



TOWNSHIP OF MELANCTHON

A G E N D A

Thursday, April 17, 2014 - 9:00 a.m.

1. **Call to Order**
2. **Announcements**
3. **Additions/Deletions/Approval of Agenda**
4. **Declaration of Pecuniary Interest and the General Nature Thereof**
5. **Approval of Draft Minutes - April 3, 2014**
6. **Business Arising from Minutes**
7. **Point of Privilege or Personal Privilege**
8. **Public Question Period** (Please visit our website under Agendas and Minutes for information on Public Question Period)
10. **Correspondence**

*** Items for Information Purposes**

1. Copy of a resolution passed by the Township of Amaranth April 2, 2014, Re: County Waste Services - One Bag Limit
2. Email from Scott Burns, Director of Public Works - County of Dufferin dated April 7, 2014, Re: Dufferin County Waste Services Bag/Container Limit
3. Letter from Township of East Garafraxa dated March 20, 2014 to Premier Kathleen Wynne, Re: Provincial Oversight of Municipal Government
4. Copy of a resolution passed by the Township of Amaranth April 2, 2014, Re: New Municipal Accountability Measures
5. Copy of a resolution passed by the Township of Oro Medonte March 26, 2014, Re: Navigation Protection Act - Addition of Nottawasaga River
6. Notice of a Public Meeting for an Official Plan Amendment and Zoning By-law Amendment from the Town of Shelburne, Re: Application File No. OPA 14/01 and Application File No. Z14/01
7. Copy of a resolution passed by the Township of Amaranth April 2, 2014, Re: Motion of Support for Niagara Region Resolution - Long Term Energy Plan
8. AMO Communications - Bill 69, The Prompt Payment Act Put Aside; Government Announces Construction Liens Act Review
9. Copy of a resolution adopted by the Council of the Town of Minto April 1, 2014, Re: Long Term Energy Plan
10. Copy of a resolution passed by the Town of Penetanguishene March 26, 2014, Re: Call for a Review of Funding for Small Town Ontario Schools
11. AMO Communications - AMO's Interest Arbitration Update
12. Email from County Forest Manager, County of Dufferin dated April 1, 2014, Re: Dufferin County Forest Management Plan Open House and Review Period
13. Email from Laura Janke, County of Haliburton dated April 1, 2014, Re: OPP Billing Reform Call to Action
14. Copy of a resolution passed by the Town of Mono March 28, 2014, Re: NVCA Development in the Floodplain of the Nottawasaga River
15. Highlights of the NVCA Board of Directors Meetings - March 28, 2014
16. Email from Diane Whitten-Franks, Office Co-ordinator County of Dufferin dated April 9, 2014, Re - Dufferin County Capital Projects
17. GRCA Current - April 2014 Volume 19, Number 4
18. Email from Councillor Malek dated April 9, 2014, Re - North America Slow to Reverse Renewables Projects

19. AMO Communications - Breaking News dated April 10, 2014, Re - New AMO Task Force on Police Modernization - Advice from AMO OPP Billing Steering Committee
20. AMO Communications dated April 10, 2014, Re - Release of AMO OPP Billing Steering Committees Final Report
21. Letter from Burnside's dated April 8, 2014, Re - Petition for Drainage Works - Pt Lot 11, Con 5 N.E. - Martin - Fluney
22. Letter from Burnside's dated April 10, 2014, Re - Petition for Drainage Works - Pt Lot 11, Con 5 N.E. - Site Meeting May 2, 2014 at 1:00 pm

*** Items for Council Action**

1. Email from Frank Klees, MPP dated April 4, 2014, Re: May 1st is First Responders Day in Ontario
2. Letter from the Lupus Foundation of Ontario dated January 29, 2014 requesting assistance in promoting public awareness and advocacy for "the least known major disease - lupus"
3. Email from lrp@powerauthority.on.ca dated April 8, 2014, Re - Draft LRP RFQ Materials Posted for Review and Comment, TAT Tables, and Webinar Information
4. Email from Ashley White, Van Harten Surveying dated April 10, 2014, Re - Approval of Bonfield Survey ... "B" 6/13 - Downey Lands - Pt Lot 18, Con 3 O.S. Township of Melancthon

*** Items regarding The County of Dufferin Official Plan**

1. Report to Local Municipal Councils - April 2014, Re: First Draft of the County of Dufferin Official Plan

11. General Business

1. Application(s) to Permit
2. New/Other Business
 1. Living Snow Fence - Mayor Hill
 2. Lystek - Mayor Hill
3. Unfinished Business
 1. 2014 PPS - Update from April 16, 2014 Session
 2. Horning's Mills Park - Hydro One Grant
 3. Corbetton LED Streetlight Project
 4. Action Correspondence Item # 1 from March 20, 2014 Meeting regarding Bill 124 (Aurora Motion)
 5. Action Correspondence Item # 8 - Provincial Direction regarding development on Private Roads - motion by Wollaston Township
 - 6.

12. Road Business

1. Unfinished Business
 1. Dennis Martin - requesting permission to construct a sub-surface tile drainage pipe crossing 270 Sideroad
 2. Closure of Structure on Melancthon/Southgate Townline

13. Delegations

1. 1:00 p.m. - Jerry Jorden, Township Planner to review changes to the Draft Official Plan - March 2014

14. Closed Session (if required)

1. Approval of Draft Minutes - April 3, 2014

15. Notice of Motion

16. Confirmation By-law

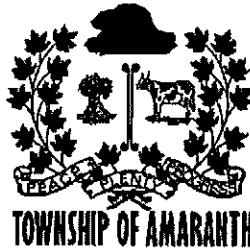
17. Adjournment and Date of Next Meeting - Thursday, May 1, 2014 - 9:00 a.m.

18. On Sites

19. Correspondence on File at the Clerk's Office

1. Shelburne & District Fire Board - Board of Management - February 4, 2014
2. Shelburne & District Fire Board - Board of Management - March 4, 2014

BEN RYZEBOL, Director of Public Works
PUBLIC WORKS - TELEPHONE: (519) 941-1065
FAX: (519) 941-1802
email: bryzebol@amaranth-eastgary.ca



374028 6TH LINE, AMARANTH, ONTARIO
L9W 0M6

SUSAN M. STONE, C.A.O./Clerk-Treasurer
TELEPHONE: (519) 941-1007
FAX: (519) 941-1802
email: suestone@amaranth-eastgary.ca

April 3, 2014

County of Dufferin
55 Zina Street
Orangeville, Ontario
L9W 1E5

Attention: Scott Burns - Director of Public Works

Dear Mr. Burns:

Re: County Waste Services - One Bag Limit

At the regular meeting of Council held April 2, 2014 the following resolution was set forth.

Resolution

Moved by B. Besley - Seconded by J. Aultman

Resolved that Whereas the County Waste Services Guide indicates the current municipal bag limit will remain in effect until May 2014, at which time it will be reviewed;
And Whereas the County has implemented a one bag limit in advance of May 2014;
Now Therefore the Township of Amaranth wishes to advise that the one bag limit decision is premature and the current municipal bag limit should continue until May 2014, and a review to be provided to County Council accordingly. Carried.

Yours truly,

Susan M. Stone, A.M.C.T.
CAO/Clerk-Treasurer
Township of Amaranth

SMS:cd

cc: County CAO Sonya Prichard
County Clerk Pam Hillock
Dufferin Area Municipalities

Denise Holmes

From: Scott Burns <sburns@dufferincounty.ca>
Sent: April-07-14 11:33 AM
To: Susan Stone
Cc: Jane Wilson (External); Denise Holmes; Keith McNenly; thorner@mulmurtownship.ca; rschwarzer@orangeville.ca; John Telfer (External); Sonya Pritchard
Subject: Dufferin County - Waste Services Bag/Container Limit
Attachments: COD_TownshipOfAmaranth_County Waste Services-OneBagLimit_D06-14.pdf

Good morning Sue/All,

The attached letter is in response to correspondence received from Amaranth Council, dated April 3, 2014, regarding implementation of the new countywide garbage limit. Please feel free to forward the attached letter to your respective Councils if you believe that clarification may be required.

In short, the new limit will not come into effect until June 1, 2014 and all current local municipal bag limits will remain in place until May 31, 2014.

If you have any questions, please do not hesitate to contact me directly.

Regards,

Scott

Scott Burns, P.Eng., C.E.T. | Director of Public Works and County Engineer
County of Dufferin | Phone: 519-941-2816 Ext. 2601 | sburns@dufferincounty.ca | 55 Zina Street, Orangeville,
ON L9W 1E5

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The Corporation of the County of Dufferin, 55 Zina Street, Orangeville, Ontario.

www.dufferincounty.ca

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To: dholmes@melanctontownship.ca [Remove this sender from my allow list](#)
From: sburns@dufferincounty.ca

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PUBLIC WORKS

April 6, 2014

Susan M. Stone, AMCT, CAO/Clerk-Treasurer
Township of Amaranth
374028, 6th Line
Amaranth, ON, L9W 0M6

Ms. Stone,

RE: Response to Amaranth Council – 'County Waste Services-One Bag Limit'

This letter is in response to correspondence received from Amaranth Council titled, 'County Waste Services - One Bag Limit', dated April 3, 2014.

As described in the 2013/2014 Waste Services Guide, all current local municipal bag limits will remain in effect until May 31, 2014. The new countywide, one bag limit will not take effect until June 1, 2014.

Dufferin County assumed responsibility for waste collection on January 1, 2013 and maintained all local municipal contracts through to May 31, 2013. The County's new collections contract was officially implemented on June 1, 2013. Adhering to the Waste Collection By-Law amendment from the October 11, 2012 Council meeting, all local municipal bag limits were to remain in place until a new limit was determined for the commencement of the following calendar year of the program. The amendment included a review to determine a future bag limit moving forward from June 1, 2014.

The October 11, 2012 amendment reads as follows:

THAT Schedule A, Section 1 be amended to state that the current bag limits within each municipality will remain in place until June 1, 2014 and at that time, a review be conducted to determine future bag limits.

As discussed through a report to the Community Development Committee meeting on January 28, 2014, decisions on program changes had to be finalized to allow sufficient time to prepare all related program communication materials, prior to June 1, 2014. As such, staff had performed a participation study to determine actual set-out rates throughout the County. This study served to solidify a bag limit recommendation with sufficient time remaining to prepare necessary program communications, such as the Waste Services Guide.

COUNTY OF DUFFERIN

55 Zina Street, Orangeville, ON L9W 1E5 | 519.941.2816 ext. 2600 | dufferincounty.ca



PUBLIC WORKS

The recommendation was then adopted by County Council at the February 13, 2014 meeting and preparation of program communication materials commenced immediately thereafter.

The February 13, 2014 motion is as follows:

THAT the report, Bag Limit Review, from the Director of Public Works, dated January 28, 2014, be received;

AND THAT a countywide limit for curbside garbage of one (1) untagged bag/container per collection be implemented, along with three (3) "Double Up Days" where two (2) untagged bags/containers will be collected on resident's regular collection day during the week of Victoria Day, Labor Day and New Year's Day holiday interruptions, effective June 1, 2014.

As noted in the above motion, the bag limit change will be accompanied by three "Double Up Days" where residents can set-out two untagged bags or containers of garbage during specified collections. The timing of the "Double Up Days" align with typical volume spikes related to Spring cleaning, back to school and waste accumulation from the Holidays.

I trust that the above addresses the concerns of Township of Amaranth Council as they relate to the correspondence dated April 3, 2014. Should there be any questions or concerns, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Scott C. Burns', with a long horizontal flourish extending to the right.

Scott C. Burns, P.Eng., C.E.T.
Director of Public Works & County Engineer

COUNTY OF DUFFERIN

55 Zina Street, Orangeville, ON L9W 1E5 | 519.941.2816 ext. 2600 | dufferincounty.ca



CORPORATION OF
Township of East Garafraxa

Mailing Address - 191282 13th Line East Garafraxa ON L9W 7B4
(Courier Address: 374028 6th Line Amaranth ON L9W 0M6)
TEL: (519) 928-5298 or 941-1007 FAX: (519) 941-1802

e-mail: township@amaranth-eastgary.ca

SUSAN M. STONE-C.A.O./CLERK-TREASURER&TAX COLLECTOR

COPY

March 20, 2014

Kathleen Wynne, Premier
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Dear Premier Wynne:

RE: Provincial Oversight of Municipal Government

At a recent meeting of Council of the Corporation of the Township of East Garafraxa, information was received regarding the announcement that the Province intends to create new municipal accountability measures and assert greater Provincial oversight over municipal government.

Council objects to the Province's attempt to micromanage municipal government, as they feel our municipality is committed to accountability and transparency and does not need another level of redtape imposed by the Province to provide that.

As the Association of Municipalities of Ontario indicated, assigning oversight authority to the Office of the Ontario Ombudsman has the effect of transferring local municipal accountability to the Province and places added administration burden on the municipality, which will result in added financial burden on the residents.

Council of the Township of East Garafraxa support AMO's position with respect to this proposed plan and join them in asking the Province "to be clear about their vision for future provincial and municipal relations, and the capacity of municipal government. Our vision has not changed: municipalities are looking for leadership that partners with municipal government, respects them, and believes in them."

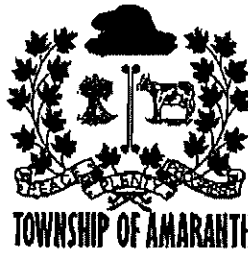
Yours truly,

CORPORATION OF THE
TOWNSHIP OF EAST GARAFRAXA

Per: Susan M. Stone, A.M.C.T.
CAO/Clerk-Treasurer

SMS/kc

BEN RYZEBOL, Director of Public Works
PUBLIC WORKS - TELEPHONE: (519) 941-1065
FAX: (519) 941-1802
email: bryzebol@amaranth-eastgary.ca



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SUSAN M. STONE, C.A.O./Clerk-Treasurer
TELEPHONE: (519) 941-1007
FAX: (519) 941-1802
email: suestone@amaranth-eastgary.ca

April 3, 2014

Hon. Kathleen Wynne
Premier of Ontario
Main Legislative Building
Queen's Park, Room 281
Toronto, Ontario M7A 1A1

Dear Premier Wynne:

Re: New Municipal Accountability Measures

At the regular meeting of Council held April 2, 2014, the following resolution was set forth.

Resolution

Moved by B. Besley - Seconded by J. Aultman

Resolved that Council of the Township of Amaranth do hereby support the Township of East Garafraxa's position with respect to opposing the creation of new municipal accountability measures and the assertion of greater provincial oversight over municipal government by the Province,

And That the Province be clear about their vision for future provincial and municipal relations and the capacity of municipal government regarding this proposed plan. Carried.

Yours truly,

Susan M. Stone, A.M.C.T.
CAO/Clerk-Treasurer
Township of Amaranth

SMS:cd

cc: Dufferin Area Municipalities

March 28, 2014

Bruce Stanton
MP, Simcoe North
575 West Street South
Willow Court Plaza, Unit 2A
Orillia, ON L3V 7N6



Re: Navigation Protection Act – Addition of Nottawasaga River

Dear Mr. Stanton,

At its meeting on March 26, 2014 the Council of the Township of Oro-Medonte received correspondence from the Nottawasaga Valley Conservation Authority (NVCA) regarding the above-noted matter and adopted the following motion:

"Be it resolved

1. That the correspondence dated March 11, 2014 from Wayne Wilson, CAO/Secretary/Treasurer, Nottawasaga Valley Conservation Authority (NVCA) re: Navigation Protection Act - Addition of Nottawasaga River be received.
2. That the Council of the Township of Oro-Medonte endorses the NVCA Board of Director's resolution to support the Township of Clearview and the Municipality of Essa in their request for the Federal government to add the Nottawasaga River and its primary tributaries to those waterways to be regulated under the Navigation Protection Act.
3. And That Bruce Stanton, MP, Simcoe North; Garfield Dunlop, MPP, Simcoe North; NVCA Board of Directors; watershed municipalities and counties; and Conservation Ontario be notified of Council's decision under the Mayor's signature."

We respectfully request your consideration of Council's resolution of this matter and thank you in advance for your time.

Sincerely,



Mayor Harry Hughes
/dbb

Cc: Members of Council
Garfield Dunlop, MPP, Simcoe North
NVCA Board of Directors
Watershed Municipalities and Counties
Conservation Ontario



**THE CORPORATION OF THE TOWN OF SHELBURNE
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
UNDER SECTIONS 22 AND 34 OF THE PLANNING ACT REGARDING REQUESTED AMENDMENTS TO THE TOWN OF SHELBURNE
OFFICIAL PLAN AND ZONING BY-LAW**

Take notice that the Council of the Corporation of the Town of Shelburne has received complete applications for an Official Plan Amendment and Zoning By-law Amendment and will hold a public meeting on:

MONDAY, APRIL 28, 2014

The public meeting is scheduled to start at 7:00 p.m., or as shortly thereafter as possible, and will be held in the Council Chambers at the Municipal Office, 203 Main Street East, Shelburne.

The purpose of the meeting is to consider a proposed Amendment to the Town of Shelburne Official Plan and a proposed Amendment to Zoning By-law No. 38-2007. Take notice that the applications have been deemed complete so that they can be circulated and reviewed.

The land subject to these applications is described legally as Lot 3 & 4, Concession 3, Plan 7M-56 Block 244, in the Town of Shelburne, County of Dufferin, and is located on the south-west corner of the intersection of Col. Philips Drive and Highway 10, in the Town of Shelburne. The subject property is 0.99 hectare in area. The accompanying map illustrates the location of the land subject to the proposed official plan and zoning amendments.

Application for Official Plan Amendment (File No. OPA 14/01)

The subject land is designated Commercial in the Official Plan. The purpose of the requested amendment to the Town's Official Plan is to change the designation of a portion of the subject land (0.867 ha) to Residential with special policies to permit a four storey residential condominium having up to 80 apartment units with related parking and landscaped areas. The remainder of the subject land (0.127 ha) is proposed to remain designated as Commercial in the Town's Official Plan.

Application for Zoning By-law Amendment (File No. Z14/01)

The purpose of the requested amendment to the Town's Zoning By-law is to re-zone a portion of the subject land (0.867 ha) from Service Commercial Three Holding (C3(H)) Zone to Residential Type Five Exception # Holding (R5-#(H)) Zone to permit a four storey residential condominium having up to 80 apartment units with related parking and landscaped areas. The remainder of subject land is proposed to remain zoned as Service Commercial Three Holding Zone (C3(H)) to permit a one-storey, 4-unit commercial building with related parking and landscaped areas. The applicant has proposed four exceptions to the zoning regulations: a reduced minimum lot area per dwelling unit of 124 m² from 210 m²; an increased maximum setback from the street centreline to 19.2 metres from 16.0 metres; an increased maximum building height of 14.6 metres from 12.0 metres; and, an exemption from Zoning By-law Section 3.15.6 (ii) in regards to parking location.

At the meeting you will be given an opportunity to ask questions and indicate whether you support or oppose the applications. Written submissions will be accepted by the Clerk up to the time of the Public Meeting and will be given consideration by the Council prior to a decision being made.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Shelburne before the proposed official plan amendment is adopted or before the zoning by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Town of Shelburne or the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. The Ministry of Municipal Affairs and Housing is the approval authority for Official Plan Amendments in the Town of Shelburne.

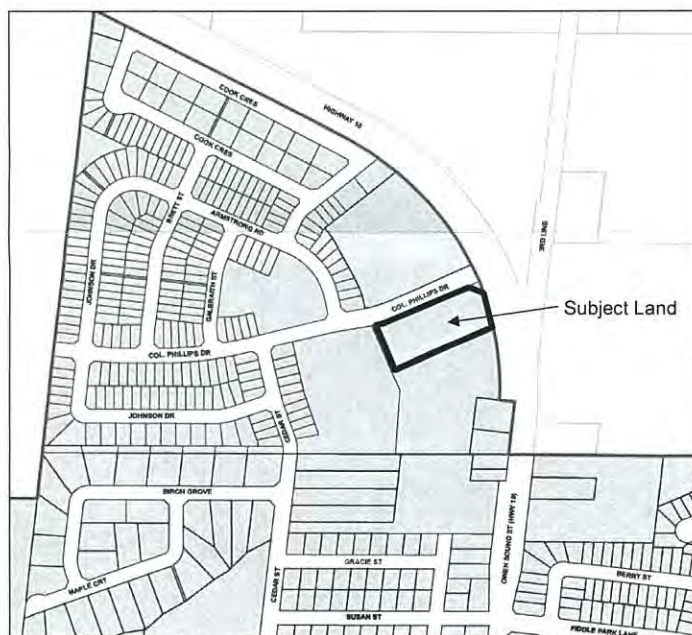
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Shelburne before the proposed official plan amendment is adopted or before the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed official plan amendment or passing of the zoning by-law, or of the refusal of a request to amend the official plan or refusal of the zoning by-law, you must make a written request to the Town of Shelburne at the address below.

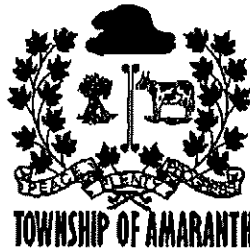
Additional information relating to the proposed official plan and zoning by-law amendments is available for inspection at the Town of Shelburne Municipal Office at 203 Main Street East, during normal office hours, 8:30 a.m. to 4:30 p.m. and on the Town's website at www.townofshelburne.on.ca.

Dated at the Town of Shelburne on the 1st day of April, 2014.

John Telfer, Clerk
Town of Shelburne
203 Main Street East
Shelburne, Ontario
L0N 1S0
Phone: 519-925-2600
Fax: 519-925-6134



BEN RYZEBOL, Director of Public Works
PUBLIC WORKS - TELEPHONE: (519) 941-1055
FAX: (519) 941-1802
email: bryzebol@amaranth-eastgary.ca



374028 6TH LINE, AMARANTH, ONTARIO
L9W 0M6

SUSAN M. STONE, C.A.O./Clerk-Treasurer
TELEPHONE: (519) 941-1007
FAX: (519) 941-1802
email: suestone@amaranth-eastgary.ca

April 3, 2014

Regional Municipality of Niagara
2201 St. David's Road
P.O. Box 1042
Thorold, Ontario
L2V 4T7

Dear Sir/Madam:

Re: Motion of Support for Niagara Region Resolution

At the regular meeting of Council held April 2, 2014, the following resolution was set forth.

Resolution

Moved by W. Kolodziechuk - Seconded by H. Foster

Resolved that Council of the Township of Amaranth do hereby support the motion of the Niagara Region dated January 16, 2014 with respect to the Premier and Province of Ontario taking immediate action to prevent Ontario Power Generation and Hydro One rate increases from being implemented. Carried.

Yours truly,

Susan M. Stone, A.M.C.T.
CAO/Clerk-Treasurer
Township of Amaranth

SMS:cd
encl. Copy of Niagara Region Resolution
cc: Premier Kathleen Wynne
Dufferin Area Municipalities



2201 St. David's Road, PO Box 1042, Thorold, ON L2V 4T7
Telephone: 905-685-4225 Toll-free: 1-800-263-7215 Fax: 905-641-5208
www.niagararegion.ca

The following resolution was adopted by Council of The Regional Municipality of Niagara at their regular meeting held on January 16, 2014:

Moved by Councillor Jeffs

Seconded by Councillor Eke

WHEREAS the province's recently released Long Term Energy Plan anticipates that consumers will face hydro rates that will rise by 42% over the next five (5) years;

WHEREAS the Minister of Energy recently announced that past FIT prices are driving electricity prices higher and that changes to domestic content requirements for construction of future renewable energy projects are necessary to lower future electricity rates;

WHEREAS the recent auditor-general's report advised of extreme amounts of waste in the energy sector, particularly at Ontario Power Generation and Hydro One, due to high labour costs and generous public sector pension plans;

WHEREAS decisions including but not limited to the cancellation of gas plants in Ontario could cost taxpayers close to \$1.1 billion;

WHEREAS it is essential for the residents and businesses of Niagara to have access to affordable hydro to thrive and prosper;

THEREFORE BE IT RESOLVED:

That the Regional Municipality of Niagara **CALL ON** Premier Wynne and the Province of Ontario to take immediate action to prevent these and any other rate increases from being implemented; and

That this motion **BE CIRCULATED** to all Ontario municipalities for support.

CARRIED.

Cc: The Association of Municipalities of Ontario
All Municipalities in Ontario

From: AMO Communications <communicate@amo.on.ca>
Sent: April-02-14 4:40 PM
To: dholmes@melancthontownship.ca
Subject: AMO Breaking News - Bill 69, The Prompt Payment Act Put Aside ; Government Announces Construction Liens Act Review

TO THE IMMEDIATE ATTENTION OF THE CLERK AND COUNCIL

April 2, 2014

**Bill 69, The Prompt Payment Act Put Aside ;
Government Announces Construction Liens Act Review**

Today, the Standing Committee on Regulations and Private Bills of the Ontario Legislative Assembly voted on a motion to set aside Bill 69, *The Prompt Payment Act*. Bill 69 was introduced in May 2013 by MPP Steven Del Duca to change the way payments were made under contracts in the construction industry. AMO and municipal governments across Ontario raised significant concerns with this legislation and AMO is optimistic that members of the committee will not bring the Bill back for further consideration.

At the Standing Committee, as well as prior to, municipal governments brought attention to the difficulty Bill 69 provisions would create for construction owners. Bill 69's payment timelines, progress payment provisions and lack of recognition for payments tied to construction milestones would have created challenges for municipalities in the management of public funds in construction contracts.

AMO, joined with several other public and private sector owner organizations, said the Bill should not proceed and that a proper government policy review be conducted to deal with prompt payment issues so that the perspectives of all interested parties could be input. Linked to this discussion, the Attorney General of Ontario announced last Friday that it would begin a review of the *Construction Liens Act*, under an independent party and to begin in spring 2014. AMO is awaiting details on this review process.

In addition, AMO President Russ Powers received a recent letter from the Ontario General Contractors' Association (OGCA) that explained its position on Bill 69, particularly apologizing to AMO for not reaching out to it and other construction owners when the issues in the Bill were under discussion within the construction industry. At Committee, it had also requested more time for examination of the issues and consultation with affected parties. Like AMO, OGCA has also called for more time for discussion and a more consultative process to discuss prompt payment issues instead of Bill 69.

We thank all the many municipal governments who sent letters on Bill 69 to the Standing Committee and all the political parties. It was very helpful. AMO will continue to work to ensure the interests and needs of our members are part of the future discussions regarding prompt payment for construction contracts.

AMO Contact: Craig Reid, Senior Advisor, creid@amo.on.ca, 416.971.9856 ext. 334.

PLEASE NOTE AMO Breaking News will be broadcast to the member municipality's council, administrator and clerk. Recipients of the AMO broadcasts are free to redistribute the AMO broadcasts to other municipal staff as required. We have decided to not add other staff to these

broadcast lists in order to ensure accuracy and efficiency in the management of our various broadcast lists.

DISCLAIMER These are final versions of AMO documents. AMO assumes no responsibility for any discrepancies that may have been transmitted with the electronic version. The printed versions of the documents stand as the official record.

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From: communicate@amo.on.ca

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Kathleen Wynne, Premier
Legislative Building
Queen's Park
Toronto ON M7A 1A1

April 1, 2014

The following resolution was adopted by the Council of the Town of Minto at their regular meeting held on April 1, 2014:

WHEREAS the province's recently released Long Term Plan anticipates that consumers will face hydro rates that will rise by 42% over the next five (5) years;

WHEREAS the Minister of Energy recently announced that past FIT prices are driving electricity process higher and that changes to domestic content requirements for construction of future renewable energy projects are necessary to lower future electricity rates;

WHEREAS the recent auditor-general's report advised of extreme amounts of waste in the energy sector, particularly at Ontario Power Generation and Hydro One, due to high labour costs and generous public sector pension plans;

WHEREAS decisions including but not limited to the cancellation of gas plants in Ontario could cost taxpayers close to \$1.1 billion;

WHEREAS it is essential for the resident and businesses of Minto to have access to affordable hydro to thrive and proper;

THEREFORE BE IT RESOLVED:

That the Town of Minto CALL ON Premier Wynne and the Province of Ontario to take immediate action to prevent these and any other rate increases from being implemented; and


That this motion BE CIRCULATED to all Ontario municipalities for support.

5941 Highway #89
Harriston, Ontario
N0G 1Z0

tel: 519-338-2511
fax: 519-338-2005

www.town.minto.on.ca

Sincerely,



George A. Bridge
Mayor

9

APR 17 2014



March 26, 2014

Premier Kathleen Wynne
Legislative Building, Room 281
Queen's Park
Toronto, ON
M7A1A1

Dear Hon. Kathleen Wynne;

Re: Call for a Review of Funding for Small Town Ontario Schools

At the regular meeting of Council held on March 26, 2014, the Council of the Town of Penetanguishene passed a resolution which calls for the review of funding for small town Ontario schools.

Please find enclosed a copy of the above noted resolution which indicates the call for support to the Ministry of Education and Ministry of Rural Affairs to review how the current funding model dramatically impacts small communities, from the loss of cultural identity for our Children, the negative economic impact of job losses, diminished ability to attract new businesses and residents.

If you require further information, please do not hesitate to contact the undersigned at 705-549-7453 or gmarshall@penetanguishene.ca.

Most Sincerely,

Gerry Marshall, Mayor
Town of Penetanguishene

/kg

Encl.

cc. Hon. Liz Sandals, Minister of Education
Hon. Jeff Leal, Minister of Rural Affairs
The Federation of Northern Ontario Municipalities
The Association of Ontario Small Urban Municipalities
MPP Garfield Dunlop
MP Bruce Stanton



Regular Meeting of Council
March 26, 2014

Moved By: Deputy Mayor Patrick Marion
Seconded By: Councillor Jamie Robitaille

WHEREAS small town/rural Ontario communities face many risks and challenges that are far different than our large city counterparts.

AND WHEREAS one of the challenges sees small town and rural communities facing closures of both elementary and high schools in their communities;

AND WHEREAS these potential closures are subject to an administrative School Board process called an Accommodation Review;

AND WHEREAS there is lack of public trust in the Accommodation Review process due to their reputation of having pre-determined outcomes;

AND WHEREAS the Town of Penetanguishene has undergone 3 Accommodation Reviews in an 8 year period with two of the reviews occurring in the past 5 years;

AND WHEREAS it has come to the attention of the Town of Penetanguishene that the elected School Board Trustees have not met with the Minister of Education nor the Minister of Rural Affairs Minister to discuss small town and rural Ontario per student funding needs;

AND WHEREAS small town and rural Ontario schools are being closed in favour of opening new schools in the larger city centres;

AND WHEREAS the levels of Educational service and costs associated with said services are funded by the Province of Ontario;

AND WHEREAS the Ontario Government has not directly consulted nor communicated with small town rural Ontario municipalities being serviced by the School Boards in regards to school closures;

AND WHEREAS the Ontario Government has not directly consulted nor communicated with small town rural Ontario municipalities in regards to the financial implications of school closures on Small Town and rural Ontario Communities;

AND WHEREAS the Ontario Government has allowed replicated efforts in terms of not having directly consulted nor communicated with small town rural Ontario municipalities in regards to the financial implications of school closures on Small Town and rural Ontario Communities;

AND WHEREAS all municipalities strive to be complete communities and education represents an integral component of being a complete community;

AND WHEREAS Education is one of the largest assets that a municipality can provide to its residents in terms of offering quality of life and quality of community;

AND WHEREAS the continued pressure of Accommodation Reviews is having an adverse effect on municipalities in the delivery and attraction of other essential services, businesses and development within their respective communities;

NOW THEREFORE BE IT RESOLVED THAT the Town of Penetanguishene request the support of this resolution from all small town and rural Ontario municipalities that face the possibility of school closures within their municipalities;

AND THAT the Association of Municipalities of Ontario (AMO) and Ontario Small Urban Municipalities Association (OSUM) be requested represent all supporting municipalities to clearly and directly communicate to the Provincial Government on the necessity of new per student funding models for small town and rural Ontario municipalities and to deal directly with the Ministry of Education and Ministry of Rural Affairs on this issue;

AND FURTHER THAT this joint effort between AMO and OSUM request meetings with the Minister of Education and Minister of Rural Affairs to review how the current funding model dramatically impacts small communities, from the loss of cultural identity for our Children, the negative economic impact of job losses, diminished ability to attract new businesses and residents;

AND FURTHER THAT this joint effort request a moratorium on all school closures until such time that the administrative process on accommodation reviews is completed by the Provincial Government;

AND FURTHER THAT said municipalities are encouraged to forward letters in support of this resolution to the Premier, Minister of Education, Minister of Rural Affairs, the Association of Municipalities of Ontario, the Federation Northern Ontario Municipalities, the association of Ontario Small Urban Municipalities and local Members of Provincial Parliament;

AND FINALLY THAT this resolution be forwarded to the appropriate government agencies and communities as outlined within.

CARRIED.

Mayor Gerry Marshall

Wendy Atkinson

From: AMO Communications <communicate@amo.on.ca>
Sent: April-01-14 11:32 AM
To: watkinson@melancthontownship.ca
Subject: AMO Policy Update - Interest Arbitration Update

TO THE IMMEDIATE ATTENTION OF THE CLERK AND COUNCIL

April 1, 2014

AMO's INTEREST ARBITRATION UPDATE

As you will recall, in late November 2013, the Minister of Labour called on both municipal employers (through AMO and the Emergency Services Steering Committee) and employee associations (e.g. POA, OPPA, OPFFA) to come together and try to achieve an agreement on changes to the interest arbitration system. This was in response to the 2013 Throne Speech which stated, "As your government moves forward, Ontario's labour force will be treated fairly and with respect. It will sit down with its partners across all sectors to build a sustainable model for wage negotiation, respectful of both collective bargaining and a fair and transparent interest arbitration process, so that the brightness of our shared future is not clouded by the indisputable economic realities of our time".

Over the past several months, the employer and employee groups have met and exchanged proposals on what they believe interest arbitration legislation should look like. The employer group worked hard to find common ground and a meaningful solution to several matters, particularly capacity to pay.

Unfortunately, the parties have been unable to come to a consensus. Accordingly, it appears necessary to resume our efforts to seek necessary and meaningful legislative change through political advocacy. AMO and ESSC will continue to work together in these efforts. We appreciate the support of several local Chambers of Commerce, the Ontario Chamber itself along with others that seek changes to the interest arbitration system. AMO's members are reminded of the various resources we have produced previously on this topic, including a [video](#) that in plain language describes the interest arbitration process and what is happening to costs.

Yesterday, a report, "[The Blue Line or the Bottom Line of Police Services in Canada](#)" by Christian Leuprecht was released. Leuprecht was a panelist along with municipal and OPP representatives on the March 27th TVO segment, "[Badges and Balancing Acts](#)". It focused on the 'leap frog and me, too' approach of interest arbitration as it relates to the cost of service. The public and media are also seeing this week the annual "Sunshine List" that shows public sector employees earning more than \$100,000. As noted with the release of the Leuprecht report, of the 96,500 broader public sector employees who made the 2013 list, almost 75% were police, fire, and ambulance.

AMO's Board of Directors believes the time for legislative action to support the interests of property taxpayers and the financial well-being of municipal governments is now. Ontario communities cannot fund emergency services at the expense of other programs that also keep communities safe and strong. The Government of Ontario has a moral and practical responsibility to help ensure that emergency service costs are affordable and sustainable.

AMO Contact: Matthew Wilson, Senior Advisor, mwilson@amo.on.ca, 416.971.9856 ext. 323.

PLEASE NOTE AMO Breaking News will be broadcast to the member municipality's council, administrator and clerk. Recipients of the AMO broadcasts are free to redistribute the AMO broadcasts to other municipal staff as required. We have decided to not add other staff to these broadcast lists in order to ensure accuracy and efficiency in the management of our various broadcast lists.

DISCLAIMER These are final versions of AMO documents. AMO assumes no responsibility for any discrepancies that may have been transmitted with the electronic version. The printed versions of the documents stand as the official record.

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To: watkinson@melanctontownship.ca

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From: communicate@amo.on.ca

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Low (90): Pass

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From: County Forest Manager, County of Dufferin
<forestmanager@dufferinmuseum.com@mail70.atl51.rsgsv.net> on behalf of County
Forest Manager, County of Dufferin <forestmanager@dufferinmuseum.com>
Sent: April-01-14 2:07 PM
To: dholmes@melancthontownship.ca
Subject: Dufferin County Forest Management Plan Open Houses and Review Period

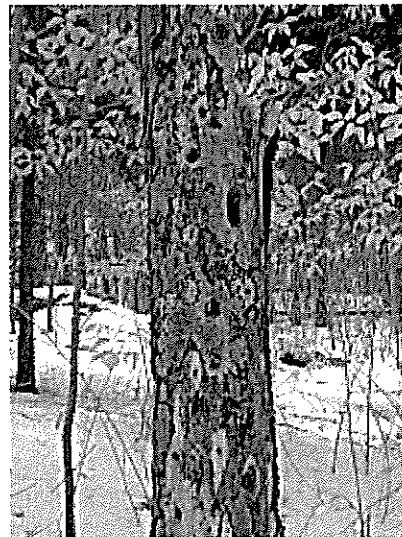
Forest Management Plan Open Houses May 9 & 10
Review Period Ends July 31

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[View it in your browser.](#)



During 2014 the County of Dufferin is developing a new twenty-year management plan for the 2,600 acre Dufferin County Forest. The County Forest is made up of thirteen tracts located throughout Dufferin County, the largest of which is the 1,492 acre Main Tract located north of the hamlet of Mansfield. The plan will guide the use and management of the Dufferin County Forest over the next twenty years (2015-2035) to ensure the health and viability of this important community resource.

 [Forward to a Friend](#)



Upcoming Dates

May 9

Open House in Orangeville

May 10

Open House in Mulmur

Your opportunity to participate

Open houses to give the public the opportunity to view and discuss the

draft management plan will be as follows:

Friday, May 9, 2014, 3 - 8 pm
County of Dufferin Offices
(55 Zina St., Orangeville)

Saturday, May 10, 2014, 10 am - 4 pm
Dufferin County Museum & Archives
(Airport Rd. & Hwy. 89)

There will be no formal presentation during the open houses, you are invited to drop in to view and discuss the draft plan.

Your input is needed

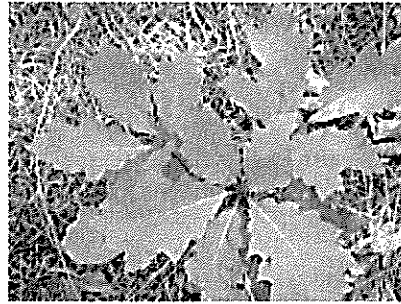
Following the open houses, there will be a review period of the draft plan. Any submissions should be made in writing to the office below prior to **July 31, 2014**.

The submissions received during the review will be addressed in the development of the final plan which will be released in the fall of 2014.

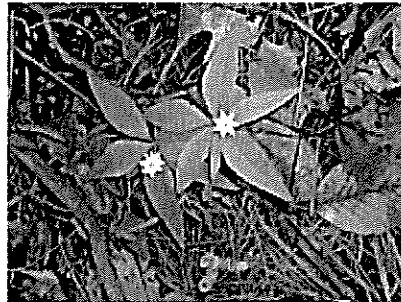
The draft plan and other related materials will be available from the office below and at www.dufferinmuseum.com/forest after May 1, 2014.

July 31

End of Plan Review Period



[For a printable version of this information, click here.](#)



[For a map of County Forest locations, click here.](#)

County of Dufferin | Dufferin County Forest
936029 Airport Road Mulmur, ON L9V 0L3
705-435-1881 | 877-941-7787
fax: 705-435-9876

Denise Holmes

From: Laura Janke <ljanke@county.haliburton.on.ca>
Sent: April-01-14 1:57 PM
To: Laura Janke
Cc: Carol Moffatt; Tanya Rosenberg
Subject: OPP Billing Reform Call to Action
Attachments: Letter to residents March 31 2014- COUNTY.docx; attachment for the letter to the residents.docx

Dear Friends,

We in Haliburton County are the second hardest-hit in the proposed billing reform proposal. Like many of you, we have been in touch with the Premier, the Minister (former and current) and the OPP - to little avail.

We are working on an aggressive lobby that includes a Day of Action on May 1st (May Day) where we hope to mobilize our citizens to protest the flawed proposal.

Attached please find a letter our four lower tier municipalities are sending directly to all taxpayers, along with a list of contacts. We have been advised that the seasonal voice has been heard and that the permanent and business voice needs to be encouraged.

We invite you to share this information with your politicians and especially, to join us on May 1st as we call, email, fax and Tweet our concerns using #OPPMayDay. Our voices are stronger together.

Staff may contact me if they wish. Politicians may contact Algonquin Highlands Reeve Carol Moffatt at cmoffatt@algonquinhighlands.ca.

The County website has a lot of information on this subject and we encourage you to take a look at www.haliburtoncounty.ca

If you would like to be part of our ongoing lobby efforts, please reply to Tanya at trosenberg@county.haliburton.on.ca, or if this has not been received by the correct person in your organization, please advise her of the correct contact for future emails.

Thanks,
Laura

Laura Janke, CMO
Treasurer
County of Haliburton
11 Newcastle St
Minden, ON K0M 2K0
705-286-1333 ext 224 Fax 705-286-4829
ljanke@county.haliburton.on.ca



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March 31 2014

Dear Resident,

The County of Haliburton needs your help!

The Ontario Provincial Police (OPP) is proposing to significantly change the way in which it bills for policing services in communities served by the OPP. Currently, the OPP bill is based on a deployment model that reflects a municipality's actual crime rate. This is a user pay system that we believe is fair.

The proposed model calls for a per-household cost as well as a cost per call for service. The local implications of this model could result in County-wide policing costs climbing from \$3.3 million to \$8.5 million, and tax increases as high as 36% in Algonquin Highlands, 33% in Dysart, 25% in Highlands East and 20% in Minden Hills.

We believe the proposed Billing Model is **fundamentally flawed** for the following reasons:-

- Using households to allocate costs is wrong because households are not cost drivers of all crime in a community;
- This proposal excludes the Commercial, Industrial and Institutional sectors of communities - where crime happens, and places the burden on household -heavy communities like ours;
- The ratio of fixed and variable costs contained in the proposed billing model has not been validated.

All four municipalities in Haliburton County have been working together on this important issue since November 2013. We have been calling on the OPP and the Ministry of Community Safety and Correctional Services to reconsider or modify the proposed funding model. Our continued collective efforts through letters to the Premier, various MPPs, a face-to-face discussion with OPP representatives, and a delegation with the Minister and senior OPP officials at a recent conference have been to no avail.

To help strengthen our arguments, **please consider writing a letter or sending an email** to explain how this will impact you and/or your business to the Premier and to the Minister of Community Safety and Correctional Services. Contact information can be found on the reverse of this letter. If you are a seasonal resident, you may also wish to CC your letter to the MPP in the riding in which you vote provincially.

Please visit the Proposed OPP Billing page at www.haliburtoncounty.ca for further information and see samples of letters that can help you craft your personal message.

We also ask that you join us on our **Day of Action** on May 1, 2014 to phone, email, fax or tweet your concerns using **#OPPMayDay**. For further details on our Day of Action, please go to www.haliburtoncounty.ca.

You may write to Premier Kathleen Wynne at:

By online form at: <https://correspondence.premier.gov.on.ca/en/feedback/default.aspx>

By email at: premier@ontario.ca or premier@ontario.ca

By letter:

The Honourable Kathleen Wynne, Premier
Legislative Building
Queen's Park
Toronto ON M7A 1A1
RE: OPP Billing Reform

Phone: 416-325-1941

TTY: 800-387-5559

You may write to Yasir Naqvi, Minister of Community Safety and Correctional Services at:

By email at: ynaqvi.mpp@liberal.ola.org

By letter:

The Honourable Yasir Naqvi, Minister of Community Safety and Correctional Services
George Drew Building
18th Floor
25 Grosvenor St
Toronto ON M7A1Y6
RE: OPP Billing Reform

General Inquiry: 416-326-5000

Toll Free: 866-517-0571

TTY: 416-326-5511

TTY Toll Free: 866-517-0572

Fax: 416-325-6067

You can use this website to find your local MPP contact information:

http://www.ontla.on.ca/web/members/member_addresses.do?locale=en

The County of Haliburton has assembled some **highlight documents** on this issue, which you can read here: <http://www.haliburtoncounty.ca/proposed-opp-billing-model/>

You can see a video message about Billing Reform from OPP Superintendent Rick Philbin here:

<http://www.opp.ca/ecms/index>

**Remember: Day of Action
Thursday May 1, 2014
Phone, email, fax or tweet
#OPPMayDay**



Town of Mono

347209 Mono Centre Road
Mono, Ontario L9W 6S3

March 28, 2014

Mr. Greg Murphy, Chief Administrative Officer
Township of Essa
5786 County Road 21
Utopia, ON L0M 1T0

Dear Mr. Murphy,

RE: NVCA Development in the Floodplain of the Nottawasaga River

Town of Mono Council reviewed your correspondence to the Nottawasaga Valley Conservation Authority and passed the following resolution:

Resolution #17-5-2014

THAT Town of Mono Council supports the concerns expressed by the Township of Essa regarding an approval by the Nottawasaga Valley Conservation Authority for development in a floodplain of the Nottawasaga River.

Yours truly,

Keith J. McNenly
CAO/Clerk

KJM/jp

C. Township of Amaranth
Township of Melancthon
Township of Mulmur
Town of Shelburne

Corporation of the Township of Essa
5786 County Road 21
Utopia, Ontario
L0M 1T0



Where Town and Country Meet

TOWN OF MONO	
Item #	A9
Council Session #	6-2014

Telephone: (705) 424-9770

Fax: (705) 424-2367

Web Site: www.essatownship.on.ca

February 20, 2014

Ms. Nina Bifulchi, Chair
N.V.C.A. Board of Directors
c/o Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1

Mr. Wayne Wilson, CAO/Secretary-Treasurer
N.V.C.A.
8195 8th Line
Utopia, ON L0M 1T0

Dear Ms. Bifulchi and Mr. Wilson:

The Council of the Township of Essa wishes to express in the strongest terms its concerns with respect to the approval of recent development in the floodplain of the Nottawasaga River within the watershed and in particular, future development in the Township of Essa.

Recent events in centres such as Bancroft, Gravenhurst, Minden, Toronto and Calgary have highlighted the dangers to personal safety and to the protection of property that are being caused by flooding. Recent engineering studies and Ontario Municipal Board hearings have also emphasized these very same potential dangers as they relate to the Nottawasaga River and Essa Township.

The Township will shortly be undertaking its own review as part of our Official Plan update to determine the limits of safe and suitable development for flood prone or potentially flood prone areas within our boundaries. While that review is underway, we would respectfully, but strongly urge the Authority to closely monitor any development activity in the floodplain or flood fringe areas around the Nottawasaga River. For the safety of our residents, the protection of our residents' property, and to protect the financial wellbeing of the Township, we ask that such development only take place when full and detailed studies are completed by any potential developer verifying that it can be constructed in a safe, suitable and orderly fashion.

We respectfully request that this correspondence be placed on an agenda of the N.V.C.A.'s Board of Directors for consideration.

With thanks,

Yours truly,

A handwritten signature in dark ink, appearing to read "Greg Murphy".

Greg Murphy
Chief Administrative Officer
GM/II



March 10, 2014

The Township of Essa
Mr. Greg Murphy, CAO
Administration Office
5786 Simcoe County Road 21
Utopia, ON L0M 1T0

Dear Mr. Murphy:

**Member
Municipalities**

Adjala-Tosorontio
Amaranth
Barrie
The Blue Mountains
Bradford-West Gwillimbury
Clearview
Collingwood
Essa
Grey Highlands
Innisfil
Midland
Mono
Mulmur
New Tecumseth
Orillia
Shelburne
Springwater
Wasaga Beach

**Watershed
Counties**

Dufferin
Grey
Simcoe

Member of



Re: Development in the floodplain

Thank you for your recent letter regarding concerns with development in the floodplain and in particular development impacts in the Township of Essa.

Your letter and this response will be placed on the March agenda of the NVCA Board of Directors for consideration as requested.

Recent conversations with yourself, Councillor Michael Smith and Councillor Keith White, (with Wayne Wilson) have provided additional clarification to your concerns. To confirm it appears that your concerns are primarily associated with the results of an NVCA Board Hearing held regarding a request made by an individual to build a home on a farm lot, in the flood plain, and the precedent that it may have created.

The NVCA Board of Directors sat as a Hearing Board to consider the application submitted for permission to construct a single family dwelling in the Town of New Tecumseth.

The Board heard evidence regarding the development application presented from NVCA staff and the applicant. After careful consideration and deliberation, the majority of the Board supported the applicant's proposal. The Board provided the following direction, *"That the Smilsky application be approved subject to a detailed site plan and permit application being submitted to the satisfaction of the NVCA."*

The applicant and NVCA staff are currently reviewing the required technical information to satisfy the direction of the NVCA Board in addressing the flood related matters. NVCA will ensure that the proposed structure will be adequately protected from flood hazards.



NOTTAWASAGA VALLEY CONSERVATION AUTHORITY • Centre for Conservation
John Hix Conservation Administration Centre • Tiffin Conservation Area • 8195 8th Line • Utopia, On L0M 1T0
Telephone: 705.424.1479 • Fax: 705.424.2115 • Web: www.nvca.on.ca • Email: admin@nvca.on.ca

NVCA Staff and Board Members look at each proposal and its merits individually. No development proposal is identical, each with unique geography, and hazard risk etc., thus a binding precedent was not set in this decision, as our NVCA solicitor has confirmed.

Certainly the NVCA board and staff are committed to ensuring new development is safe from hazards and does not put down stream properties at risk. We believe in using the best available watershed science to review proposed development, using a risk based approach. To that end the NVCA Board of Directors approved in December 2013, the updated Development Review Guidelines - link below:
<http://nvca.on.ca/OurProgramsandServices/EngineeringTechnicalServices/DevelopmentReviewGuidelines/index.htm>

These standards reflect the Engineering best practices for hazard land management.

NVCA staff look forward to working with your staff in providing watershed engineering science and technical support, to assist your municipality with updating your Official Plan, regarding natural hazard/flood plain management policies.

Should you have any question regarding this response do not hesitate to contact either one of us.

Sincerely;



Nina Bifulchi
Chair



Wayne R. Wilson
CAO/Secretary-Treasurer

c. Mayor and Council, Essa Township
NVCA Watershed Municipal Clerks (Mayor & Council)
Simcoe County Planning Dept.
NVCA Board of Directors.



HIGHLIGHTS

of the NVCA BOARD OF DIRECTORS MEETINGS
No. 03/14 – Mar. 28, 2014

Bird Flyway Track Network coming to Petun Conservation Area

Bird Studies Canada (BSC) has been authorized to install an automated telemetry station at the Petun Conservation Area.

The Flyway Track Network is a joint project of BSC, Western University, Acadia University and the University of Guelph. Using a network of radio telemetry stations, researchers can track the movements of radio-tagged birds, bats and insects throughout the land and seascape in real-time and with unprecedented precision. There are currently 100 automated telemetry stations planned for southern Ontario and Atlantic Canada. Each telemetry station can detect and track radio-tags within about 20 km. The stations are not permanent, being set-up for varying lengths of time throughout the year (primarily April to November).

The project in its current form is expected to last 5-10 years.

NVCA seeks party status at Midhurst OMB Hearing

The NVCA board agreed to seek official party status at the proposed consolidated development hearing for a number of developments in Midhurst coming before the Ontario Municipal Board (OMB) at a pre-hearing conference on April 9, 2014. Staff indicated that the developments pose extensive issues affecting NVCA's mandated interests related to flooding, erosion and resource management.

Spring 2014 Watershed Flood Potential

Board members received a presentation on the risk of spring flooding in the Nottawasaga Valley watershed. Snow surveys conducted by NVCA staff show that the average water content in the snow, 120 mm or 5", is almost two times the long-term average. When this snow melts, it will pose a very high potential for flooding this spring.

Staff are meeting with officials from watershed municipalities to discuss the flood potential and ensure plans are in-place should a flood occur.

NVCA staff continue to monitor weather, river and snow conditions, and issue flood statements as conditions warrant. Such a statement was issued by the authority on March 27. This flood outlook cautioned about rising water and fast flows in area rivers and streams owing to warming temperatures and expected rainfall. Residents were reminded to stay safely away from area waterways.

For more information:

Wayne Wilson, CAO/Secretary-Treasurer
(705) 424-1479 ext. 225 or wwilson@nvca.on.ca

For the full meeting agenda including documents and reports, visit our website at
<http://nvca.on.ca/meetings/BoardofDirectors/Agendas/>

Future meetings & events:

Apr. 5 & 6—Spring Tonic Maple Syrup
Festival (Tiffin Centre for Conservation,
Utopia)

Apr. 25—Board Meeting 4/14 (Tiffin
Centre for Conservation, Utopia)

May 3 – Black Ash Creek Tree Planting
(Collingwood – date may change if
snow melt/weather do not cooperate)

May 10—NVCA's 25th Annual Tree Sale
(Tiffin Centre for Conservation, Utopia;
Nordic Centre, Wasaga Beach; and
other locations to be announced)

Denise Holmes

From: Diane Whitten-Franks <dwfranks@dufferincounty.ca>
Sent: April-09-14 1:00 PM
To: Denise Holmes (dholmes@melancthontownship.ca)
Subject: Dufferin County capital projects
Attachments: 20140409103824969.pdf

Good morning,
Please see the attached in regards to the County's capital projects for 2014. If you have any questions don't hesitate to contact our office.

Regards,

Diane Whitten-Franks | Office Coordinator Public Works Department

County of Dufferin | Phone: 519.941.2816 Ext: 2602 | dwfranks@dufferincounty.ca | 55 Zina Street, Orangeville,
ON L9W 1E5

Hey Denise – I have been having problems sending this to you so my apologies if you get a couple times! Hope it works this time...

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the sender. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the County of Dufferin. Finally, the recipient should check this email and any attachments for the presence of viruses. The County of Dufferin accepts no liability for any damage caused by any virus transmitted by this email.

The Corporation of the County of Dufferin, 55 Zina Street, Orangeville, Ontario.

www.dufferincounty.ca

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From: dwfranks@dufferincounty.ca

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PUBLIC WORKS

4 April 2014

Township of Melancthon
157101 Highway 10
Melancthon, ON
L9V 2E6
BY EMAIL

To: Mayor Hill and Members of Council,

Reference: 2014 Capital Projects

Attached please find a listing, with map, of the road, bridge and culvert work being proposed for completion this year as part of the County's 2014 Capital budget.

As part of our Capital Project Notification Policy, the County will be installing signs on the affected roads to notify the motoring public of these projects. Subscribers to the Dufferin Roads Notifications service, including Emergency Services, will be provided with information on all construction projects, including updates on traffic interruptions, closures, detours, etc.

Also enclosed for your information is a copy of our 5 year proposed capital budget.

If you have any questions about these projects, please contact the undersigned.

Yours truly,

A handwritten signature in blue ink, appearing to read 'S. Burns', is written over a horizontal line.

Scott Burns, P. Eng, C.E.T.
Director of Public Works
& County Engineer

cc: Craig Micks, Acting Roads Superintendent

Encl.

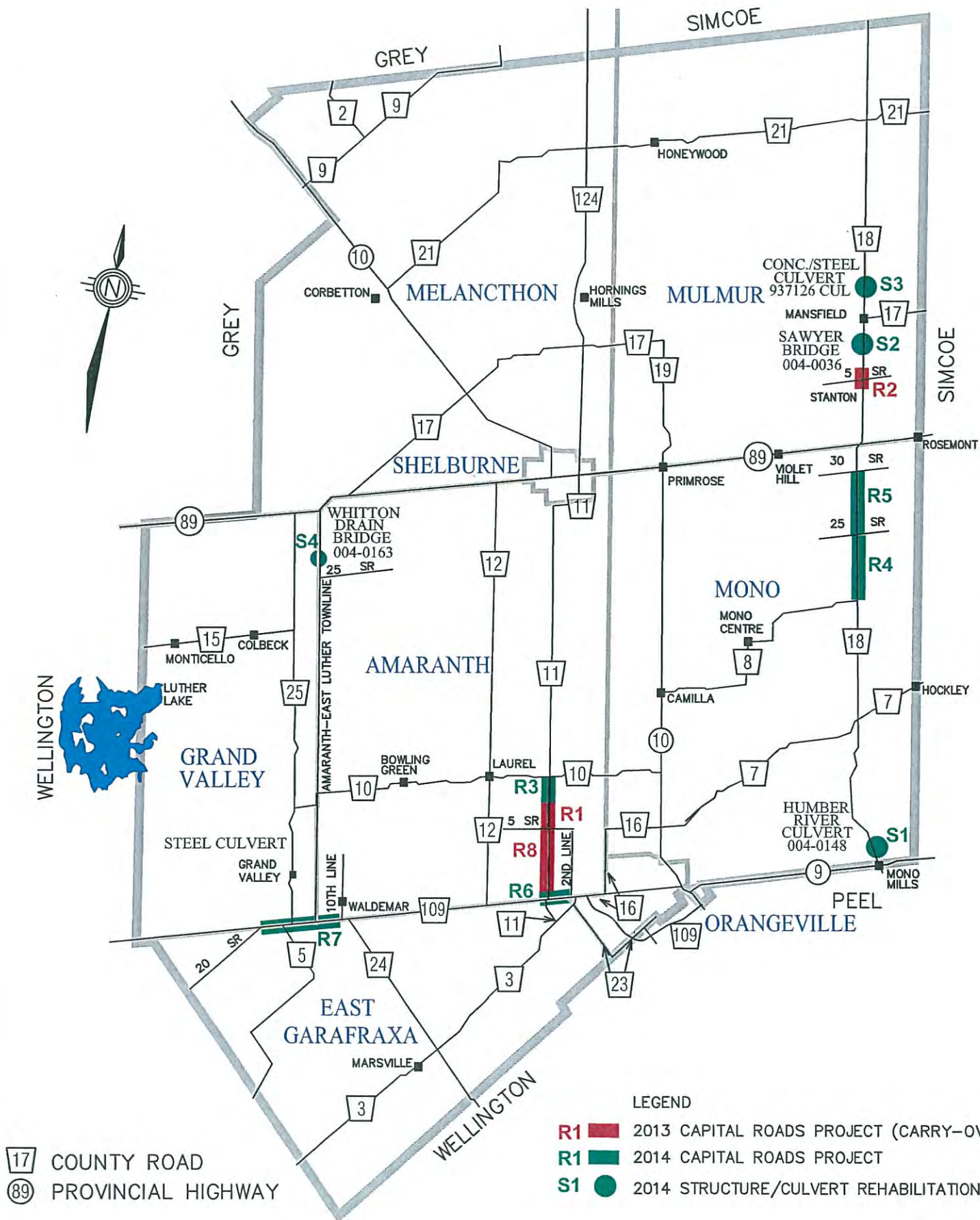
COUNTY OF DUFFERIN

55 Zina Street, Orangeville, ON L9W 1E5 | 519.941.2816 ext. 2600 | dufferincounty.ca

2014 Capital Budget

Item No.	Location	Description	Length	From/To	Status	Timing
R1	CR #11	Resurfacing and Widening	1.5 km	5 SR to 4.5 km North of CR #109 Amaranth	2013 Carryover	Spring/Summer 2014
R2	CR #18	Road profile corrections & intersection improvements	0.3 km	Intersection of 5 SR & CR #18 Mulmur (Stanton)	2013 Carryover	Spring/Summer 2014
R3	CR #11	Resurfacing and widening	1.7 km	4.5 km North of CR #109 to CR #10 Amaranth	Documents being prepared	Spring/Summer 2014
R4	CR #18	Resurfacing	3.2 km	CR #8 to 25 SR Mono	Documents being prepared	Spring/Summer 2014
R5	CR #18	Resurfacing	3.1 km	25 SR to 30 SR Mono	Documents being prepared	Spring/Summer 2014
R6	CR #109	Resurfacing	1.5 km	CR #11 to Second Line Amaranth	Documents being prepared	Spring/Summer 2014
R7	CR #109	Resurfacing	3.5 km	10 th Line Amaranth to SR 20 East Garafraxa	Documents being prepared	Spring/Summer 2014
R8	CR #11	Surface Course Asphalt	5.3 km	CR #109 to 4.5 km North of CR#109	2013 Carryover	Spring/Summer 2014

Item No.	Location	Structure	Action	Status	Timing
S1	CR #18	Humber River Culverts (004-148)	Repairs	Documents being prepared	Spring/Summer 2014
S2	CR #18	Sawyer Bridge (004-0036)	Repairs	Documents being prepared	Spring/Summer 2014
S3	CR #18	Conc./Steel Culvert (937126 CUL)	Replacement	Documents being prepared	Spring/Summer 2014
S4	AM/GV Townline	Whitton Drain Bridge (004-0163)	Replacement	Documents being prepared	Spring/Summer 2014



2014 - 2018 Approved Capital Plan Summary
PUBLIC WORKS COMMITTEE

Project Name	ion	km	Estimated 2013 Carry Forward Balance	2014 APPROVED CAPITAL PROJECTS				2015 DRAFT CAPITAL PROJECTS		2016 DRAFT CAPITAL PROJECTS		2017 DRAFT CAPITAL PROJECTS		2011 Total C Project
				Total Capital Project Cost	Tax Levy	Reserves/ DCs	Other	Total Capital Project Cost	Tax Levy	Total Capital Project Cost	Tax Levy	Total Capital Project Cost	Tax Levy	
e-engineering/Design for Future Projects			115,000	65,000	-	-	65,000	70,000	15,000	70,000	70,000	70,000	70,000	7
f CR#18	(CR 8 to 25 SR)	3.2	-	660,000	-	-	660,000	-	-	-	-	-	-	-
on CR #11	(4.5 km N of 109 to CR 10)	1.7	-	2,250,000	168,355	181,645	1,900,000	-	-	-	-	-	-	-
f & widen CR#11	(CR 10 to 20th SR)		-	300,000	300,000	-	-	-	-	-	-	-	-	-
f CR#18	(25 SR to 30 SR)	3.1	-	640,000	547,000	93,000	-	-	-	-	-	-	-	-
f CR#109	(CR 11 to CR 3)	1.5	-	680,000	581,185	98,815	-	-	-	-	-	-	-	-
f CR#109	(10th Line Am to 20 SR EG)	3.5	-	805,000	688,020	116,980	-	-	-	-	-	-	-	-
f CR#12	(15th SR to 10th SR)	3.5	-	-	-	-	-	700,000	598,280	-	-	-	-	-
f & widen CR#11	(CR 10 to 20th SR)	6.1	-	-	-	-	-	2,300,000	1,965,775	-	-	-	-	-
f CR #19	(Hwy 89N to 5 SR)	3.3	-	-	-	-	-	750,000	-	-	-	-	-	-
f CR #19	(5 SR to CR 17)	3.1	-	-	-	-	-	700,000	-	-	-	-	-	-
f CR #15	(E of Colbeck to Cty Line)	5.2	-	-	-	-	-	1,200,000	1,000,000	-	-	-	-	-
f CR#18	(Mansfield to 20 SR)	5.8	-	-	-	-	-	1,300,000	1,111,090	-	-	-	-	-
f CR#18	(15 SR to CR 8)	3.1	-	-	-	-	-	735,000	628,190	-	-	-	-	-
f CR#11	(20 SR to 30 SR)	6.2	-	-	-	-	-	-	-	2,300,000	557,755	-	-	-
f CR#21	(5th Line to CR 124)	4.2	-	-	-	-	-	-	-	930,000	930,000	-	-	-
f CR#18	(20 SR to CR 21)	3.2	-	-	-	-	-	-	-	770,000	658,110	-	-	-
f CR#109	(CR 12 to 10th Line Am)	7.0	-	-	-	-	-	-	-	1,850,000	1,581,165	-	-	-
f CR#23	(CR 3 to Old Carriage Road)	1.5	-	-	-	-	-	-	-	360,000	307,685	-	-	-
f CR#8	(3rd Line to CR 18)	4.3	-	-	-	-	-	-	-	1,100,000	1,100,000	-	-	-
on CR #21	(4th Line NE to W of 8th Line)	5.0	-	-	-	-	-	-	-	-	-	3,500,000	1,820,000	-
f CR#21	(Hwy 10 to 4th Line)	3.7	-	-	-	-	-	-	-	-	-	880,000	880,000	-
f CR#18	(Hwy 9 to CR 7)	7.1	-	-	-	-	-	-	-	-	-	1,850,000	1,581,165	-
f CR#3	(Wellington to 12th Line)	5.5	-	-	-	-	-	-	-	-	-	1,400,000	1,400,000	-
f CR#109	(CR 23 to Hwy 10)	4.5	-	-	-	-	-	-	-	-	-	1,300,000	1,111,090	-
f CR#15	(Colbeck to CR 25)	2.5	-	-	-	-	-	-	-	-	-	-	-	60
f CR#124	(Hwy 10/89 to CR 17)	6.1	-	-	-	-	-	-	-	-	-	-	-	1.60
f CR#109	(CR 3 to Veterans Way)	1.5	-	-	-	-	-	-	-	-	-	-	-	57
f CR#18	(Hwy 89 to Mansfield)	6.0	-	-	-	-	-	-	-	-	-	-	-	1.65
f CR#12	(CR 109 to Laurel)	6.1	-	-	-	-	-	-	-	-	-	-	-	1.55
f CR#124	(CR 17 to CR 21)	10.0	-	-	-	-	-	-	-	-	-	-	-	2.75
f CR#11	(Third Line to 2nd Line Am)	1.5	-	-	-	-	-	-	-	-	-	-	-	40
f CR#3	(12th Line to CR 24)	3.1	-	-	-	-	-	-	-	-	-	-	-	1.20
Sub-total Pavement Rehabilitation			115,000	5,400,000	2,284,560	490,440	2,625,000	7,755,000	5,318,335	7,380,000	5,204,715	9,000,000	6,862,255	10,39
umber of KM of Road rehabilitated by year				13.0 KM				30.1 KM		26.4 KM		25.8 KM		

2014 - 2018 Approved Capital Plan Summary
PUBLIC WORKS COMMITTEE

Project Name	Estimated 2013 Carry Forward Balance	2014 APPROVED CAPITAL PROJECTS				2015 DRAFT CAPITAL PROJECTS		2016 DRAFT CAPITAL PROJECTS		2017 DRAFT CAPITAL PROJECTS		2018 Total C Project
		Total Capital Project Cost	Tax Levy	Reserves/DCs	Other	Total Capital Project Cost	Tax Levy	Total Capital Project Cost	Tax Levy	Total Capital Project Cost	Tax Levy	
Ball Structure Replacement	150,000	110,000	110,000	-	-	120,000	120,000	130,000	130,000	140,000	140,000	15
Structure Year Structure Design and Approvals	110,000	80,000	80,000	-	-	80,000	80,000	90,000	90,000	90,000	90,000	10
14 Annual Bridge Rehabilitation	-	940,000	940,000	-	-	-	-	-	-	-	-	-
Annual Bridge Rehabilitation (2015-2018)	-	-	-	-	-	1,250,000	1,250,000	1,550,000	1,550,000	1,800,000	1,800,000	2,60
Sub-total Structure Projects	260,000	1,130,000	1,130,000	-	-	1,450,000	1,450,000	1,770,000	1,770,000	2,030,000	2,030,000	2,85
ing Snow Fencing	250,000	25,000	25,000	-	-	50,000	50,000	50,000	50,000	50,000	50,000	5
iderails	230,000	100,000	-	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	10
her - Intersection Lighting, Signals, etc.	90,000	10,000	10,000	-	-	10,000	10,000	10,000	10,000	10,000	10,000	1
Sub-total Safety Improvements	570,000	135,000	35,000	-	100,000	160,000	160,000	160,000	160,000	160,000	160,000	16
ndem Plows	80,000	270,000	-	270,000	-	270,000	-	270,000	-	270,000	-	27
k-up Trucks	-	35,000	-	35,000	-	70,000	-	35,000	-	35,000	-	3
all Equipment	16,000	12,000	12,000	-	-	12,000	12,000	13,000	13,000	13,000	13,000	1
ckhoe	-	140,000	-	100,000	40,000	-	-	-	-	-	-	-
ader	-	200,000	-	200,000	-	-	-	-	-	-	-	-
at King	-	45,000	-	35,000	10,000	-	-	-	-	-	-	-
le-tonne Pick Up Truck	-	-	-	-	-	-	-	-	-	-	-	-
ineering Vehicle	-	-	-	-	-	-	-	-	-	65,000	-	65
actor with Blower	-	-	-	-	-	-	-	-	-	-	-	26
Sub-total Equipment	96,000	702,000	12,000	640,000	50,000	352,000	12,000	318,000	13,000	383,000	13,000	61
It-Loading building beside existing domes	20,000	-	-	-	-	-	-	600,000	600,000	-	-	-
erations Centre Improvements	-	-	-	-	-	113,000	113,000	-	-	-	-	-
Sub-total Operations Centre	20,000	-	-	-	-	113,000	113,000	600,000	600,000	-	-	-
ails development	94,000	-	-	-	-	100,000	100,000	150,000	150,000	200,000	200,000	20
Sub-total Trails	94,000	-	-	-	-	100,000	100,000	150,000	150,000	200,000	200,000	20
TOTAL Transportation	1,155,000	7,367,000	3,461,560	1,130,440	2,775,000	9,930,000	7,153,335	10,378,000	7,897,715	11,773,000	9,265,255	14,21
TOTAL 2013 APPROVED PROJECTS		7,025,000	2,626,150	833,850	3,565,000							
DOLLAR CHANGE FROM 2013 TO 2014 BUDGET		342,000	835,410	296,590	(790,000)							
PERCENTAGE CHANGE FROM 2013 TO 2014 BUDGET		4.87%	31.81%	35.57%	-22.16%							

GRCA Current



April 2014 • Volume 19, Number 4

GRCA General Membership

Chair Jane Mitchell

Vice-Chair Vic Prendergast

Townships of Amaranth, East Garafraxa, Melancthon and Southgate and Town of Grand Valley
Tom Nevills

Townships of Mapleton and Wellington North Pat Salter

Township of Centre Wellington
Joanne Ross-Zuj

Town of Erin, Townships of Guelph/Eramosa and Puslinch
John Brennan

City of Guelph
Bob Bell, Maggie Laidlaw

Region of Waterloo
Les Armstrong, Todd Cowan,
Jan d'Ailly, Rob Deutschmann,
Jean Haalboom, Ross Kelterborn,
Geoff Lorentz, Claudette Miller,
Jane Mitchell, Warren Stauch

Municipality of North Perth and Township of Perth East
George Wicke

Halton Region J. Barry Lee

City of Hamilton Jeanette Jamieson

Oxford County Bruce Banbury

County of Brant
Brian Coleman, Steve Schmitt

City of Brantford
Robert Hillier, Vic Prendergast

Haldimand and Norfolk Counties
Lorne Boyko, Fred Morison

Flood watch underway

March ended with a flood watch message for what could be a challenging spring melt.

At the end of the month, the Grand River watershed had above-average snowpack. Snow melt began to expose some bare fields in the southern part of the watershed, however woodlots and fence rows still had snow. The north still has full winter conditions and the snow melt is expected to continue through most of April.

Ice along the Grand River was beginning to deteriorate with the increased flows and sunshine. Ice between Lake Erie and Cayuga was generally intact at the end of March. Risks included potential for ice jams in the river system and initiate ice movement was underway. Common ice jam locations include Cayuga, New Hamburg, and West Montrose and the associated river systems.

The County of Haldimand, in conjunction with the GRCA, asked the Coast Guard to send an ice-breaker to clear ice from the mouth of the river and offshore in Lake Erie.

The Samuel Risley arrived March 30 and broke up the ice to reduce the risk of flooding along the Grand from Dunnville to the mouth during the spring melt.

Both the lower Grand River and Lake Erie have had heavy ice cover this winter. Typically, during the spring melt, ice on the river breaks up before the lake thaws. As river ice reaches the mouth, it has no place to go. The resulting ice jam blocks the flow of water from the river into the lake, leading to flooding.

At the end of March, the major reservoirs at Belwood, Conestogo, Guelph, Luther, Woolwich, Laurel, and Shades were at low winter holding levels and had maximum storage available.

Post ice storm cleanup shifts to rail-trails

Cleanup work on GRCA properties moved to the Cambridge-Paris Rail-Trail on March 31. A team using an excavator worked its way from Cambridge to Paris, removing trees and branches

damaged in the December ice storm.

The work on this trail was expected to last about a week.

Most GRCA parks and trails remain closed while GRCA crews and contractors continue their efforts to make the properties safe again.

Three parks that were open for winter activities (Laurel Creek, Shade's Mills and Belwood Lake) have completed their winter season and are now closed.

Those three parks and most other GRCA paid-admission parks are scheduled to open for the summer season on May 1.

Ready for tree planting season

Some tree numbers are up and some are down as we get set for tree planting season in the Grand River watershed.

The GRCA has seven planting events in watershed communities that the public is invited to attend and help out. There are many other projects that involve specific groups of volunteers, such as students, companies and community organizations. These volunteers are helping to plant trees while also learning about ecology. This is more than the usual number of planting events.

The GRCA has hired contractors to plant 290,000 trees in many locations this spring, which is about on par with last year. The most northerly of these projects is a riparian buffer on a property close to Shelburne. The most southerly project is a living snow fence that will be planted in Haldimand County to help make Junction Road safer during winter weather. This is the first living snow fence for Haldimand through the Rural Water Quality Program.

About 38,000 trees were sold to landowners both online and over the phone, and these will be picked up at the GRCA. This number is a little lower than last year.



Trees and shrubs removed along dikes

In March, contractors worked along sections of the Brantford Dike and the Bridgeport Dike to remove trees and shrubs to maintain the structural integrity of the dike.

The work was done along Morrison Road in Brantford, which runs off Mohawk Road and leads to the Brantford Sanitary Landfill during the last two weeks of March. A crane used to remove the trees and shrubs from the top of the dike.

Trees pose a threat to the integrity of the dike. The root balls can weaken the structure of the dike. In addition, if a tree were to fall over it could leave a hole in the dike that could be eroded by heavy rain or high water, potentially leading to a failure.

Similar work was done on the section of the dike that runs through the Bridgeport Sportsfield in Kitchener. Trees and shrubs are being removed from the face of the dike. The trail on top of the dike was closed during the work.

Maintenance of this sort is carried out regularly on the dikes. They were built in the 1980s to provide protection to low-lying sections of the city.

Children's water festival coming to Haldimand

A new children's water festival is coming to the southern Grand River watershed.

About 350 children will visit the Haldimand Children's Water Festival in early October at Taquanyah Nature Centre. The festival will teach children about the importance of water conservation, protection, technology and ecology. It offers hands-on learning that is fun and interactive and will be the third children's water festival in the Grand River watershed.

The Waterloo-Wellington Children's Groundwater Festival was among the first children's water festivals in the province when it started in 1996, and there are now 26 children's water festivals in Ontario.

Over the past 19 years, the Waterloo-Wellington festival has educated 75,000 students at Doon Heritage Crossroads in Kitchener. This year the festival takes place May 26 to 30, thanks to donors and hundreds of volunteers.

The annual Brantford/Brant Children's



Photo by Art Smith

The Canadian Coast Guard ship Samuel Risley came to the mouth of the Grand River at Port Maitland on March 30 to clear a path for the ice to come down the Grand River during the spring melt.

Water Festival debuted in 2006 and will be held May 13 to 15 at Mohawk Park in Brantford for students from Brant, Brantford and Six Nations.

First winners of GRCA photo contest

Three random draws for a Grand River Parks membership have been drawn for the GRCA photo contest, which is continuing until Oct. 31.

The winners of these random draws are Heather Mead (Fergus) in January, Heather Greg (Rockwood) in February and Nick Wagner of Kitchener in March.

At the end of the contest there will be winners in three categories of prizes — recreation, riverscapes and historic photos taken before 1975. The prizes are gift certificates valued at \$500, \$250 and \$100.

For full details and to submit photos, see www.grandriver.ca/photocontest.

This issue of *GRCA Current* was published in April 2014.

It is a summary of the March business conducted by the Grand River Conservation Authority board and committees as well as other noteworthy happenings and topics of interest.

The Grand River Conservation Authority welcomes the copying, forwarding and distribution of *GRCA Current*.

Next board meeting: Friday, April 25 at 9:30 a.m., GRCA Administration Centre.

Reports mentioned in *GRCA Current*: www.grandriver.ca/MeetingReports.

For coming events, please see www.grandriver.ca/Calendar.

The March-April issue of *Grand Actions* newsletter is available at: www.grandriver.ca/GrandActions

Denise Holmes

From: Denise Holmes <dholmes@melancthontownship.ca>
Sent: April-10-14 8:54 AM
To: dholmes@melancthontownship.ca
Subject: FW: Interesting article

From: Nanci Malek <bentertainment@rogers.com>
Sent: Wednesday, April 9, 2014 3:51 PM
To: BILL HILL
Subject: Fwd: Interesting article

Date: Wed, 9 Apr 2014 15:05:03 -0400
Subject: Fwd: North America slow to reverse renewables projects

Subject: North America slow to reverse renewables projects

FINANCIAL POST COMMENT

Lawrence Solomon:
North America slow to
reverse renewables
projects, but its turn will
come soon



Lawrence Solomon | April 4, 2014 | Last Updated: Apr 4 8:37 PM ET
More from Lawrence Solomon | @LSolomonTweets

Europe taught us to spare no expense in supporting wind and solar projects, the better to help the planet survive. Now Europe is teaching us how to tear down those same projects, the better to help ratepayers, and politicians, survive.

UK Prime Minister “David Cameron wants to go into the next election pledging to ‘rid’ the countryside of onshore wind farms,” the *London Telegraph* announced this week. He intends “to toughen planning laws and tear up subsidy rules to make current turbines financially unviable – allowing the government to ‘eradicate’ turbines,” the goal being to “encourage developers to start ‘dismantling’ turbines built in recent years.”

Cameron will have no shortage of methods in taking down the now-unpopular wind turbines — in recent years countries throughout Europe, realizing that renewables delivered none of their environmental promises, have been systematically cutting their losses by ditching their renewable commitments. Here’s Spain, unilaterally rewriting renewable energy contracts to save its treasury. And France, slashing by 20% the “guaranteed” rate offered solar producers. And Belgium, where producers saw their revenues slashed by as much as 79%. And Italy and others, which clawed back through taxes the gross profits that renewables companies large and small were raking in at the expense of average citizens and the economy as a whole.

North America has been slow in systematically recognizing the damage wrought by renewable megaprojects but its turn will come soon enough, possibly among the 30 U.S. states with onerous renewable mandates, possibly among the Canadian provinces. No citizenry would more benefit from reversing the wind and solar gravy train than Ontario’s: Its developers have received up to 20 times the market rate of power, leading to a tripling of power rates and a gutting of the province’s industrial base, and helping to turn Ontario into a have-not province.

North America’s politicians have at their disposal all the methods employed in Europe to undo the odious arrangements voters find themselves in. Those squeamish about the optics of unilaterally ripping up a contract with the private sector can consider more genteel methods of skinning the cats.

Ontario’s property tax system, for example, allows for numerous residential and industrial tax classes, among them farms, forests, and pipelines. The provincial government could add wind and solar to the list, and then let local governments set whatever tax rates the

local councillors, in fulfillment of the democratic will of their constituents, deem just. Given the view of many rural residents toward their windfarm neighbours, councillors will swiftly ensure a just end, sometimes by deterring new installations, sometimes by speeding their dismantling, sometimes by using the extra revenues to compensate victims.

Penalties also provide a mechanism for clawbacks. When Syncrude Canada's lack of foresight led to the death of 1600 birds, it was fined \$3-million, or \$1875 per bird. Wind turbines kill birds in large numbers — according to a study in *Biological Conservation*, between 140,000 and 328,000 per year in the U.S. At \$1875 per bird, the fine would be between \$262.5-million and \$615-million per year.

But governments need not feel squeamish about forthrightly shredding deals they enter into with private sector companies. Contracts are sacred when inked between private parties — if one party transgresses, the other has recourse to the law. But only those in fantasyland should expect a contract to be sacrosanct when one party to the transaction makes the law.

The Ontario Court of Appeal said as much when a major wind developer, Trillium Power Wind Corporation, objected when the provincial Liberals, to win some seats in the last election, abruptly changed the rules of the game. Trillium sued for \$2.25-billion in damages on numerous grounds. According to an analysis by the law firm Osler, Hoskin & Harcourt, the Appeal Court all but laughed Trillium out of court.

The Appeal Court noted “that not only was it ‘plain and obvious’ but ‘beyond all reasonable doubt’ that Trillium could not succeed in its claims based on breach of contract, unjust enrichment, expropriation, negligent misrepresentation, negligence, and intentional infliction of economic harm,” Osler stated. The only part of Trillium's claim that could proceed was based upon misfeasance in public office, which would require proving that a public official knowingly acted unlawfully to harm Trillium.

Can the government break a contract for political purposes? Yes, says Osler. The Appeal Court, in fact, “made it clear that proponents who choose to participate in discretionary government programs, such as Ontario's renewable energy program, do so primarily at their own risk. Governments may alter the policies that underlie a program, and may even alter or cancel such programs, in a manner that may be fully lawful and immune from civil suit.”

Renewable developers take note: Governments are entirely within their rights in going back on a deal. In a democracy, when the deals are not only inspired by rank politics but are also so odious as to outrage the voters, developers should expect nothing less.

Lawrence Solomon is executive director of Energy Probe.

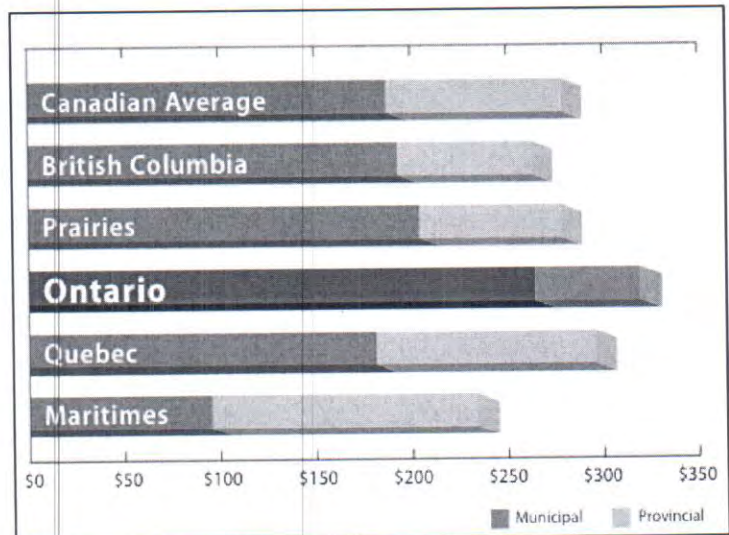
April 10, 2014

New AMO Task Force on Police Modernization Advice from AMO OPP Billing Steering Committee

The AMO OPP Billing Steering Committee has recommended that a new AMO Task Force be formed to do its own work on the modernization of policing. The AMO Board, at its March 2014 meeting, accepted this advice unanimously and directed that this task force be set up immediately. This new task force will be particularly helpful in providing strategic advice to the AMO representative on the Province's Future of Policing Advisory Committee (FPAC).

This task force is to include municipal government and police service board representation from those with own forces and OPP policing. Terms of Reference and composition of the Task Force will evolve over the coming weeks.

The OPP Billing Steering Committee firmly believes that long term cost control must be a top priority. Why? Policing per capita spending in Ontario is the highest of any other provincial jurisdiction. In fact, the Ontario municipal police bill alone is larger than the total policing costs in other provinces. The report reinforces advice previously provided to the Province, such as the need for coordinated bargaining and interest arbitration changes. But there are other matters that drive costs and there is a need to look at ways to deliver non-core policing activities differently.



Annual Per Capita Spending - Policing (2011)

Later today the AMO OPP Billing Steering Committee's final report will be provided to the Minister of Community Safety and Corrections Services as well as to all 324 OPP serviced communities. This fulfills the Steering Committee's commitment to provide its report and advice to the government by early April. It will be posted on the [AMO website](http://amo.on.ca) along with other related policing information.

Contact: Matthew Wilson, Senior Advisor, mwilson@amo.on.ca, 416-971-9856 ext. 323.

From: AMO Communications <communicate@amo.on.ca>
Sent: April-10-14 12:38 PM
To: dholmes@melancthontownship.ca
Subject: AMO OPP Billing Steering Committee's Final Report

To the Immediate Attention of OPP Policed Communities

April 10, 2014

Release of AMO OPP Billing Steering Committee's Final Report

Today the AMO OPP Billing Steering Committee's final report has been sent to the Minister of Community Safety and Correctional Services and the OPP. This fulfills the Steering Committee's commitment to provide its report and advice to the Province by early April.

It is posted on the AMO website along with related information, including the briefing deck used in the informational webinars. Notice of the webinars was sent previously this week to the OPP policed communities. The webinars will be occurring later today and tomorrow. If you have not registered yet for a session tomorrow – please see the instructions below.

The Steering Committee's job was twofold:

- to review the proposed OPP billing model and to evaluate other alternatives that might address the different municipal concerns and interests raised since last fall, and
- provide advice on the root causes of soaring police costs.

The Steering Committee was a balance of representatives from the diversity of all OPP policed communities, in terms of potential impacts from billing reform and type of service received (e.g. contract and non-contract), size and geography. As such, it gave voice to and reflected the different and divergent viewpoints of the municipal community.

Since its first meeting (February 14), the OPP Billing Steering Committee has undertaken a work plan that involved identifying possible options, considering them against a set of principles, analyzing selected alternative models and discussing the advice it could offer to the Province on both the billing model and other cost drivers that are making policing costs unsustainable.

The report demonstrates the breadth of the Committee's work and municipal governments are encouraged to review the full report to get a good understanding of all the work and analysis that informed the Steering Committee's advice. There is one overarching key finding – it is the Province that is correcting a provincial billing situation that it created and it is the provincial responsibility to mitigate the impact on taxpayers as a result of any billing change.

Webinar Registration Information:

Send your preferred time for tomorrow's session to Evelyn Armogan at earmogan@amo.on.ca. You will then receive the details for the webinar before the session.

Please confirm by end of day today for tomorrow's sessions at 12:30 p.m. to 1:30 p.m. EDT and again at 3:30 p.m. to 4:30 p.m. EDT. You will need to be in front of a computer to access the webinar.

Contact: Matthew Wilson, Senior Advisor, mwilson@amo.on.ca, 416-971-9856 ext. 323.

DISCLAIMER These are final versions of AMO documents. AMO assumes no responsibility for any discrepancies that may have been transmitted with the electronic version. The printed versions of the documents stand as the official record.

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**AMO'S OPP BILLING STEERING COMMITTEE
FINAL REPORT**

April 10, 2014

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Executive Summary

The Ontario Provincial Police is proposing changes to the way it bills for the policing services it provides to 324 municipalities across the Province. AMO created the OPP Billing Steering Committee in recognition of the widely disparate impact that the proposed OPP billing reform could have on communities and the shared interest of all municipalities in controlling police costs.

The Steering Committee's job was to review the proposed OPP billing model and to evaluate other alternatives that might address the different municipal concerns and interests raised since last fall. Given that the OPP intends to implement the new model by 2015, it was tasked with conducting its review and providing advice to the Province by early April 2014.

The Committee was a balance of representatives from the diversity of all OPP-policed communities, in terms of size, geography, potential impacts from billing reform and type of service received (e.g. contract and non-contract). The goal was to give voice to and reflect the different viewpoints of the municipal community and to conduct a review of the proposed billing model and other model options so their implications could be understood.

a) The OPP Billing Model Proposal

The Auditor General (AG) report in 2012 noted that municipal billing for OPP service, which dated to 1998, was both complex and lacking in transparency. It also noted the large disparity in what different municipalities were paying for OPP services. It noted that those municipalities that have been paying substantially more than others have also been pressing for change.

In response to the AG report, the OPP developed an alternative billing model in the fall of 2013 that would split costs between a Base Cost (73%), which covers what is needed in order to provide police service to the community, combined with a Calls for Service component (27%) that reflects actual police response in the municipality. Its proposal calculates Base Costs on a per household basis.

The OPP's initial goal was to even out the extreme highs and lows created by the current billing method, but in shifting costs, other impacts resulted. While those higher paying municipalities would get relief, municipalities on the lower end would see exponential increases in OPP billings without any change in service.

It is noted that based on municipal feedback last fall, the OPP began revising the ratio between Base Costs and Calls for Service. It is currently around 60% Base and 40% Calls for Service, an estimate that will continue to be refined. The model still determines Base Costs on a per-household basis.

The new proposed billing model shifts who would pay what, without addressing the root issue of increasing policing costs. OPP billing cannot be separated from this reality. Although crime has been dropping over the past two decades, policing costs continue to rise at a rate that outpaces inflation and other municipal costs. In fact, since 1998, the AG has repeatedly called on the OPP to review its deployment and shift scheduling in order to be more efficient. This report deals with both the billing challenge and the underlying drivers of costs.

b) Committee's Billing Analysis

The Steering Committee agreed that splitting costs between a Base Cost and Calls for Service allowed for some measure of predictability in policing costs, while allowing for differences in the actual service calls in municipalities. Base Costs would cover basic, overhead costs needed to serve the community and take "the first call." It is a concept similar to other municipal service areas.

The Steering Committee then reviewed a range of alternative options to the OPP's proposal to use the number of households to calculate the Base Cost part of the bill to be sent to each municipality. Other measures (e.g. 100% weighted assessment, population, properties and combinations thereof) were evaluated to determine if there was a fairer and more equitable option that would better balance the diverse municipal interests and what the measures may mean in terms of implementation.

c) Advice to the Province

Readers are encouraged to look at the body of the report and not just the summary of advice to gain a full understanding of the efforts of the Steering Committee.

Long-Term Cost Control is a Top Priority

The OPP needs to act on other AG recommendations related to greater efficiency in deployment and shift scheduling. As well, the Province needs to expedite the work of the Future of Policing Advisory Committee, which has developed recommendations that deserve further consideration and action. Provincial action on collective bargaining and interest arbitration are needed to rein in wage increases, which are outpacing increases receive by other public sector workers.

Greater Transparency in Billing and Service is Required

The billing model must be more transparent, in terms of how costs are assessed and charged back to communities. As well, both OPP-contract and non-contract communities should receive detailed service information that allows them to better understand and manage their policing costs. The OPP's work to better allocate overhead between Base Costs and Calls for Service was supported, as it deals with one of the most frequent criticisms. The work that is seeing a closer move to a 60% Base Cost/40% Call for Service split needs to come with the caveat that the OPP must further demonstrate the validity of a final ratio.

Two Billing Models Suggested

The Committee advises that there are inherent limitations with all the models it examined, each with different impacts on communities. Any model would require mitigation funding to varying extents within a transition plan. As such, the Committee advises that the 50% Household/50% Weighted Assessment¹ option for calculation of the Base Cost component is an alternative that has merit. It is recognized that the OPP per Household model still held some support within the Committee.

The Province Must Provide Transition Support and Mitigation

The transition to a new billing model should provide immediate relief to those communities who will receive decreases, in recognition of the fact that they have historically paid a higher proportion of costs. For those facing increases, a four-year, phase-in transition period should be used, at a minimum, to help these communities adjust to the new model. As well, the Province is obligated to help communities absorb large increases through mitigation funding, as the OPP effort is updating and correcting the historic disparity it created in 1998.

This OPP mitigation funding must be handled separately from the Ontario Municipal Partnership Fund or other grant programs. The OMPF reduction schedule never contemplated a billing model change. In addition, the mitigation fund must be separate from the OPP budget, otherwise it adds a new cost to it. The Province must also recognize that for a small sub-group of municipalities, mitigation may be required for the long term as they simply do not, and will unlikely have, the assessment base to raise adequate revenues over time. A specific, provincial resolution for these communities must be developed.

¹ Weighted assessment measures the size of the municipality's tax base. It refers to the total assessment for a municipality, weighted by the tax ratio for each class of property. (Ontario Ministry of Finance) Therefore it includes commercial, industrial, and residential. It also includes payments in lieu of property taxes (from provincial or federal facilities).

1) AMO OPP Billing Steering Committee

a) Introduction

The Ontario Provincial Police has been serving the people of Ontario for generations. They are valued members of the community and respected for their contribution to building strong and safe communities. Generally, the 324 communities serviced by the OPP are satisfied with the quality of policing.

While on a comparative basis, OPP services are less expensive than municipal own police forces, there is growing concern over the rising costs of the service – and particularly the rate at which costs are growing. In OPP-policed communities, costs have been growing faster than many other municipal services and much higher than inflation, despite declining crime rates.

To maintain the respect of the community, the economics of policing need to reflect the economic capacity of society. The OPP maintains that it offers more efficient policing services for these communities than individual, municipally run forces.² That is true given the existing infrastructure the OPP already has in place to meet its provincial policing responsibilities. However, the pace of OPP cost increases, the elimination of provincial grants for rural and small urban policing costs and the new billing model, each create a pressing challenge for all municipalities that must pay the OPP bill. Together, the challenge becomes that much greater.

Over the years, successive Provincial Auditor General (AG) reports have noted that the OPP billing is complex and not transparent and therefore should change. The current billing model was put in place in the late 1990s, when all municipal governments were required to pay for their policing and has not been reviewed since. It is the intent of the OPP to respond to the recommendation of the AG and demonstrate that it is making a less complex and more transparent billing model for 2015.

The OPP consulted on a proposed model (based on a 73% Base Cost per household/27% Calls for Service) in fall of 2013. It generated a great deal of feedback – positive and negative.

The Province created urgency around the issue by setting a 2015 deadline for implementing a new model. They then deferred all negotiations on new contracts until

² There are currently 145 municipalities who have a contract with the OPP (Section 10) and 179 non-contract (Section 5.1) municipalities.

the new billing model was put in place and notified municipalities that contracts would be terminated as of December 31, 2014.

b) Why Set Up the Committee?

The OPP's proposed billing model has spurred discussion over how to support effective policing that communities can afford over the long-term.

Hundreds of municipalities expressed concern and frustration to AMO over the OPP's proposed billing model, just as it heard from municipalities who feel their bills are much too high. Some municipalities feel that the current model works and want the status quo, noting that the OPP proposal would result in significant increases, but would not change service levels at all. Some want the benefit of decreased costs they would see under the proposed OPP model. There is a shared desire for greater transparency in how OPP billing costs are determined and attributed through a billing model.

AMO's Board of Directors recognized that OPP costs, and the rising cost of policing in general, are critical to all municipalities. It recognized that there was merit in having a Committee examine whether an alternative billing model was possible. Given that these matters are intertwined, the Board set up the OPP Billing Steering Committee.

The Committee has a balance of representation from the diversity of all OPP-policed communities.³ It was created to provide the Province advice that would try to balance different municipal interests. It aimed to bridge the divide.

Details about the Committee's Terms of Reference and membership can be found in Appendix A.

Municipalities have a shared interest in working together on policing costs – whether it is the OPP billing model or the underlying factors that are driving up policing costs across Ontario. The Steering Committee is just one way that Ontario's communities are working to ensure that policing is sustainable, affordable and effective.

³ Included representatives from Section 10 and Section 5 communities; those impacted differently financially as well as regional representation.

2) Ontario Policing Context

a) Key Auditor General Report Recommendations – 1998, 2005, 2012

In December 2012, the Auditor General of Ontario made a number of recommendations regarding the OPP based on a value-for-money audit of its operations. The report reiterated recommendations from previous audits to find greater efficiencies. These included the need to:

- Update the staff deployment model to better balance workloads between detachments;
- Improve shift scheduling and overstaffing during slow periods;
- Assign more corporate service functions to civilians; and,
- Improve the management of overtime costs.

Despite recommendations in the 1998, 2005 and 2012 Auditor General (AG) reports, there is little public evidence of the OPP actively pursuing these issues. The OPP has said that sustainability will only be achieved over the long-term. AMO contends that given that the recommendations were first raised 16 years ago, there should have been much more progress. Also addressed in the AG report was the issue of billing methodology namely that it was, “complex and onerous for both the force and municipalities.”⁴ The report also noted the disparity in billing created by the current system. Unlike other recommendations, which have languished, the OPP responded with a proposed new billing model.

b) Key Current Policing Facts & Statistics

Across Ontario, 324 municipalities rely on the OPP for local policing services, either through a contract or on a non-contract basis. Fifty-two municipalities have their own police force.

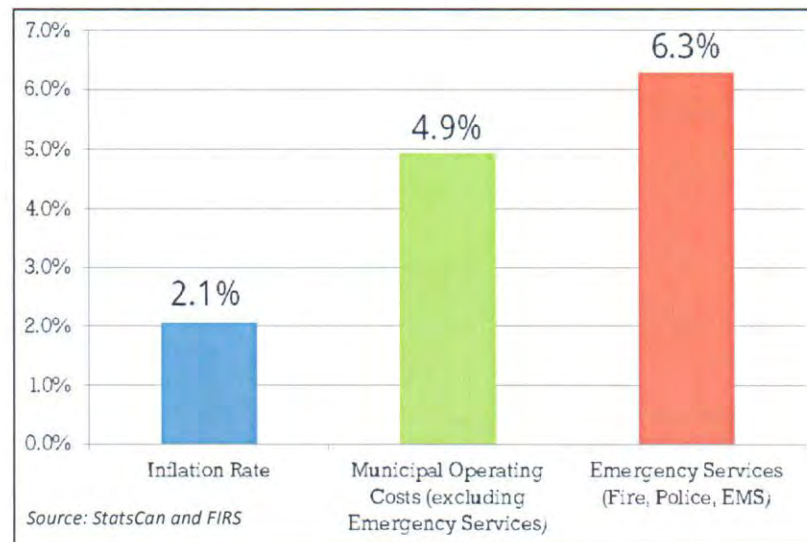
Fiscal Challenges

Communities across Ontario are facing a number of immediate, large fiscal challenges related to the cost of OPP policing services.

⁴ Auditor General of Ontario's 2012 Report, Chapter 3, Section 3.1, Page 233.

The first front comes in the form of declining municipal operating grants though the Ontario Municipal Partnership Fund (OMPF). A \$25 million reduction in 2014 meant that some municipalities received cuts of 10% to 15% this year. In addition, in 2013, the previous grant components dedicated to policing, as well as the

AVERAGE ANNUAL GROWTH (2002-2011)



farmland and managed forest tax incentive programs were eliminated. The Province has further planned reductions of \$25 million in both 2015 and 2016. By 2016, \$100 million in operating grants will have disappeared over four years.

The second front comes in the form of the OPP wage increase of 13.55% over four years, with 8.55% in 2014. The 2014 wage increase alone will cost property taxpayers an additional \$25 million this year. Combined with the OMPF reduction, that increases the burden on rural and northern communities by \$50 million just in 2014.

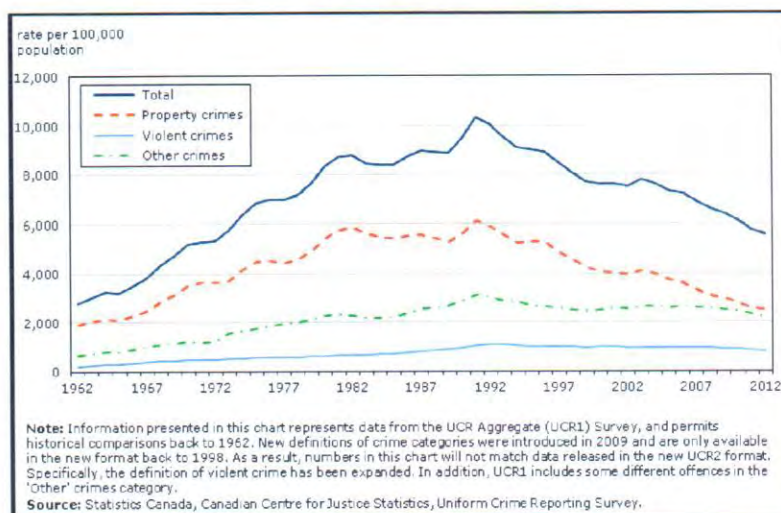
The third front is the uncertainty brought about by the proposed OPP billing reform. Billing reform was originally set to take place in 2014. However, the Ministry decided in 2013 to defer implementation to 2015. This delay is a significant concern to those with relatively much higher bills. At the same time, those facing potentially substantial increases are struggling with how to accommodate higher costs.

Overall, rising emergency services costs are putting increased pressure on municipal budgets, rising more rapidly than inflation or costs for other municipal services.

Crime

Crime across all of Canada has been in decline for the last 20 years. According to the AG's 2012 report, crime rates have declined by more than 40% nationwide during this period. This report also noted that between 2004/2005 and 2012, crime rates reported by the OPP dropped 10%, and serious motor vehicle accidents, fatalities and injuries also dropped significantly.

POLICE REPORTED CRIME RATES, CANADA

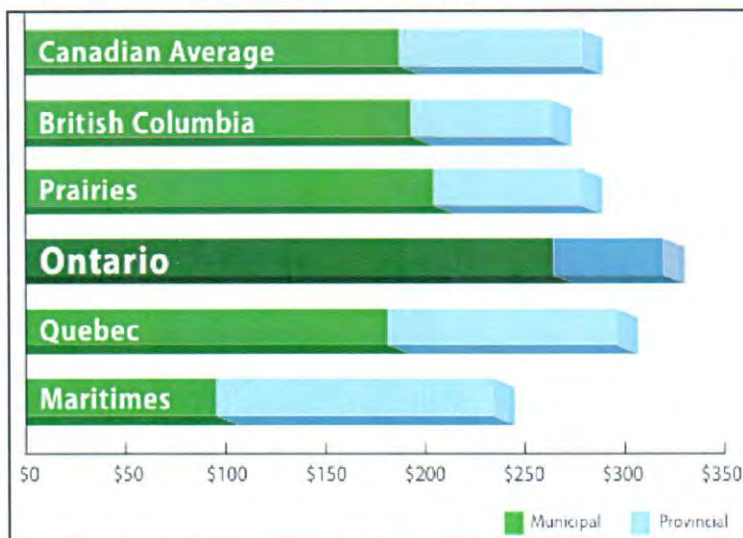


Statistics Canada research has found that small urban areas tend to experience the highest overall crime rate, with rural areas experiencing slightly higher homicide rates than urban or small urban communities.

National Comparisons

Ontario's annual per capita policing costs are the highest in the country, at \$320 (2011). In Ontario, municipalities pay a much higher share of policing costs per capita, as compared to the totals of other Provinces. The provincial government in Ontario pays less than any other Province on a per capita basis. These circumstances call for greater clarity on costs, cost drivers, growth and trends. Municipal governments are seeking some transparency and comfort that costs are being correctly attributed to provincial vs. municipal services.

ANNUAL PER CAPITA SPENDING - POLICING



c) Other Ontario Policing-Related Initiatives & Recommendations

Future of Policing Advisory Committee

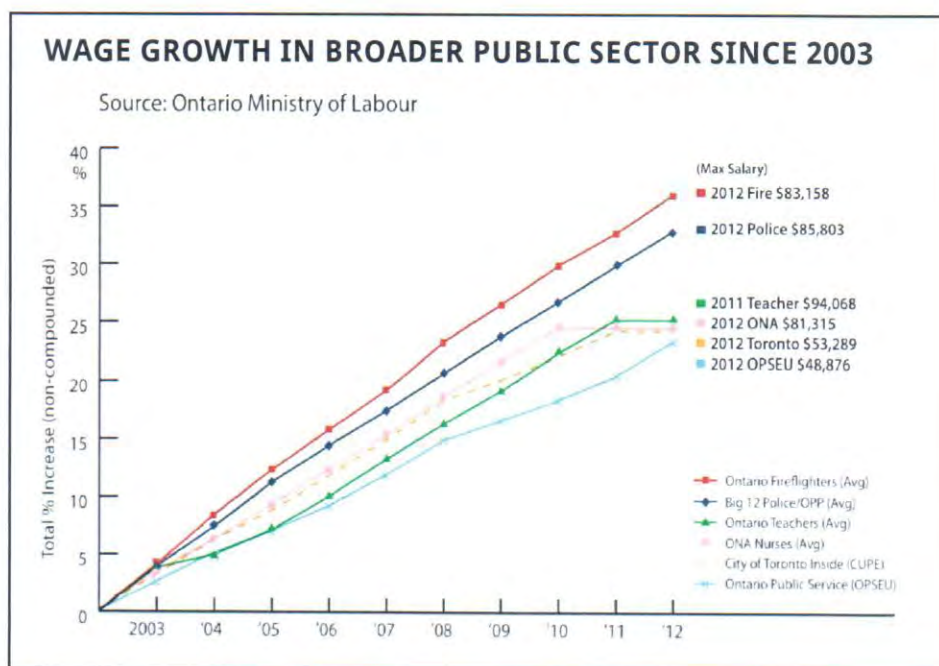
In response to the 2012 Future of Policing Summit, the Future of Policing Advisory Committee (FPAC) began to explore policing issues in depth. AMO's representative has been an active participant in these discussions which includes the City of Toronto and the Ontario Association of Police Service Boards, Police Chiefs and employee union associations. The mandate is to explore areas of legislative reform, determine core and non-core policing duties, and identify ways to improve the efficiency and sustainability of police service delivery in Ontario. Given that the *Police Service Act* has not been reviewed since 1997, this seemed a promising start to addressing the pressing challenges facing all police services.

Progress by the Advisory Committee over the last two years, however, has been far too slow for municipal governments and police service boards, given the growing financial pressures on communities. Last October, AMO and Ontario Association of Police Services Boards wrote to the Minister of Community Safety and Correctional Services seeking the release of an interim report and an acceleration of the Committee's work. There is very little to show for this two-year process.

Collective Bargaining, Interest Arbitration & Coordinated Bargaining

With employee wages and benefits comprising nearly 80% of total emergency services costs, labour agreements can make or break municipal budgets. Municipalities have been frustrated in their efforts to control emergency services labour costs that are growing far faster than inflation and other public sector workers.

While municipalities are often able to freely negotiate wages with non-essential, unionized staff that reflect current rates of inflation, the same cannot be said of essential services such as police. Instead, collective bargaining with police and other emergency services takes place under the



shadow of Ontario's interest arbitration system. It gives priority to replicating agreements for a police service from one community to another, or even sector to sector (e.g., fire to police), in the drive to be the highest paid. There is no consideration of agreements negotiated with a municipality's right-to-strike unions, which is a much clearer indication of local fiscal and economic conditions. It is under this shadow of the interest arbitration system, its length and added expense, which municipal governments must operate. In the current interest arbitration environment, municipalities often feel they have little leverage to control spiralling police wages.

OPP-policed communities must pay for labour agreements that are reached by the Province. Though they have no input on the negotiations, they bear one-third of the OPP budget (\$357 million of an estimated budget of \$1 billion in 2012).

The current Ontario Provincial Police Association (OPPA) collective bargaining agreement commits that the provincial police are to be the "highest paid police force" in Ontario, which fuels the "me too" approach in bargaining. The OPPA has already achieved a pension benefit standard of "best three years," which also has a cost impact.

Provincial policing agreements have an impact beyond the Province and OPP-policed communities. They set a benchmark that other police associations aim to achieve, regardless of a community's capacity to pay, and they create a precedent for arbitrators.

Four separate attempts to fix interest arbitration have failed over the past two years. AMO accepted a Ministry of Labour request to participate in facilitated confidential/without prejudice discussions with police and fire associations on the issue of interest arbitration. As of early 2014, consensus has not been achieved and discussions have now concluded without resolution.

Coordinated Bargaining

The Government of Ontario, through the Ministry of Community Safety and Corrections Services, and the Ontario Association of Police Services Boards, have been working towards developing a more coordinated approach to collective bargaining. This model would see more centralized agreement on the bargaining mandate in order to help manage police service costs. Discussions are in progress on this approach.

3) OPP's Proposed Changes to Billing Model

a) Context

Prior to 1998, rural municipalities did not pay for OPP policing. The current, complex approach evolved since that time, when the Province introduced Local Services Realignment. When the original billing model was developed, there was no hard data on the OPP's municipal policing, making it very difficult for both OPP and municipal governments to understand service costs and whether they were reasonable.

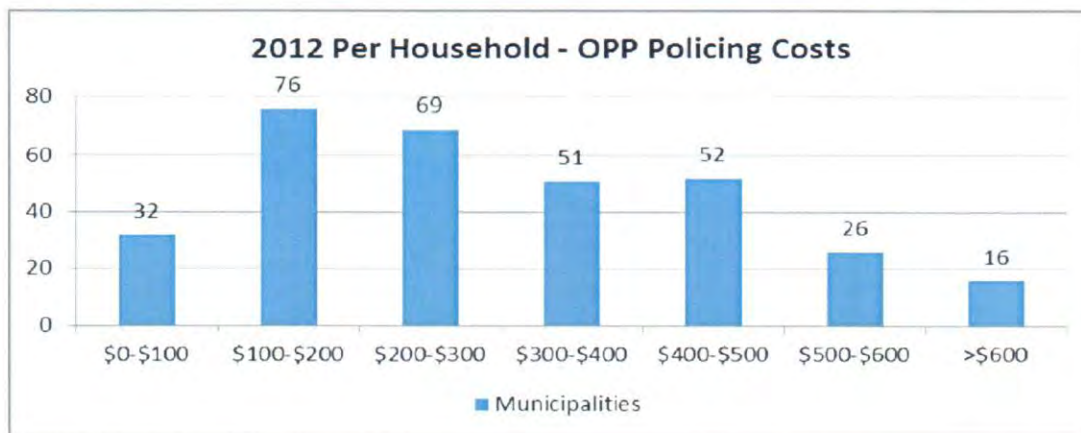
The Province aimed to balance out the added policing costs for rural municipalities through education tax room and the Community Re-Investment Fund. In 2005, this fund transitioned to the Ontario Municipal Partnership Fund (OMPF).

OMPF grants for policing were established based on a sliding scale (from zero to 50%) for municipalities with rural and small community measures between 25% and 75%. The measure was based on the proportion of the municipality's population living in rural areas or small communities.

As noted, in 2012, the Province confirmed a four-year "phase-down" of the OMPF program by \$25 million per year to \$500 million by 2016. The policing grant as a discrete component was eliminated as of 2013.

Notwithstanding the changing grant structure, the current OPP billing model charged communities for the number of Calls for Service in their community. In this way, individual municipalities are responsible for actual salaries, wages and benefits for detachment staffing needed to serve calls in their community. Over time, the model has produced significant billing variations between municipalities, with one very small municipality paying as little as \$9 per household and others as much as \$900 per

household.



Those on the much higher end say they have been over-paying for years and are looking for immediate relief. The Mayors' Coalition of Affordable, Sustainable and Accountable Policing, for example, has pressed for change for several years, and was disappointed that a change was postponed until 2015.

Many of those on the lower end of the scale were unaware of the disparity and were not engaged until fall 2013 when the OPP presented a proposed new billing model for consultation. Many of these municipalities are dumbfounded that they will face double-digit tax increases to fix a problem that was not of their own making.

Regardless of municipal circumstances, however, policing costs have risen considerably, while provincial assistance to municipalities for policing has ceased.

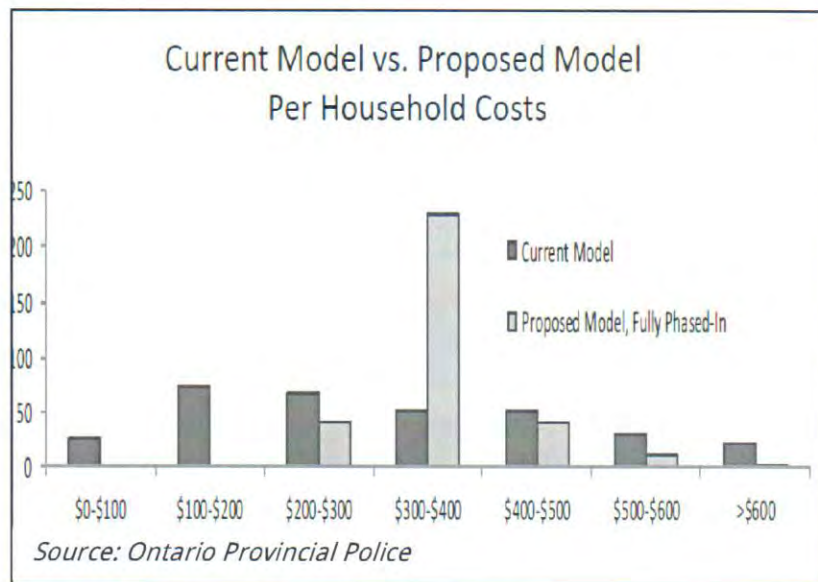
Adding to the complexity of the current billing model is that some communities receive services on a "non-contract" basis from the OPP under Section 5.1 of the *Police Services Act*. These communities do not have a fixed contract period or enhanced services. Such communities may establish a Community Policing Advisory Committee with very limited advisory and priority-setting functions.

Other communities hold multi-year contracts with the OPP under Section 10 of the *Act*. This may fix the rate over a number of years and also allows communities to negotiate enhanced police services and to engage in civilian oversight through a Police Services Board. Through these boards, communities can work with their detachment commander to get a detailed understanding of the services they are provided, the nature of calls and the crime in their community. This includes participation in the selection of the detachment commander and the monitoring of his or her performance. It allows the community a degree of civilian oversight, confined by the legislative framework.

b) Overview of OPP Billing Review Process & Proposal

The OPP chose to act on the 2012 Auditor General report's recommendations to make its billing model more simple and transparent.

The OPP named a working group in March 2013 to deal with the matter, and selected eight municipal representatives while providing space for two staff representatives from AMO.



The OPP held targeted regional consultations with a sample of municipalities in the spring of 2013. It then undertook a survey of several possible new billing approaches, which was distributed that summer.

A number of municipalities were critical of the survey. Many municipalities said they did not feel that any of the choices offered were acceptable or specific enough to make an informed choice. Transparent cost implications were not a part of this discussion. As well, a short response timeframe meant there was no time for many Councils to take a position.

Following this, the OPP proposed a billing model that would distribute the total OPP municipal policing costs to a municipality on a per-household basis as follows:

- 73% for Base Services, which the OPP said covered the basic OPP infrastructure, civilian and constable positions, police buildings and vehicles.
- 27% for Calls for Service, such as calls for criminal activity or car accidents, which require a police response. Costs are based solely on average incident times for different types of calls.⁵

⁵ Page 19 – OPP Municipal Policy Review Engagement Session Presentation Oct/Nov 2013
<http://www.opp.ca/ecms/index.php?id=594>

In the fall of 2013, the OPP conducted a more comprehensive consultation with municipalities on its proposed per-household model. Several key themes emerged from the consultation:

- The need for transparency on the difference between provincial policing and municipal policing (e.g. what is in each “bucket”);
- Concerns that the Base/Calls for Service ratio was too high and not well defined;
- Policing is for all types of properties, not just households;
- Provincial institutions located in some municipalities added to service calls; and,
- Policing for unincorporated areas must be charged in the same manner and also transparently recognizing that the Province pays for them.

Based on the feedback, the OPP reviewed their methodology for calculating costs. They determined that the original model did not adequately reflect some of the additional overhead costs that accompany Calls for Service (e.g. supervisory officers).

In March 2014, the OPP advised the Steering Committee that it was looking to revise the ratio, which will likely be closer to 60% Base Cost and 40% Calls for Service. This was the ratio that was used for analysis purposes by the Steering Committee and it recognizes that it is a working assumption.

Although there has been some information provided by the OPP on why a new billing model is required, there are continuing calls for a more transparent explanation of how the current situation developed and a description of the actual numbers of the current billing model. The OPP needs to include this information as part of its outreach to municipalities who believe a service call approach works for them best.

c) The Municipal Impact

A fundamental concern voiced was that the 73:27 model shifted who was paying what, without addressing the root issue of increasing policing costs. Municipalities called on the OPP to look for cost savings through collective bargaining, operational efficiencies and the work of the Future of Policing Advisory Committee.

Municipalities, particularly those small municipalities facing large increases under the OPP's proposed model, voiced a range of concerns about the financial impacts. The new model will require significant property tax increases for many municipalities, without any increase in services. These small and rural municipalities already have limited tax bases and many have designated farmland and protected areas that further limit growth in assessment. The OMPF reductions are already a challenge without the shift of OPP costs contemplated in a new billing model.

Even those municipalities whose OPP bill would decrease under the proposed model noted that it is likely any 'savings room' from policing would be lost through cuts to the OMPF.

All 324 municipalities share an infrastructure deficit – in roads, bridges and other capital assets. Any change to a billing model provides no additional fiscal capacity to deal with other types of municipal service needs.

Municipalities also raised questions and concerns regarding the model and its implementation, including:

- 1) What does Base Cost include? Can municipalities influence or manage these costs?
- 2) Why were other types of properties, rather than just households, not used in the model? Why was weighted assessment, which some believe would better reflect capacity to pay, not an option?
- 3) How could increased costs through these shifts be mitigated through some kind of provincial support, as well as some sort of phase-in/transition period to help those facing increases?

4) OPP Billing Analysis

The Steering Committee explored a number of options and concerns related to OPP billing.

There was a fundamental discussion about who is responsible for the cost of crime. For example, should hub municipalities, which draw in those from neighbouring communities to schools, businesses and community services, be responsible for more costs than their neighbours? These communities may experience greater crime because people come in from surrounding areas. By the same token, these communities have greater economic activity and higher industrial and commercial assessment. While these features can attract crime, they also provide a broader and larger tax base to raise revenues. Smaller communities, including bedroom communities, were felt to experience fewer calls, yet were similarly concerned about paying the cost of crime outside their borders. Others felt that public safety and security were costs that needed to be shared across communities and that crime in essence "has no borders."

Similarly, the Committee also reviewed whether or not seasonal properties should be included in determining the OPP bill to municipalities. Given that both seasonal and permanent homes require police protection and that police services are not a user-pay service, the Committee concluded that principally neither seasonal properties, nor other types of properties such as commercial and industrial properties, should be

exempt from paying for base policing costs. Policing services were seen as a public good such as fire services, road maintenance, library services and waste disposal. The entire community needs to have these services in place for all, whether they are individually used or not.

Some smaller municipalities have positioned that all policing costs be paid by the Province for just those with populations fewer than 5,000, or 1,000. After discussion, the Committee felt that it was arbitrary to upload some of policing in Ontario, while other services would remain municipal. Again, from a principle basis, this had challenges of its own in terms of fairness and equity. Some analysis was done for OPP communities with populations under 5,000, and it was found that such uploading would cost the Province more than \$60 million annually. As well, any additional assistance on mitigating policing costs for those communities with populations more than 5,000 would require a further solution. The Committee determined that it would focus on finding the best possible approach to billing under the *Police Services Act*, given that a legislative process was highly improbable.

The Committee also discussed billing models used by the RCMP and Sûreté du Québec when they provide municipal policing services. Those models contain some arbitrary thresholds, either regarding costs or a community's size, to determine its billing. While instructive, the Committee struggled with direct application of those models in the Ontario context.

a) Base Costs & Calls for Service

The OPP's proposed model splits municipal policing costs between a Base Cost and Calls for Service. There was common understanding that policing, like municipal services such as water or fire, comes with a certain Base Cost that is required regardless of whether the service is used or not. This Base Cost is considered the cost required to take "the first call."

There was consensus that municipalities need greater understanding and transparency around what is considered a Base Cost and what assumptions are used to determine them. The OPP attended a meeting of the Steering Committee and explained what was included in its Base Costs and the Calls for Service fee structure. The latter is based on an established list of call categories and the average staff time required to respond and resolve types of calls. This portion of the model reflects the actual services delivered to the community. The Committee understands that the OPP is looking at other elements of its overhead costs and how these should be attributed within the Calls for Service component.

Consensus on Base/Calls Combination

The Committee accepted the OPP's concept that billing be based on Base Costs and Calls for Service. The Base Cost component, which represents fixed costs, was seen as providing a certain amount of predictability and stability. The Calls for Service component in billing, which is variable, allows communities some potential management over the number of calls. For example, communities could pursue crime prevention strategies and/or efforts to address determinants of crime, such as homelessness and addiction.

That said, the Steering Committee wants full transparency on the final Base Cost/Calls for Service split for assurance that they accurately reflect the true costs. In the Committee's view, an independent audit of these determined costs is required.

Options on Allocation of Costs

The Committee's main discussion centred on whether the OPP bill to a municipality should be determined on a per household basis as proposed by the OPP, or whether to use some other measure. Regardless of the billing methodology, the municipality's total policing bill is applied across a municipality's entire tax base for property tax purposes.

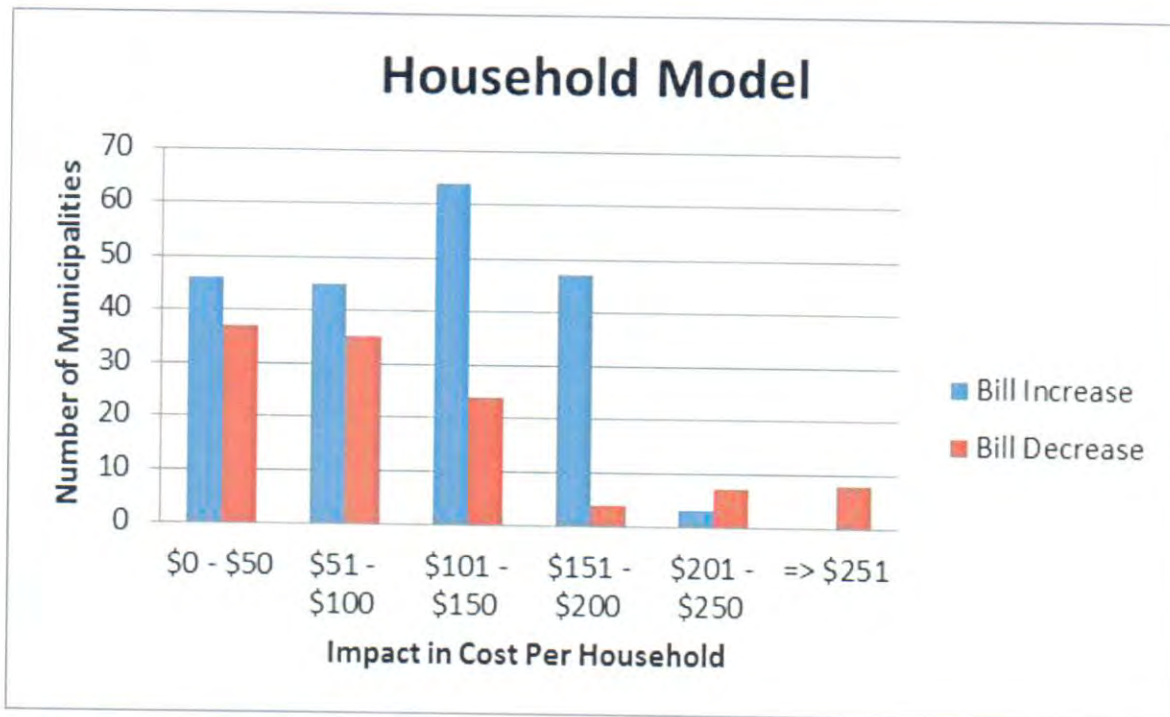
b) Analysis of Five Billing Models

The Steering Committee conducted a thorough analysis and review of the OPP's proposed per household billing model, as compared to a variety of other alternatives. The analyses looked at the cost impact and the range of changes by increase or decrease. Each analysis was presented as percentage change and impact on a household basis for comparative purposes.

By the fourth meeting of the Steering Committee, all the models reviewed used the 60-40 split of Base Costs to Calls for Service, as to date, this is the ratio closer to the current work up of the OPP. As said previously, further transparency to validate this ratio will be required by the municipal sector.

1. Household Model

This is the proposed OPP model presented at consultations last fall. It calculates Base Costs based on the number of households in the municipality and adds Calls for Service costs.

**Observations:**

- The majority of the increases occur in the \$101-\$150 per household (HH) range. However, there are over 40 municipalities affected each in the \$0-\$50, \$51-\$100 and the \$151-\$200/HH ranges.
- The majority of decreases occur in the \$0-\$50 and the \$51-\$100/HH ranges.
- There are eight municipalities who would have a decrease of over \$250/HH.
- There are a total of 205 municipalities who will experience an increase and 115 who will experience a decrease under this model.
- The maximum increase is \$209/HH and the maximum decrease is \$513/HH.

Pros:

This model creates some predictability and stability for those communities with high Calls for Service. It is simpler in terms of using just one Base Cost metric – households.

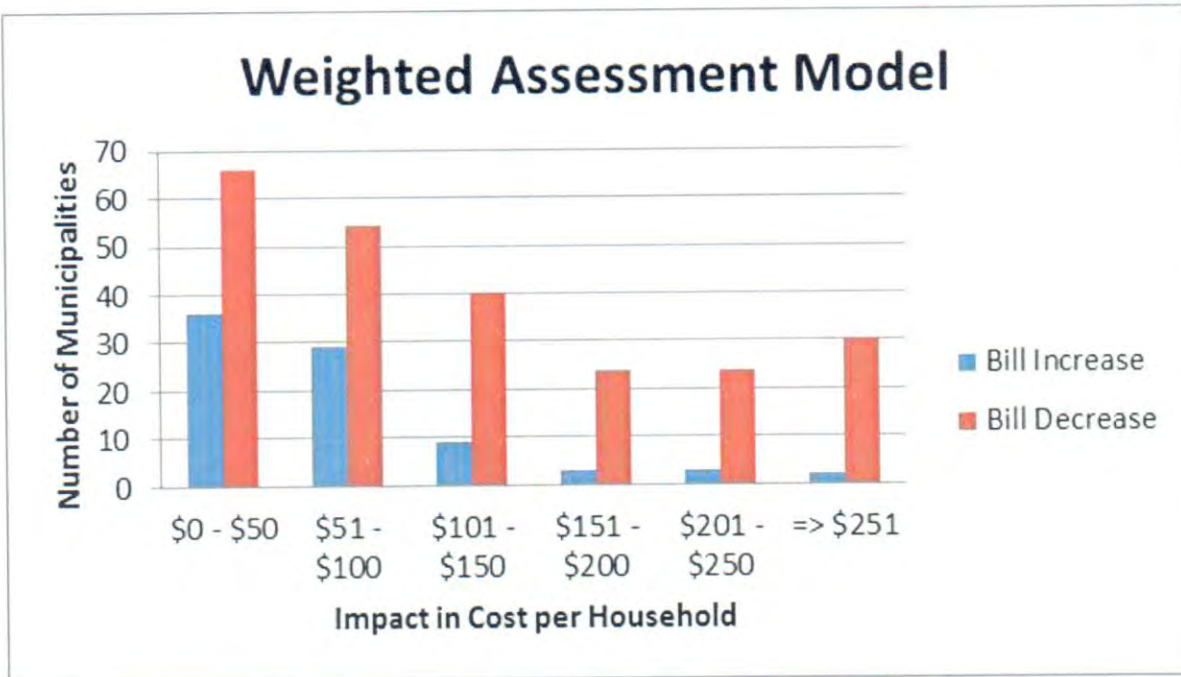
Cons:

There is a variability of costs from one municipality to the next, which contributes to the perception of “cross-subsidization” between high and low paying municipalities.

This model does not reflect policing for other types of properties such as non-residential properties, which, according to the OPP, require more policing. It also places complete emphasis on the residential sector in municipalities, whether or not there is any commercial and/or industrial use.

2. 100% Weighted Assessment Model

This model uses only the weighted assessment of the community to calculate Base Costs and adds Calls for Service costs.



Observations:

- The majority of the increases occur in the \$0-\$50/HH and the \$51-\$100/HH range.
- The majority of decreases occur in the \$0-\$50 and the \$51-\$100/HH ranges.
- There are 30 municipalities who would have a decrease of over \$250/HH and two communities that would have an increase over \$250/HH.
- There are a total of 82 municipalities who will experience an increase and 238 who will experience a decrease under this model.
- The maximum increase is \$332/HH and the maximum decrease is \$667/HH.

Pros:

Weighted assessment is a common measure of a community; it reflects the value of all of its properties (no matter the use) and is about the ability to raise tax revenues to pay for services. It is purely a 'capacity to pay' approach.

Cons:

There is still variability of costs from one municipality to the next, which contributes to the perception of "cross-subsidization" between high and low paying municipalities. A full weighted assessment approach introduces a greater element of instability, as this

measure is sensitive to changes in assessment. The OPP/government's reluctance on the use of weighted assessment is detailed below.

Capacity to pay

One of the areas of differing opinions between the Province and OPP-serviced municipalities is the role municipal capacity to pay should have in the design of a new the OPP billing model.

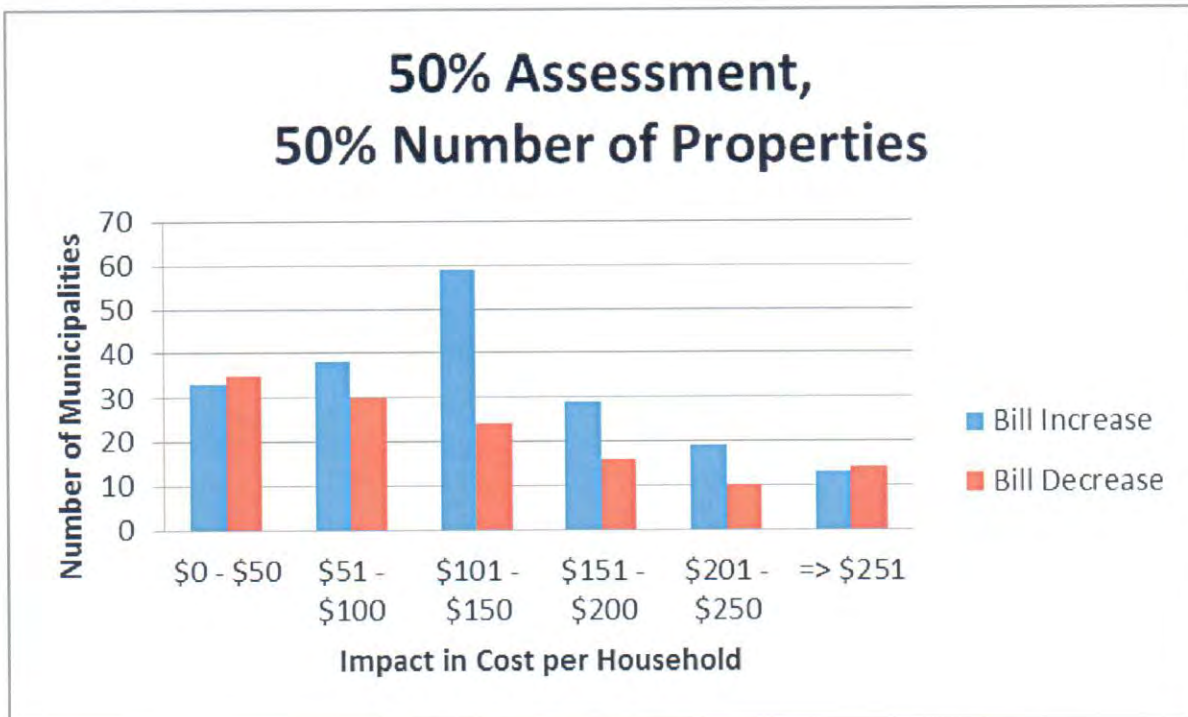
The Ministry of Community Safety and Correctional Services notes that the *Police Services Act* Section 5.1(2) and regulation 420/97 require that a municipality provided with police services by the OPP pay for those services. The Ministry is concerned that a weighted assessment model may not directly account for the cost of providing the service to a community. Conversely, it is worth noting that a household-only model, which does not account for commercial and industrial properties, can be criticized for not being the most direct measure of services provided or used.

The Ministry also quotes a 1998 Supreme Court decision (Eurig) to explain this position. Yet in response to the Eurig decision, Ontario's Ministry of Finance developed a Costing and Pricing Policy in 2004. As described by the Auditor General 2009 report on the issue, "the policy... generally requires that the full cost of providing services... be considered." But that it should be considered: "along with factors such as government priorities, the **user's ability to pay** for the service, and other cost/benefit factors."

Therefore, in the Steering Committee's opinion, the use of weighted assessment in a model is feasible to assist the design of an OPP billing model. In short, a capacity to pay argument cannot be rejected on the basis of the Supreme Court's 1998 Eurig decision and the argument is supported by existing provincial government policy.

3. 50% Assessment, 50% Number of Properties Model⁶

This model distributes Base Costs on a blend of 50% of total assessment and 50% of total number of properties.

**Observations:**

- The majority of the increases occur in the \$101-\$150/HH range. However, there are about 30 municipalities affected each in the \$0-\$50, \$51-\$100 and the \$151-\$200/HH ranges.
- The majority of decreases occur in the \$0-\$50 and the \$51-\$100/HH ranges.
- There are 13 municipalities who would have a decrease of over \$250/HH and 14 communities that would have an increase over \$250/HH.
- There are a total of 191 municipalities who will experience an increase and 129 who will experience a decrease under this model.
- The maximum increase is \$607/HH and the maximum decrease is \$568/HH.

Pros:

This blended model reflects the fact that policing is a service to households and other properties. The addition of property counts is an approach to reflect service required

⁶ Note this is how MPAC bills municipalities for its services

to maintain an appropriate police presence across a community. Assessment is an accepted measure of a community and ability to raise revenue.

Cons:

There is still variability of costs from one municipality to the next, which contributes to the perception of "cross-subsidization" between high and low paying municipalities.

Property counts do not include a measure of people requiring police services. Property counts capture a large number of vacant properties and do not capture the nature of activities (e.g., businesses with leases).

4. 50% Properties, 50% Population Model

This model attributes Base Costs through a blend of population and number of properties.



Observations:

- The majority of the increases occur in the \$51-\$100/HH and the \$101-\$150/HH range however there are over or around 40 municipalities impacted each in the \$0-\$50/HH and the \$151-\$200/HH ranges.
- The majority of decreases occur in the \$0-\$50/HH range.
- There are 10 municipalities who would have a decrease of over \$250/HH and 13 communities that would have an increase over \$250/HH.
- There are a total of 202 municipalities who will experience an increase and 118 who will experience a decrease under this model.
- The maximum increase is \$663/HH and the maximum decrease is \$511/HH.

Pros:

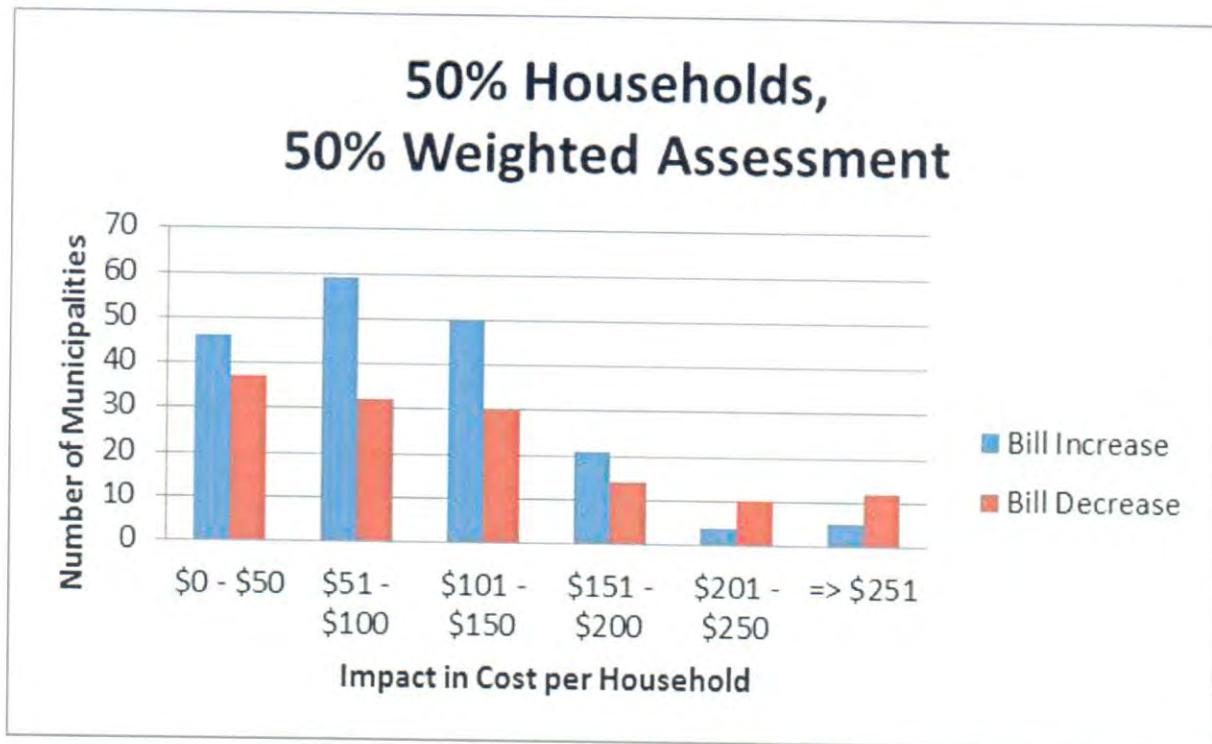
It reflects that policing is a service to all properties (residential, commercial and industrial, vacant, etc.) as well as to people in the community.

Cons:

It does not reflect the value of a municipalities' assessment base or revenue-raising ability. It holds similar cons as the previous model.

4. 50% Household and 50% Weighted Assessment

This model attributes Base Costs through a blend of household numbers and weighted assessment.

**Observations:**

- The majority of the increases occur in the \$51-\$100/HH range however there are over or around 50 municipalities affected each in the \$0-\$50/HH and the \$101-\$150/HH ranges.
- The majority of decreases occur in the \$0-\$50/HH ranges. However, there are about 30 municipalities affected each in the \$51-\$100/HH and the \$101-\$150/HH ranges.
- There are 12 municipalities who would have a decrease of over \$250/HH and 5 communities that would have an increase over \$250/HH.
- There are a total of 185 municipalities who will experience an increase and 135 who will experience a decrease under this model.
- The maximum increase is \$311/HH and the maximum decrease is \$549/HH.

Pros:

It provides both a direct measure of policing (part of the OPP's criteria) along with a measure of community and capacity. It captures the household count of the OPP

model and recognizes that other properties require policing through an assessment factor.

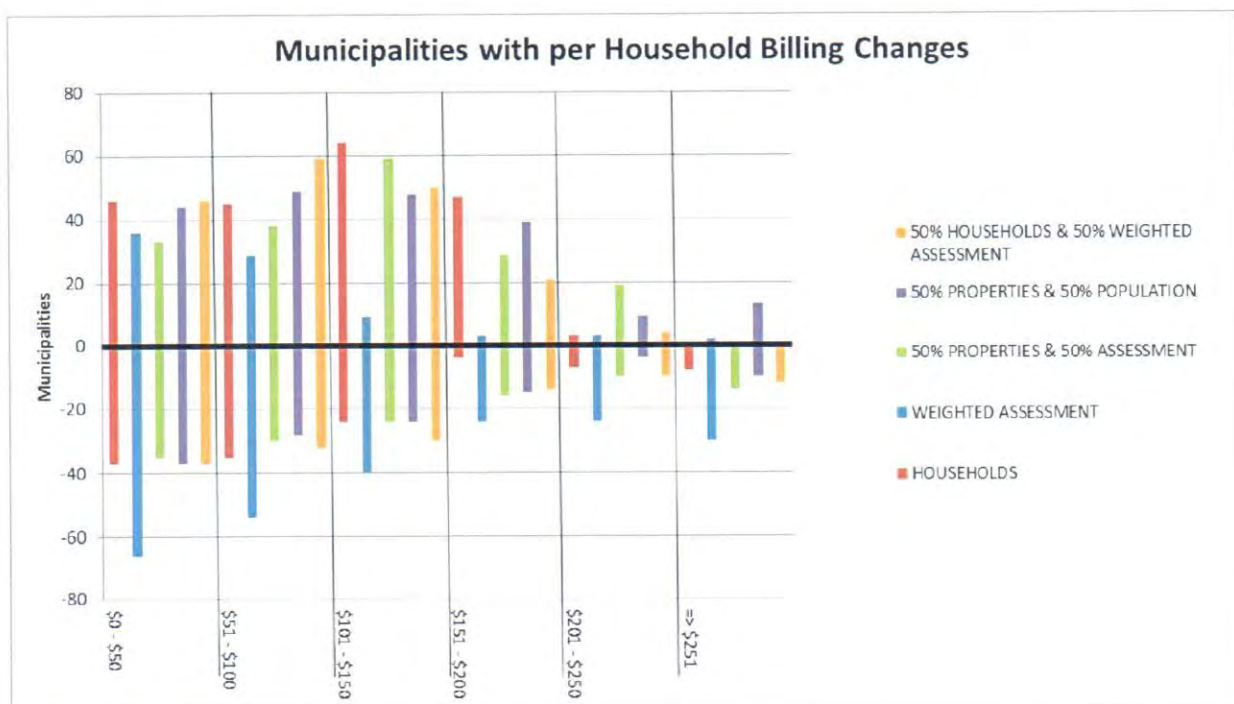
Cons:

There is still variability of costs from one municipality to the next, which contributes to the perception of "cross-subsidization" between high and low paying municipalities.

Summary of the Comments on the Models

On the face of it, there was no model that was a clear front-runner when all was considered. Each had slight variations in terms of increases and decreases. While the 100% weighted assessment had less relative impacts, we know the OPP has discounted the model when looking at it from a legal lens.

The alternative modelling certainly demonstrated that both a transition phase-in and mitigation funding will need to be a feature for any model that the government adopts. It was also clear that whatever the model, the unincorporated areas have to be charged the same amount and appear as such within the OPP's financial statements.



Analysis of Models Based on Principles

The Committee evaluated the different models against the principles it had established at the beginning of its process. The adopted principles that relate to fiscal and service matters⁷ are:

3. The billing model and the information upon which it rests must be transparent for municipal governments and property taxpayers.

⁷ All the principles identified by the Steering Committee for evaluating purposes are contained in its Terms of Reference. See Appendix A.

4. Municipal governments must have some voice as to the level of policing services required and able to pay for ("Pay for say" principle).
5. Policing is a service to people and property, occupied or unoccupied.
7. A new billing model should be predictable and stable over time.
8. A new model needs to validate what is included in Base Costs.
10. Capacity to pay is an overarching consideration at local, regional, and provincial levels. This capacity is measured in part against the provision of other critical services that are vital to a community.

The evaluation of the models using the principles did not substantially change the observations or assessment of the models on an individual basis.

c) Committee Conclusions on Billing Model Analysis

No one model provided a clear, decisive outcome that would not require a phasing-in and some form of mitigation. The Committee then looked at whether there was a fairer and more equitable option within all the broader policy considerations.

As a result of its analysis and discussion, the Committee concluded that two models could be put forward as advice to the Province: The 50-50 split between households and weighted assessment and the OPP's proposed household model. The Committee further concluded that how a new model was implemented would be critical and that the Province must provide a phased-in transition and provide mitigation to a new model, including long-term mitigation for some municipalities. Given that the Province is "correcting" a provincial billing situation that it created, the Province cannot ignore the repercussions.

5) AMO Steering Committee Advice to Province

Ontario's municipalities, the OPP and the Province all agree that the billing for OPP services should be accountable and transparent. As well, the Committee believes that policing needs to be affordable over the long-term, given that municipalities are mandated to provide a range of services that contribute to public safety – from good roads and safe drinking water to affordable housing and other social service programs that support safe communities.

a) Cost Control

Municipalities' most pressing concern about policing is the overall escalating cost of services. Therefore, addressing this growth is the Committee's primary recommendation to the OPP and the Province. Municipalities are struggling to pay higher costs, notwithstanding changes to how they are billed for OPP services. This challenge must be addressed first and foremost, and sooner not later.

Future of Policing Advisory Committee

- The work of this Committee must be pursued as a top priority and with immediacy, including acceleration of its work. Since the *Police Services Act* was passed into law in the late 1990s, crime rates and the nature of crime have changed substantially. Identifying core and non-core policing activities, and determining the best way to deploy police and civilian personnel can improve efficiency and effectiveness without compromising quality of service or public safety.
- The success of any future policing recommendations is dependent on coordination and agreement of other ministries as well as police bargaining units and Police Chiefs. As such, the provincial government must make following through on these recommendations a key priority for Police Chiefs and all ministries and specific negotiations must be a priority at collective bargaining.
- AMO and the Ontario Association of Police Services Boards will continue to coordinate their input to the FPAC process and advocate for meaningful change that will create more sustainable policing.

Collective Bargaining/Interest Arbitration

- Municipalities who receive OPP policing do not currently have a say at the bargaining table, which puts them in a position of having to pay for an agreement in which they have had no input and in which their interests have not been represented. The Province should seriously consider having municipal

governments provide input and advice to the Province's negotiating strategy. This would be in keeping with the principles of the Province-AMO Memorandum of Understanding.

- Coordinated bargaining efforts must allow municipalities to work with the Province to develop bargaining priorities – in addition to wages, this would include shift scheduling and deployment models that have a direct impact on municipal policing costs. As noted above, FPAC recommendations must be brought to the collective bargaining table in order for policing costs to be managed more effectively.
- Improvements to interest arbitration must be a top priority for the Province. All municipalities, even those with their own force, can be hamstrung by OPP agreements due to the current interest arbitration system. This system places priority on matching other policing collective agreements, including the OPP, at a cost to everyone. AMO has previously offered advice on how the interest arbitration system can be more balanced, so that capacity to pay is a factor and a transparent matter in an arbitrator's decision-making role.

b) Billing Model

General Transparency

- The Province needs to provide assurances and full transparency in terms of whether funds paid for OPP municipal policing services are going directly to the OPP – and not going to general provincial revenues. In addition, there needs to be a demonstrated certainty (e.g. arms-length audit) that the municipal funding for OPP services is exactly the amount required to pay for the municipal OPP services.
- It is essential that the OPP provide greater transparency in services provided to the community. While some Section 10 municipalities receive detailed reports of activity through Police Services Boards, all communities must benefit from this level of understanding.
- There needs to be accurate data entry and coding of Calls for Services. This needs to be reviewed and audited regularly for accountability purposes with the OPP-serviced municipalities. Full transparency on the final Base Cost/Calls for Service split is required to ensure that they reflect the true and accurate costs. In the Committee's view, an audit of these determined costs is required.
- Provincial Service Usage Credits are an important component of the existing model. The dollars flowing to municipalities under this program need to be preserved under a new model.

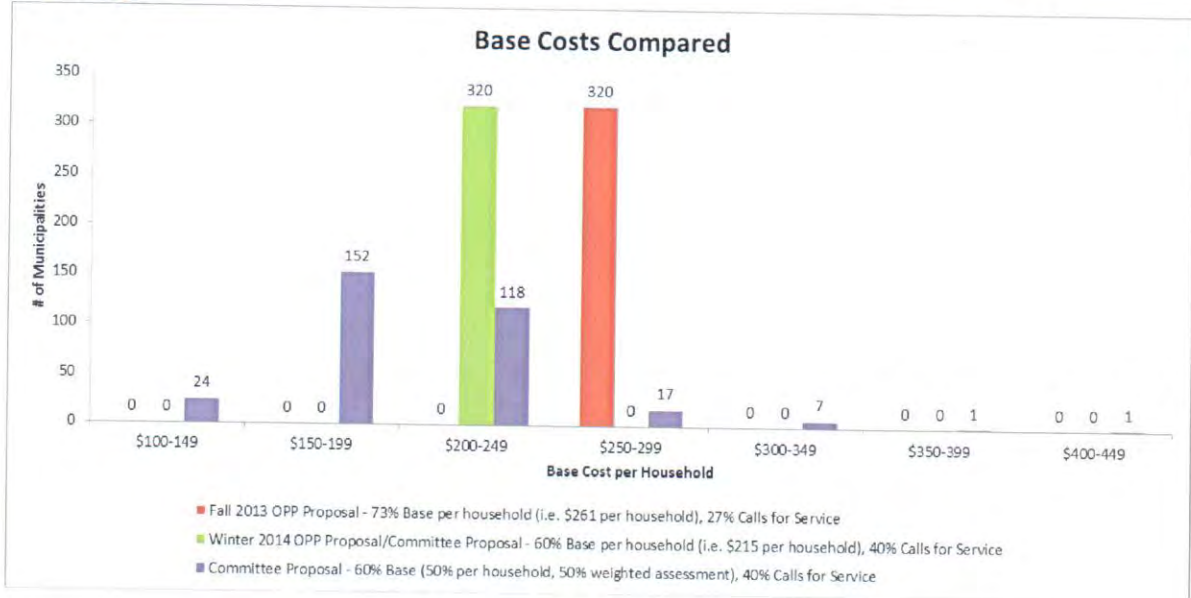
Base Cost/Calls for Service

- The Steering Committee confirmed that a Base Cost and Calls for Service concept was appropriate and the estimated 60/40 split was more acceptable, if it accurately reflects the proportion of Base Costs needed to serve a community. The OPP will need to be clear on how the overhead is included in both the rate for Calls for Service and Base Costs.
- Municipalities are also seeking greater understanding of charges based on Calls for Service, so that they understand how those charges are determined.
- There needs to special consideration in a billing model for those communities whose level of policing activity is directly affected by having a provincial institution within their boundaries (e.g. psychiatric hospital, provincial jail).
- The OPP/provincial government must charge those households in unincorporated areas at least the same Base Cost that those in OPP-serviced municipalities will be paying. Like other Ontarians, they need to pay the cost of ensuring their first OPP call is responded to. How Calls for Services within the unincorporated areas are to be paid will also need to be addressed and made clear.

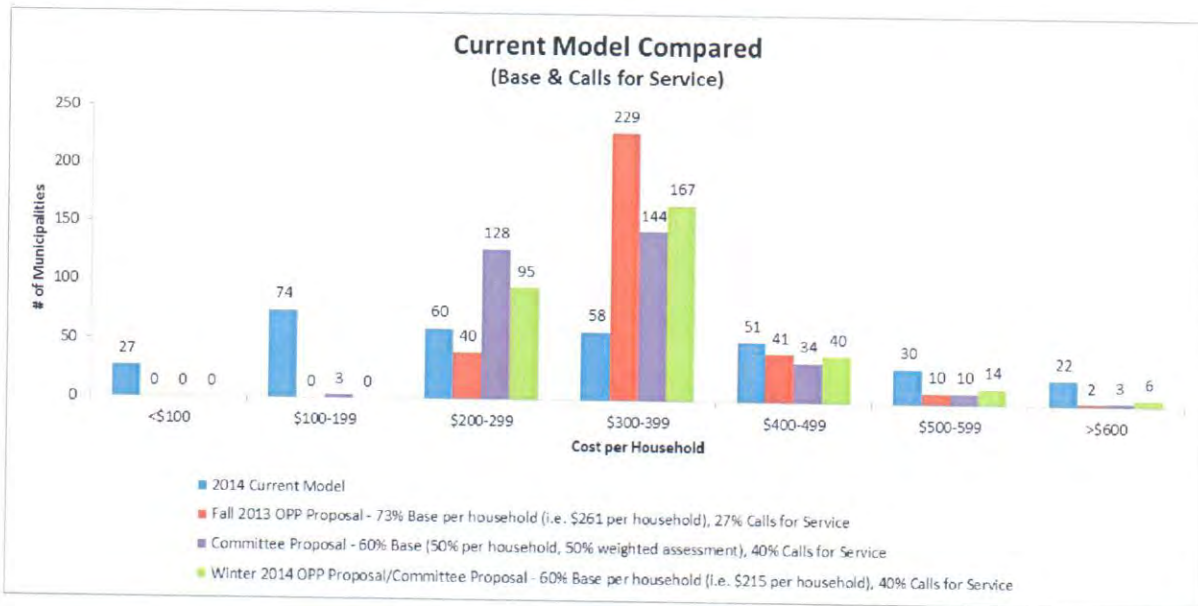
Proposed Billing Model, Transition, and Mitigation

- The Household/Weighted Assessment Blend and Per Household models are offered as reasonable approaches (i.e. compared against the alternatives). However, each will require an implementation plan that provides for a transition phase-in and mitigation funding. Of particular note to the Province, no model can be implemented without this and the Committee's advice on a billing model is a package, not to be cherry-picked. It will take time and additional provincial money to make sure any future billing model and its implementation is more fair and equitable and does not create new hardships and unintended consequences.

The chart below illustrates the impact of the two Base Cost models of this report against the Base Costs of the original OPP proposed model. It shows the number of municipalities which would experience increases and the severity of those increases.⁸



The chart below illustrates the impact of the two models with both Base Costs and Calls for Service included against the OPP original proposed model. It shows the number of municipalities that would experience increases and the severity of those increases.



⁸ The charts are based on models which use 2014 forecast data provided by the Ministry of Community Safety and Correctional Services.

- The Province must implement the model so that the transition is immediate for those realizing decreases, as they require immediate relief from the historic discrepancy. However, those facing increases should have the new billing model phased-in over a minimum four-year time frame, which must be accompanied with mitigation funding.
- Providing immediate relief to those getting decreases, while phasing in increases is similar to the approach taken with the four-year assessment cycle introduced by MPAC in 2008. The Province viewed this as good public policy to deal with a significant challenge. It will allow impacted municipalities to try to absorb shocks to their taxpayers over time and with help – without which many would face significant, double-digit property tax increases.
- At least a four-year transition phase-in/mitigation process for those experiencing negative impact in transition to a new model is recommended to help manage the scale of the billing model reform. This approach would also provide municipalities with some predictability to their year-over-year budgeting process.
- The current billing method was developed by the Province in the '90s and is paid in good faith by all municipalities. The effort to update/correct its historic disparities is a provincial responsibility and it is a provincial responsibility to mitigate the impact on taxpayers.
- Mitigation funding must be provided by the Province to those communities facing substantial tax increases in order to pay for billing model reform.
- Mitigation must be separate from the Ontario Municipal Partnership Fund. Funding for police has been removed from the OMPF and billing mitigation cannot be co-mingled with changes to the OMPF.
- The Province must also recognize that for some communities, mitigation may be required over a longer term. This would be for those communities that even after four years, would not have the revenue base to carry out their other legislated responsibilities, services and programs while paying under a new billing model.
- At the same time, the Province should monitor and evaluate the possibility of ongoing support for some, as implementation unfolds. The objective would be to find a specific and focused provincial resolution for this small sub-group of municipalities, as it has done previously for two northern municipalities under the current model.

- There should be a follow-up consultation on the new billing model and its components for 2014 and implementation, as well as consultation on a draft of the new municipal contract. AMO is prepared to bring the OPP Billing Steering Committee back to discuss implementation matters in greater detail with the Province.

APPENDIX A: Terms of Reference & Membership

Association of Municipalities of Ontario
OPP BILLING STEERING COMMITTEE
TERMS OF REFERENCE

A. Introduction:

Our communities are facing a number of immediate, large fiscal challenges including those with OPP policing services.

The first front comes in the form of declining municipal operating grants through the Ontario Municipal Partnership Fund (OMPF). In addition to the \$25 million reduction, previous grant components dedicated to policing and the farmland and managed forest tax incentive programs have been eliminated. The OMPF started to move to a fiscal health approach, however one that is done on a 'relative' basis for the purposes of allocating the fund. The Province has another planned reduction of \$25 million in both 2015 and 2016.

The second front comes in the form of the OPP wage increase of a minimum of 13.55% over four years, with 8.55% in 2014. The 2014 wage increase alone will cost property taxpayers an additional \$25 million this year. Combined with the OMPF reduction, the wage increase will cost rural and northern communities \$50 million in 2014. In addition, the OPPA collective bargaining agreement calls for them to be the "highest paid police force" in Ontario. The OPPA have already achieved a pension benefit standard of 'best three years' which also has a cost impact.

The third front is the uncertainty brought about by the proposed OPP billing reform. Reform has been an on again, off again matter and the provincial Auditor General and others were added stimulus to the Province looking at the billing methodology. Billing reform was originally set to take place in 2014 however, the Ministry has advised implementation has been deferred to 2015. This delay is a concern to those with relatively much higher bills.

B. Background to the OPP Proposed Billing Reform:

For many municipalities, the OPP's fall 2013 consultation was the first time that the option under consideration was clearly shared and illustrated to them. The OPP's proposed new billing is beneficial for some by adjusting substantially historical higher costs and puts new higher costs on others. Reaction has been strong and divisive in the sector with requests to AMO to endorse the model, or to act to stop any change or to find an alternative that could help the interests of both sides of the issue.

Some municipal governments have voiced concern and are seeking transparency on how the OPP policing capital and operating costs have been assigned between what is a provincial policing activity (e.g., terrorism, contraband, provincial highway patrol, etc.) and what are municipal policing activities.⁹

⁹ 324 municipalities; 2014 estimated cost of \$385 million (2012, estimated \$357m)

Some question the percentage split of municipal Base Costs (73%) versus service calls (27%) within the proposed methodology. Some have suggested municipal policing costs should not include the cost of crimes committed in another community. Some believe the OPP policing costs should be uploaded to the Province, treating it more like an income redistribution program rather than a service to property/people.¹⁰ These and other concerns and specific questions have been gathered by the OPP through its consultation process on a new proposed billing.

The Provincial Future of Policing Advisory Committee (FPAC) is looking at, among other things, how to deliver core and non-core policing activities in a more cost efficient and effective manner, however, getting traction on moving forward has been difficult at best. Chiefs and police union associations seem reticent to examine and move forward with any incremental changes to the current policing model which has been in place for over 20 years. AMO's Board asked the Ministry to issue an interim report on FPAC's recommendations to date so that all affected parties, including municipal governments are informed of its work and progress. We understand an update is to be provided, however one has not been released as yet.

Until recently, the scale and scope of policing issues, in addition to a proposed new OPP billing has been significantly underestimated by the government.

Appendix C contains a historical perspective and timeline on policing issues.

C. Purpose of the Steering Committee:

- To try to unify the sector and present a common municipal voice on issues related to OPP billing and to lend its voice to more systemic themes which impact policing costs (e.g., FPAC).
- To review and analyze the new billing model and other approaches to ensure municipalities are informed and are making informed choices.
- To inform the work of the OPP as it deals with its consultation feedback of the fall of 2013.
- To represent the diversity of municipal opinions and interests across the Province of those which use and pay for the services of the OPP (contract or non-contract).
- To develop and approve an operational protocol and communication plan that keeps OPP serviced municipal governments informed of its cause and work.

D. Duration:

The Steering Committee would begin meeting in early February and work in an expeditious manner to provide input to the Province before April. It is recognized that it is the Province's intent to implement change in 2015. The frequency of meetings will be determined by the Committee but its initial meeting would need to be intensive, since time is of the essence. The Steering Committee will submit a report to the AMO Board of Directors for its meeting of March 28, 2014.

¹⁰ Total policing costs for all 444 municipal governments is about \$3.7 billion.

E. Membership of the Steering Committee:

The Board has directed that representatives to the Committee come from all corners of the Province, with careful consideration to the diversity of interests, circumstances, and knowledge and experience related to policing and delegated final approval of the Committee's membership to the President given the timely need to get it working. A representative from each of the three sub-municipal groups (Mayors' Coalition; OPP Discussion Group and the Under 5,000 Group) would also be invited to participate. (See Appendix A)

F. Operating Principles for the Steering Committee:

Given the broad interests, and the need for open dialogue within the Steering Committee, it has established the following Operating Principles:

- The Committee will support open, honest discussion in a respectful environment and without individual or collective attribution.
- The Committee will share collective ownership and responsibility for its work and its communications.
- The Committee will bring as much transparency as possible to its work and share information with municipal governments and key stakeholders as appropriate.
- The Committee will respect any confidential information and data.
- The Committee will have access to a municipal finance consultant and other municipal staff with technical abilities to help support the Committee's work as needed.

G. OPP Billing – Assumptions and Principles

The Steering Committee's purpose will be guided by a set of assumptions and principles.

Assumptions: The Committee assumes, as statements of expectation that:

1. The Auditor General's report on the operations of the OPP needs to be properly implemented to deliver greater service and improve efficiencies where deficiencies have been noted.
2. There can be a clear distinction and mutual understanding as to what constitutes municipal OPP policing and what constitutes provincial OPP policing (including seasonal shifts of service requirements– provincial parks and waterways). This should also include services to provincial facilities and institutions. The existing definition of provincial policing requires greater clarity than what is currently expressed legislatively.
3. Cross-jurisdictional investigations/enforcement or major case management crimes are beyond the capacity of the local property tax base or local police services and should constitute provincial policing.

4. OPP policing in unorganized territories should be the financial responsibility of the residents of unorganized areas and should not be part of the costs of municipal OPP policing.
5. OPP policing in First Nations should be the financial responsibility of the federal/provincial governments in separate agreements and should not be part of the costs of municipal OPP policing.
6. Although the municipal sector has asked for provincial mitigation funding to manage transitions caused by any new OPP billing model, which the provincial government has not signalled whether provincial mitigation funding of any sort would be available.
7. A new model needs to be mitigated and not necessarily exactly the same way for all municipalities that would see costs increase as the ability of the property tax base to fund major changes year to year is different in different places. Any mitigation should offer immediate relief for those with high costs and phased increases for those with costs that will rise over time.
8. A model needs to consider regional variations in the cost of policing, particularly for the base costs (e.g. north/south, rural/small urban).
9. A model reflects the core service requirements of the community (e.g. crime rates, flexibility on the time standards for calls for service).
10. Should a community want enhanced OPP services, they can enter into a specific contract for such services.
11. Crime has no boundary, community safety is everyone's responsibility.
12. Full cost recovery is a regulated matter – not a legislated requirement nor a policy statement of the government.
13. The OPP should not offer financial incentives to lessen civilian oversight.
14. The Commission on the Reform of Public Services (the Drummond Report) recommendations of a review of the core responsibilities for policing services and the need for alternative models of service delivery is still valid and that the Future of Policing Advisory Committee (FPAC) has yet to deliver upon this mandate.
15. Interest arbitration legislative changes must take place to reflect capacity to pay and intra-municipal comparators.

Principles: The values which the Steering Committee will apply as it evaluates its review and analysis of possible billing approaches:

1. Civilian oversight of police services is necessary [in democratic societies].
2. The OPP is accountable to the municipal governments it serves.
3. The billing model and the information upon which it rests must be transparent for municipal governments and property taxpayers.
4. Municipal governments must have some voice as to the level of policing services required and able to pay for ("pay for say" principle).
5. Policing is a service to people and property, occupied or unoccupied.
6. Outcomes need to be acceptable to the different interests of the municipal sector.

7. A new billing model should be predictable and stable over time.
8. A new model needs to validate what is included in base costs.
9. Billing model reform should also include legislative and regulatory change regarding policing.
10. Capacity to pay is an overarching consideration at local, regional, and provincial levels. This capacity is measured in part against the provision of other critical services that are vital to a community.

H. Work Plan

The Committee's work plan sets out what tasks need to be done and when and the frequency of its meetings. It is anticipated that the Committee will have four meetings and generally its work will include:

- i) Initial Meeting – among other matters related to its operations, to brainstorm on potential approaches to a billing model and to direct research and analysis;
- ii) Second and Third Meetings – review the proposed OPP billing model and other approaches that evaluates them against the Principles; consider each in terms of implementation considerations; develop comments on policing cost drivers and accountability needs along with how transparency needs can be achieved;
- iii) Fourth Meeting – Conclude work and develop consensus positions on billing model and implementation plan along with consensus of other matters related to rising costs of policing.

AMO will undertake to provide the necessary financial resources to undertake any consulting work that the Committee may identify if other sources are not available.

I. Communications Protocol:

The Steering Committee has adopted a protocol for how to deal with media calls, and how, who and when information will be shared. Appendix B sets out the Steering Committee's Communications Protocol.

**Please note that appendices referenced in the Terms of Reference are available upon request.*

Membership

The Board directed that the Committee represent geographic areas of the Province, with careful consideration to the diversity of interest, circumstances, knowledge and experience related to policing. In addition, representative from each of the three sub-municipal groups (Mayors' Coalition; OPP Discussion Group; and the Under 5,000 Group) were also invited and accepted the opportunity to participate.

Russ Powers, AMO President and Hamilton City Councillor, chaired the Committee. Its membership included:

Name	Title	Municipality
Barfoot, Alan	Mayor	Georgian Bluffs
Canfield, Dave	Mayor	Kenora (NOMA)
Conn, David	Mayor	Seguin Township
Marr, David	Warden	Elgin County
McNamara, Gary	Mayor	Tecumseh (Future of Policing Advisory Committee)
Mertens, Peter	Mayor	Prince Edward County
Politis, Peter	Mayor	Cochrane (Chair, Mayors' Coalition)
Reid, Barb	Reeve	Minden Hills
Reid, David	Mayor	Arnprior (OPP Discussion Group)
Reycraft, Doug	Mayor	Southwest Middlesex
Ron Nelson	Mayor	O'Connor Township
Spacek, Al	Mayor	Kapuskasing (FONOM)
Thompson, Linda	Mayor	Port Hope (EOWC)
Vrebosch, Bill	Mayor	East Ferris (Chair Under 5,000 Group)
White, Chris	Warden	County of Wellington
Additional Staff Advisors:		
Fred Kaustinen	Executive Director	Ontario Association of Police Services Boards
Steve Robinson	Municipal Finance Advisor	
Linda Reed	Retired CAO, Township of Havelock-Belmont-Methuen	AMO Representative to Future of Policing Advisory Working Groups



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

April 8, 2014

Via: Mail

Denise Holmes, A.M.C.T.
CAO/Clerk
Township of Melancthon
157101 Highway No. 10
Melancthon, ON L9V 2E6



Dear Denise,

**Re: Petition for Drainage Works
Pt. Lot 11, Con. 5 NE
File No.: D-ME-153
Project No.: 300 032772**

We have received your letter of April 7th, 2014 with Council's resolution accepting the petition under Section 4 of the Drainage Act, signed by Nelson Martin, describing the south-west part of Pt. Lot 11, Concession 5 NE as requiring drainage. As directed by Council, we will combine this petition with the work currently underway for the petition signed by Don and Kevin Fluney owners of Pt. Lot 10, Concession 5 NE as the areas requiring drainage are adjoining.

We plan to combine the required Site Meeting with an Information Meeting held to review and discuss the entire project with the affected owners. We would foresee a meeting later this month.

Should you have any questions, or if we can be of any further assistance in the meantime, please call.

Yours truly,

R.J. Burnside & Associates Limited

T.M. Pridham, P. Eng.
TMP/jn

cc: Nathan Garland, Grand River Conservation Authority

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APR 17 2014



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

April 10, 2014

Via: Hand Delivered

Denise Holmes, A.M.C.T.
CAO/Clerk
Township of Melancthon
157101 Highway No. 10
Melancthon, ON L9V 2E6

Dear Denise,

**Re: Petition for Drainage Works
Pt. Lot 11, Concession 5 NE
File No.: D-ME-154
Project No.: 300 035333**

We acknowledge with thanks the appointment to prepare a report on the above. In compliance with Section 8 (2) of the Drainage Act and as directed in Council's resolution, please be advised that Tom Pridham, P. Eng., the undersigned will be the Engineer in charge of the project.

We have set a site meeting for:

FRIDAY, MAY 2ND, 2014 AT 1:00 PM

to meet at the intersection of the 5th Line NE and the 270 Sideroad with a site inspection afterwards.

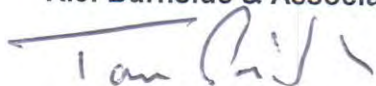
Enclosed for your use is a site meeting notification form with a plan on the back for distribution. Please notify the owners as shown on the plan, the Nottawasaga Valley Conservation Authority and your Acting Road Superintendent and Council.

All notices must be mailed at least seven days prior to this date. We would respectfully recommend that the notices be forwarded at your earliest convenience.

Should you have any questions or if we can be of any further assistance in the meantime, please call.

Yours truly,

R.J. Burnside & Associates Limited

A handwritten signature in dark ink, appearing to read "T.M. Pridham", with a horizontal line drawn above it.

T.M. Pridham, P. Eng.
TMP/jn

Denise Holmes

From: Denise Holmes <dholmes@melancthontownship.ca>
Sent: April-08-14 1:51 PM
To: dholmes@melancthontownship.ca
Subject: May 1st is First Responders Day in Ontario

From: Frank Klees, MPP <fklee@frank-klee.on.ca>
Sent: Friday, April 4, 2014 4:32 PM
To: bhill@melancthontownship.ca
Reply To: fklee@frank-klee.on.ca
Subject: May 1st is First Responders Day in Ontario

Having trouble viewing this email? [Click here](#)



April 3, 2014

May 1st is First Responders Day in Ontario

On December 12th, 2013, Bill 15, "An Act to Proclaim First Responders Day" was proclaimed by Royal Assent at the Ontario Legislature. Bill 15 designates May 1st of each year as First Responders Day in the Province of Ontario. On this day, communities across the province will be gathering to observe and celebrate the dedication of First Responders who have devoted their lives to public service.

In the lead-up to this year's inaugural First Responders Day, my colleagues and I are making a concerted effort to increase awareness about the importance of this upcoming celebration. That is why I have included several documents which I hope will serve to assist you in preparing for First Responders Day celebrations in your community, both this year and in the years to come.

Your efforts to recognize the first responders in your community will be appreciated by them and their families.

Please use the accompanying package in any way you feel is most appropriate for your community and feel free to contact my office should you have any questions or if we can assist you in any way.

Best regards,

Frank Klees, MPP
Newmarket-Aurora

Attachments

Private Member's Bill 15 - An Act to proclaim First Responders Day

Frankly Speaking: First Responders Day Celebrations Includes Essay Contest

Press Release Template

Jazz Bistro Invitation



LEGISLATIVE ASSEMBLY

FRANK KLEES, M.P.P.
Newmarket-Aurora

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Frank Klees, MPP Newmarket-Aurora | 14845 Yonge St Suite 201 | Aurora | Ontario | L4G6H8 | Canada



Honorary Patron:

The Hon. David C. Onley
Lieutenant Governor of Ontario

Lupus Foundation of Ontario

January 29, 2014

294 Ridge Road N Box 687
Ridgeway ON L0S 1N0
(800) 368-8377 ON Only
☎ (905) 894-4611
☎ (905) 894-4616
✉ lupusont@vaxxine.com
Website: www.vaxxine.com/lupus
Serving Ontario since 1977 (Inc.)

Township of Melancthon
157101 Highway 10 RR6
Shelburne ON L0N 1S9

To Whom It May Concern:

The international lupus patient community is requesting your assistance in promoting public awareness and advocacy for "the least known major disease – lupus". We have two very important events planned for 2014 which are: **World Lupus Day, May 10th** and the entire month of October which is known, world-wide, as **"October is Lupus Awareness Month"**.

Lupus affects more than just the person diagnosed with the disease – it also impacts their family, friends and colleagues. It is widely under-recognized as a global health problem by the public, health professionals and governments which drives the need for greater awareness. Early recognition and a definitive diagnosis help to slow the debilitating effects of this disease. Proper treatment, a healthy diet and lifestyle are essential. Lupus is difficult to diagnose as the symptoms frequently mimic common illnesses. With your help, public awareness and education will save lives.

We are enclosing two Proclamations, for May and October that we ask to be added to your municipal websites for all citizens to access. We know that many are unaware of the signs and symptoms of lupus and it is our hope to make every person aware that their vague health concerns could be lupus.

Our office has been located in Ridgeway, for the past forty years. Receiving no funding from any level of government, we depend upon personal and corporate donations to provide our programmes, attend provincial Health Fairs, contribute financially to much-valued research, and distribute literature throughout Ontario to all those who request information.

In the past, we have received amazing support from many communities in Ontario who do read our Proclamations during televised meetings for their viewers, and add the Proclamation to their websites in the designated months. Many have passed resolutions to ask their local MPs and MPPs to assist with lupus funding for research.

We would be honoured to have your support for both of these events. Thank you.

Very truly yours,

Kathy Crowhurst

Honorary Patron:

The Hon. David C. Onley
Lieutenant Governor of Ontario

**Lupus Foundation
of Ontario**



294 Ridge Road N Box 687
Ridgeway ON L0S 1N0
(800) 368-8377 ON Only
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✉ lupusont@vaxxine.com
Website: www.vaxxine.com/lupus
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Whereas, lupus is an autoimmune disease that can cause severe damage to the tissue and organs in the body and, in some cases, death; and

Whereas, more than five million people worldwide suffer the devastating effects of this disease and each year over a hundred thousand young women, men and children are newly diagnosed with lupus, the great majority of whom are women of childbearing age; and

Whereas, medical research efforts into lupus and the discovery of safer, more effective treatments for lupus patients are under-funded in comparison with diseases of comparable magnitude and severity; and

Whereas, many physicians worldwide are unaware of symptoms and health effects of lupus, causing people with lupus to suffer for many years before they obtain a correct diagnosis and medical treatment; and

Whereas, there is a deep, unmet need worldwide to educate and support individuals and families affected by lupus; and

Whereas, there is an urgent need to increase awareness in communities worldwide of the debilitating impact of lupus;

Now, Therefore, Be It Resolved that **10 May 2014** is hereby designated as **World Lupus Day** on which lupus organizations around the globe call for increases in public and private sector funding for medical research on lupus, targeted education programs for health professionals, patients and the public and worldwide recognition of lupus as a significant public health issue.

Proclaimed This Day, 10 May 2014

Honorary Patron:

The Hon. David C. Onley
Lieutenant Governor of Ontario

Lupus Foundation of Ontario

294 Ridge Road N Box 687
Ridgeway ON L0S 1N0
(800) 368-8377 ON Only
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Whereas, more than five million people worldwide suffer the devastating effects of this disease and each year over a hundred thousand young women, men and children are newly diagnosed with lupus, the great majority of whom are women of childbearing age; and

Whereas, medical research efforts into lupus and the discovery of safer, more effective treatments for lupus patients are under-funded in comparison with diseases of comparable magnitude and severity; and

Whereas, many physicians worldwide are unaware of symptoms and health effects of lupus, causing people with lupus to suffer for many years before they obtain a correct diagnosis and medical treatment; and

Whereas, there is a deep, unmet need worldwide to educate and support individuals and families affected by lupus; and

Whereas, there is an urgent need to increase awareness in communities worldwide of the debilitating impact of lupus;

Now, Therefore, Be It Resolved that **October 2014** is hereby designated as “**October is Lupus Awareness Month**” during which lupus organizations around the globe call for increases in public and private sector funding for medical research on lupus, targeted education programs for health professionals, patients and the public and worldwide recognition of lupus as a significant public health issue.

Proclaimed this day during October 2014

Honorary Patron:

The Hon. David C. Onley
Lieutenant Governor of Ontario

Lupus Foundation of Ontario

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Ridgeway ON L0S 1N0
(800) 368-8377 ON Only
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Alors que le lupus érythémateux disséminé (LED) est une maladie auto-immune chronique qui peut causer de sérieux dommages aux tissus et organes du corps et, dans certains cas, la mort;

Et alors que plus de cinq millions de personnes à travers le monde souffrent des effets désastreux de cette maladie et que chaque année plus de cent mille jeunes femmes, hommes et enfants en sont atteints, dont la majorité sont des femmes en âge de procréer;

Et alors que les efforts de recherche médicale sur le lupus et le développement de traitements plus sûrs et plus efficaces pour les patients atteints de lupus ne disposent pas de fonds suffisants comparé aux maladies graves semblables;

Et alors que beaucoup de médecins à travers le monde ne connaissent ni les symptômes, ni les effets du lupus, contraignant ainsi les patients atteints de lupus à souffrir pendant plusieurs années avant d'obtenir un diagnostic et un traitement médical approprié;

Et alors qu'il y a un grand besoin d'éduquer et de soutenir les individus et les familles atteints du lupus;

Et alors qu'il y a un besoin urgent de sensibiliser les communautés diverses sur les méfaits du lupus;

Par ce texte, il est donc résolu que le mois d'Octobre 2014 soit proclamé "Mois de la sensibilisation au lupus" durant lequel les organisations qui luttent contre cette maladie à travers le monde sollicitent les secteurs publics et privés pour des fonds de recherche médicale, des programmes d'éducation pour les professionnels de la santé, les patients et le public ainsi que de faire reconnaître que cette maladie est un problème de santé publique majeur.

Lynn Van Alstine

From: Denise Holmes <dholmes@melancthontownship.ca>
Sent: April-09-14 11:56 AM
To: lvanalstine@melancthontownship.ca
Subject: FW: Draft LRP RFQ Materials Posted for Review and Comment, TAT Tables, and Webinar Information


Council – Action Item.

Regards,

Denise



Denise B. Holmes, AMCT | CAO/Clerk | Township of Melancthon | dholmes@melancthontownship.ca | PH: 519-925-5525 ext 101 | FX: 519-925-1110 | www.melancthontownship.ca |

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Date: Tue, 8 Apr 2014 17:06:53 -0400

To: warden@dufferincounty.ca

From: lrp@powerauthority.on.ca

Subject: Draft LRP RFQ Materials Posted for Review and Comment, TAT Tables, and Webinar Information

In preparation for the Large Renewable Procurement (LRP) program, the draft Request for Qualifications (LRP I RFQ) has been posted for review and comment on the [LRP web page](#).

The draft LRP I RFQ reflects the policy direction outlined in the March 31, 2014 Minister's Direction, the LRP Final Recommendations Report submitted by the OPA to the Minister of Energy on February 28, 2014, as well as the feedback received during the OPA's extensive stakeholder engagement activities conducted to date on the LRP. Comments and feedback on the draft LRP I RFQ can be provided via email to LRP@powerauthority.on.ca using the feedback form posted on the LRP web site, on or before **May 2, 2014**.

The OPA has also posted an updated procurement schedule, as well as LRP-specific transmission availability tables (TAT tables) that identify specific circuits and transmission stations in the province where capacity for potential large renewable projects may be available.

Upcoming Webinar Notification

To discuss the draft LRP I RFQ and TAT tables, the OPA will host a two-part webinar on **April 15, 2014**. The first segment will focus on the draft LRP I RFQ and answer questions on the draft requirements, and the second segment will discuss the preliminary available LRP capacity/TAT tables and answer capacity and connection-related questions. Participants will be able to ask questions and provide feedback either by phone or on the web.

Date: Tuesday, **April 15, 2014**

Time: 9:30 AM-12:30 PM Eastern Time (US & Canada)

Local Phone: 416-764-8640

Toll-free Phone: 1-888-239-2037
URL: www.meetview.com/opa20140415

Note: The GMT offset above does not reflect daylight saving time adjustments.

More information is available at www.powerauthority.on.ca/lrp.

Thank you,
Ontario Power Authority

If you want to change your preferences, please use [this link](#)

If you want to unsubscribe, please use [this link](#)

Denise Holmes

From: Ashley White <Ashley.White@vanharten.com>
Sent: April-10-14 12:21 PM
To: dholmes@melanctontownship.ca
Cc: Adrian Maes
Subject: Approval of Bonnefield survey..... "B" 6/13 - Downey Lands - Pt Lot 18, Concession 3 OS. Township of Melancthon
Attachments: R LOT 18 bonnefield 24X18.pdf

Hi Denise,

I have attached a copy of a PDF of our Plan of Survey for your approval . Will you need prints of these for plan checks?

Thanks,
Ashley White
Office Administrator
Van Harten Surveying Inc.
660 Riddell Road, Unit #1
Orangeville, ON
L9W 5G5

T: 519-940-4110 F: 519-940-4113
Ashley.White@vanharten.com
www.vanharten.com

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To: dholmes@melanctontownship.ca
From: ashley.white@vanharten.com

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SCHEDULE				
PART	LOT	LOCATION	PIN	AREA
1	PART OF LOT 18	CONCESSION 3 OLD SURVEY (TOWNSHIP OF MELANCTHON)	PART OF PIN 34140-0141 (17)	4.009 ha.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 7R- RECEIVED AND DEPOSITED

DATE:

DATE:

RON MAK, O.L.S.

REPRESENTATIVE FOR THE LAND TITLES DIVISION OF DUFFERIN No. 7

PLAN OF SURVEY OF PART OF LOT 18, CONCESSION 3, OLD SURVEY TOWNSHIP OF MELANCTHON COUNTY OF DUFFERIN

SCALE 1 : 1000
0 10 20 30 40 50 60 metres
VAN HARTEN SURVEYING INC.

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999572.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4,891,456.98	561,777.97
B	4,891,383.70	561,631.40
C	4,891,656.66	561,579.35

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OF REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P3	-0°31'10"

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 13TH OF MARCH, 2014.

DATE: APRIL 9, 2014

RON MAK
ONTARIO LAND SURVEYOR

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
- IB DENOTES .015 x .015 x 0.60 IRON BAR
- SSIB DENOTES .025 x .025 x 0.60 SHORT STANDARD IRON BAR
- CP DENOTES CONCRETE PIN .005 DIA. X 0.05 LONG
- PB DENOTES .025 x .025 x 0.30 PLASTIC BAR
- CC DENOTES CUT CROSS
- WT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- 1211 DENOTES P.J. WILLIAMS, O.L.S.
- CD DENOTES CALLON DIETZ et. al., O.L.S.'s
- P1 DENOTES PLAN 7R-5973
- P2 DENOTES PLAN 7R-5162
- P3 DENOTES PLAN 7R-5497
- D DENOTES ROAD WIDENINGS AS PER INSTRUMENT NO.'s MF 22738 & MF 18090
- OH— DENOTES OVERHEAD HYDRO AND POLES

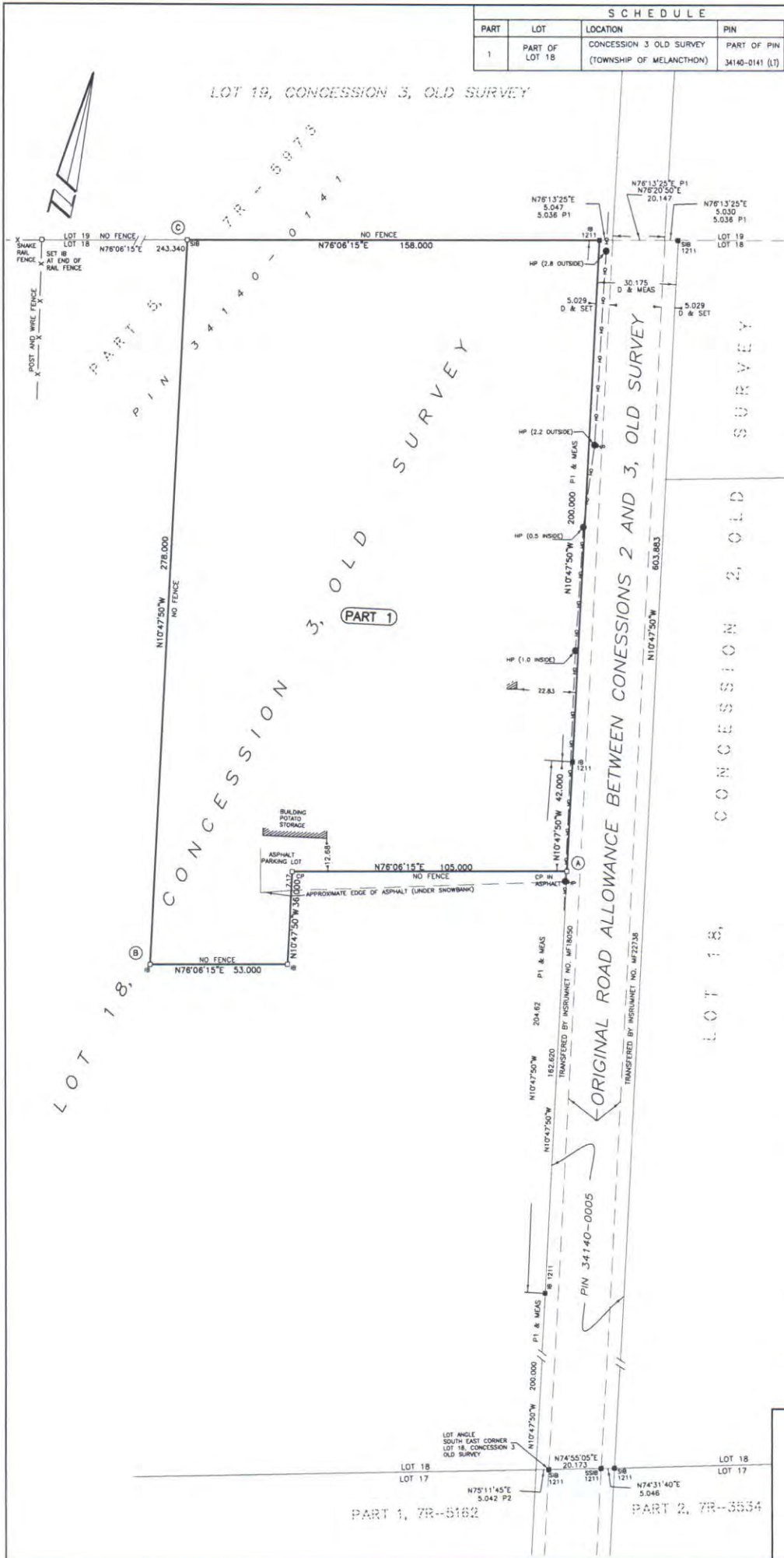
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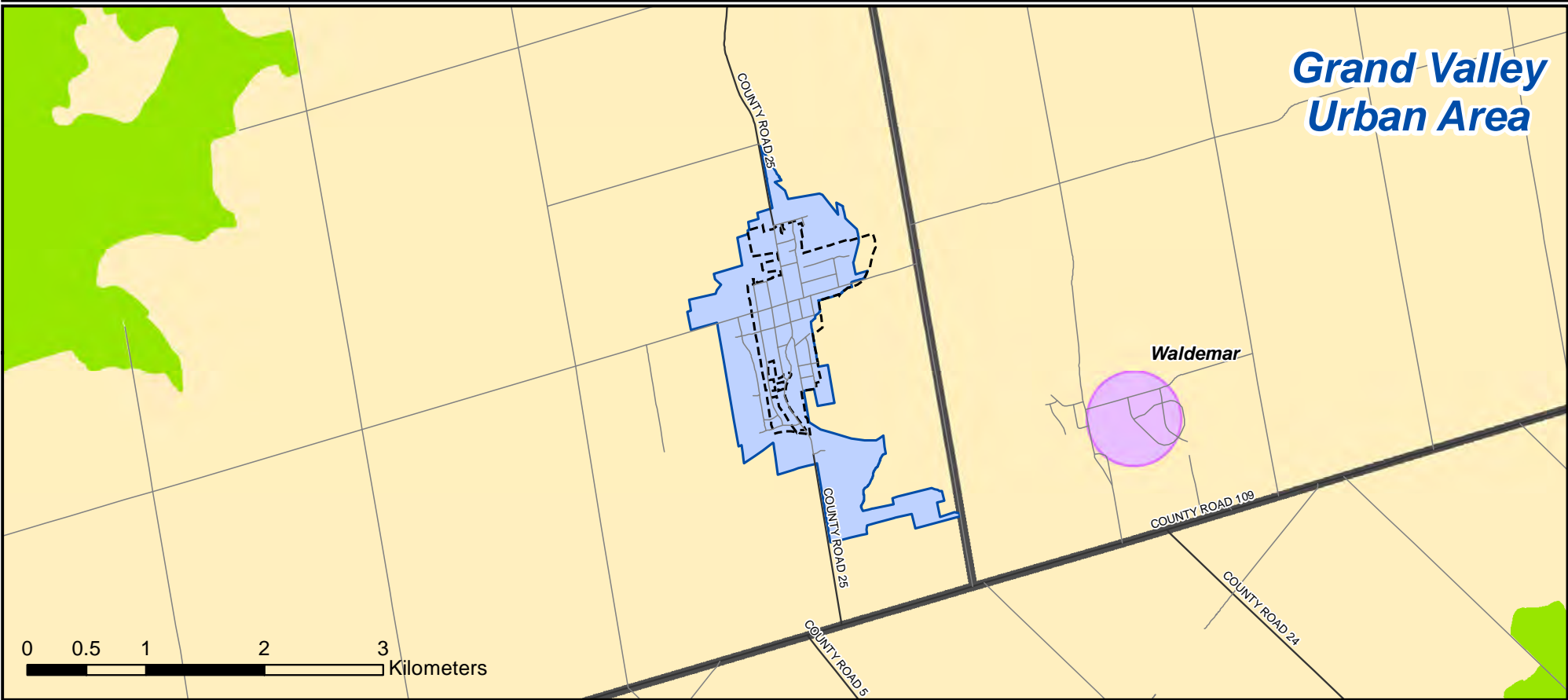
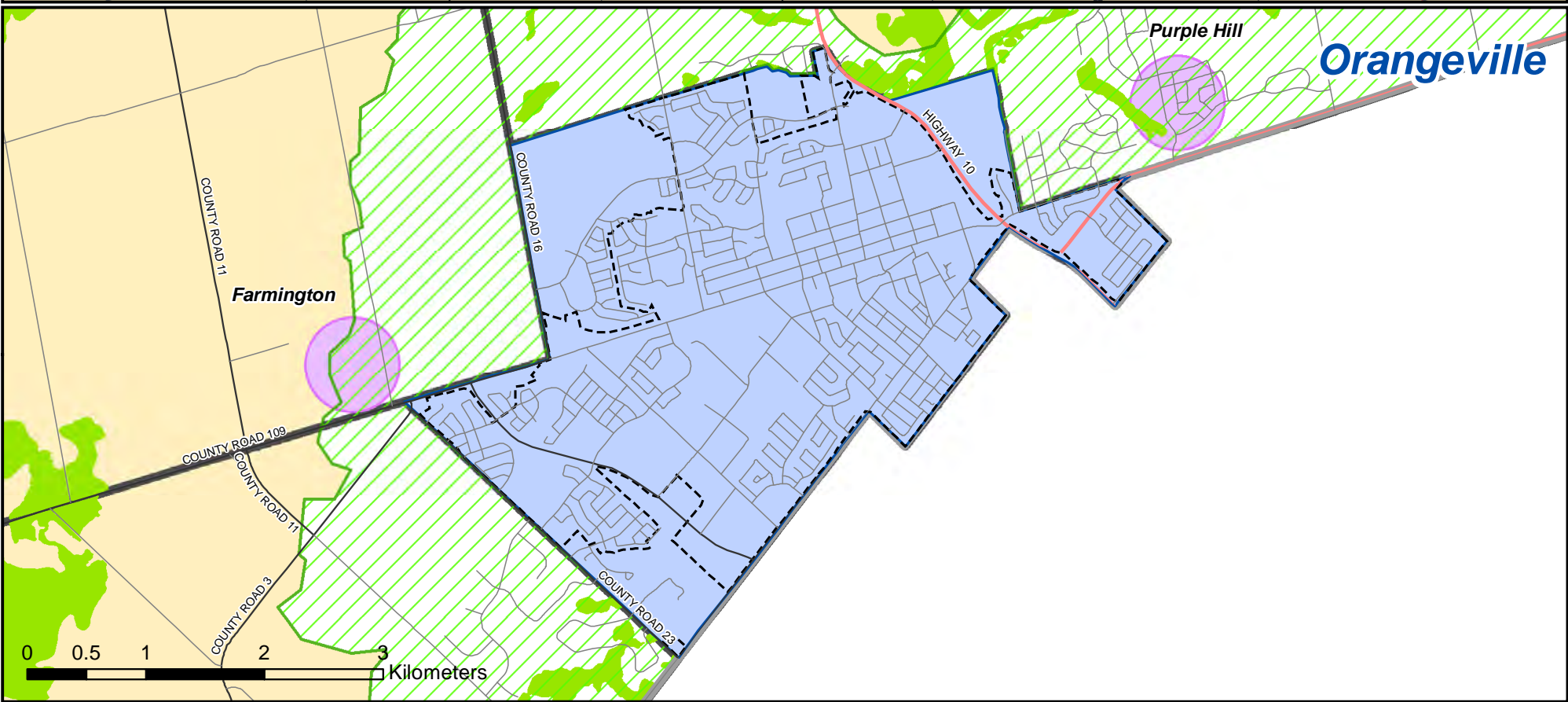
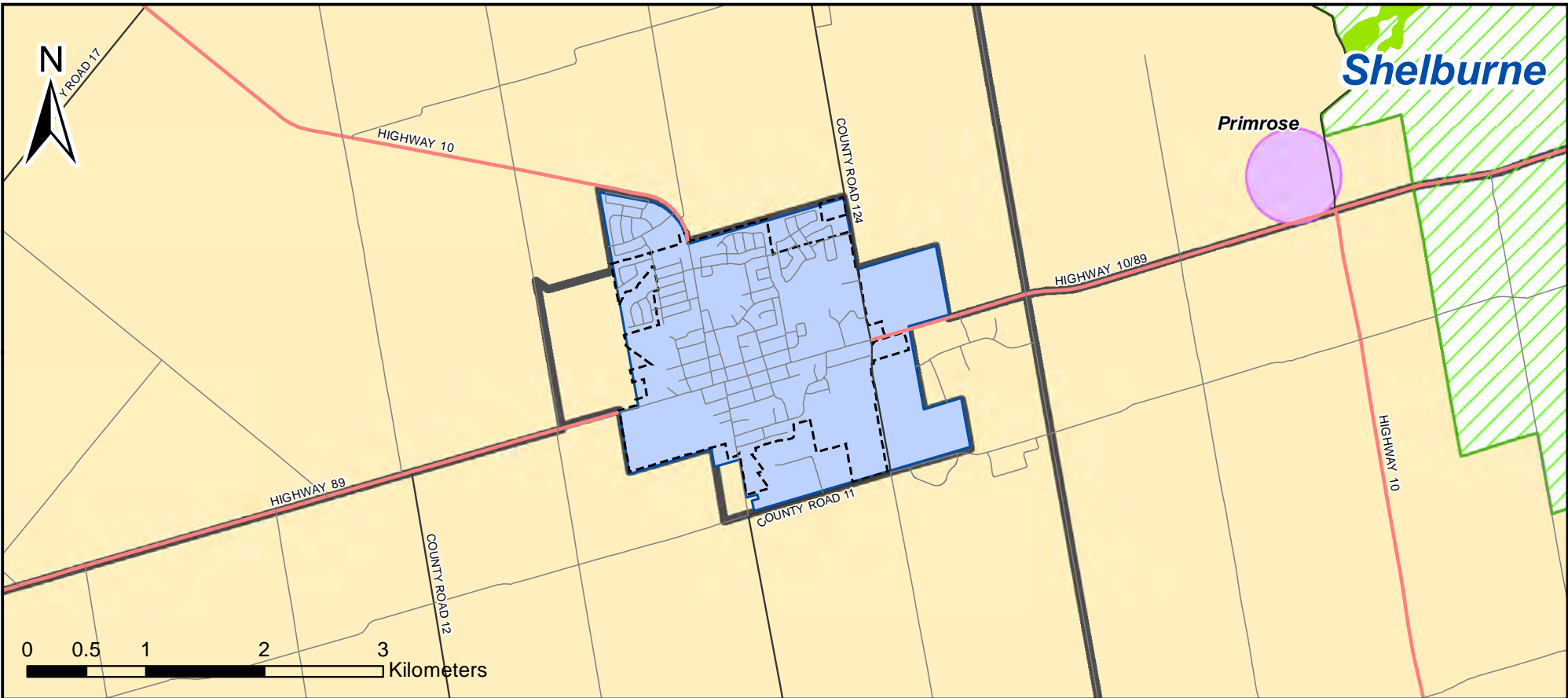
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOODLICH STREET
GUELPH, ONTARIO N1H 3K3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

DRAWN BY: AVJ CHECKED BY: AJM PROJECT No. 21877-14

Apr. 09, 2014 - 2:42pm
L:\Melancthon\Con3-05\ACAD\LOT 18, BONNEFIELD (21877-14).UTM.dwg
7/8/13





Legend

- | | | |
|--------------------------|--------------------------------------|--|
| Provincial Highway | Urban Settlement Area (S. 2.3.2) | Provincial Plan Areas (S. 4.2) |
| County Road | Community Settlement Area (S. 2.3.3) | Provincially Significant Wetlands (S. 4.4.1) |
| Other Road | Built Boundary Area (S. 2.5.1) | |
| Dufferin County Boundary | Countryside Area (S. 3.0) | |
| Municipal Boundaries | | |



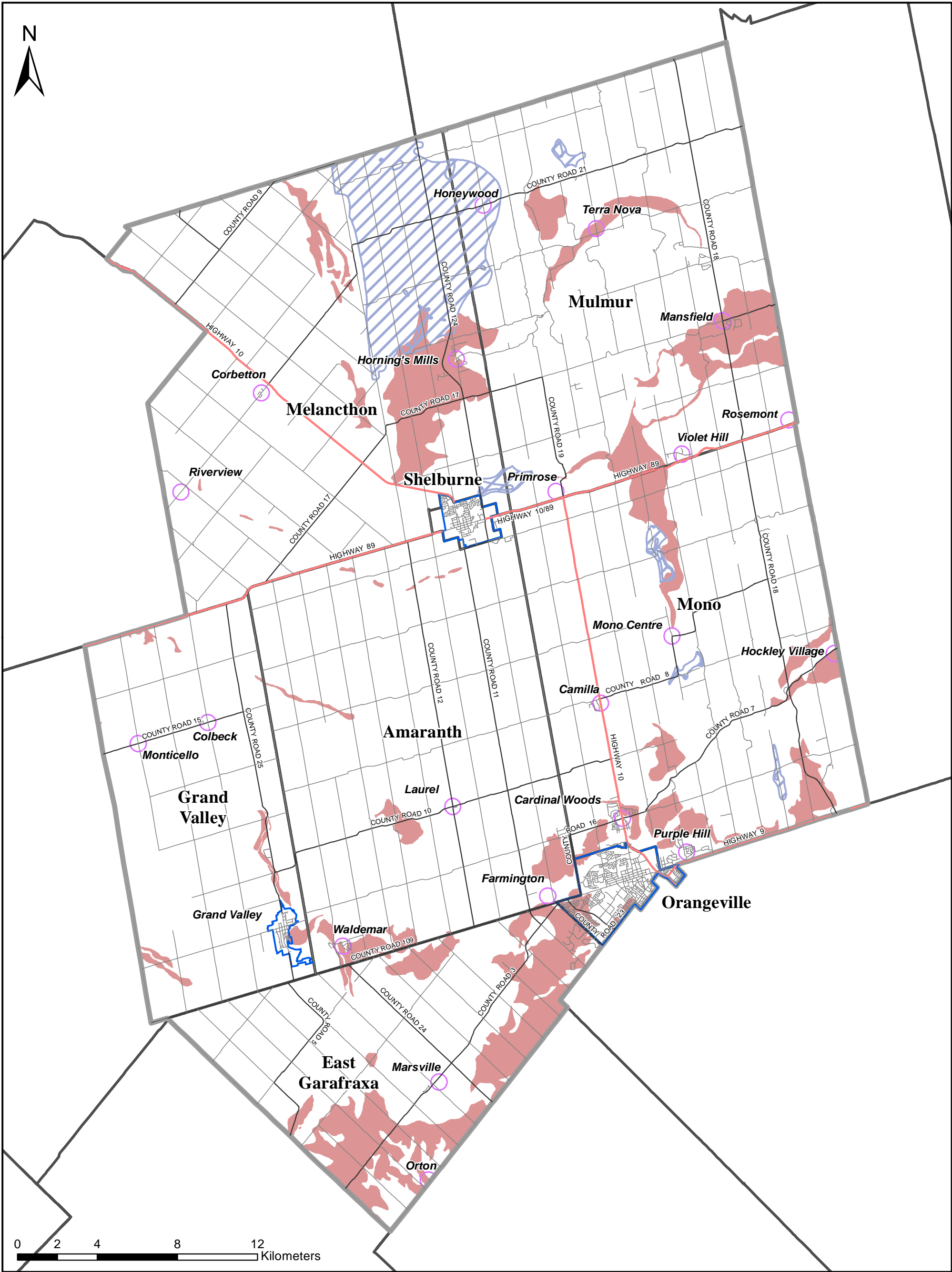
**Draft Schedule B1
Community Structure
and Land Use**



Sources: LIO (2012), MTO (2012), Dufferin County, Mulmur OP, East Garafraxa OP, Amaranth OP, Grand Valley OP, Mono OP, NEP

Date: March 28, 2014

Document Path: M:\Jobs\2013 MUST USE E-COLLABORATION\MAPPING ONLY\14.13256.001.P01 - Dufferin County OPIMXD\2014 03\Latest\Draft Schedule D - Aggregate Resource Areas.mxd



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

- Mineral Aggregate Resources (S. 3.4)**
- Sand and Gravel Resource Area
 - Bedrock Resource Area



**Draft Schedule D
Mineral Aggregate
Resource Areas**



DUFFERIN COUNTY

OFFICIAL PLAN | DRAFT

APRIL 2014



AMARANTH
EAST GARAFRAXA
GRAND VALLEY
MELANCTHON
MONO
MULMUR
ORANGEVILLE
SHELburnE



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SCHEDULES

Schedule A – Provincial Plans

Schedule B and B1– Community Structure and Land Use

Schedule C – Agricultural Area

Schedule D – Aggregate Resource Areas

Schedule E – Waste Disposal Sites

Schedule F – Transportation

Schedule G and G1 – Active Transportation

APPENDICIES

Appendix 1 – Natural Heritage Features and Areas

1.0 INTRODUCTION

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

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

1.1 Basis and Context of the Plan

1.1.1 *Dufferin County Context*


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

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

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

1.1.2 *Provincial Context*

Planning at the official plan level is carried out within a framework primarily established through the *Planning Act*. The Provincial Policy Statement, 2014 is issued under Section 3 of the *Planning Act* which requires municipalities to be “consistent with” the provincial policy statements when exercising their authority on planning matters. This includes the Provincial Policy Statement, 2014, and in the case of Dufferin County, includes other applicable *Provincial Plans* and legislation that provide direction of key provincial land use planning matters such as: the Growth Plan for the Greater Golden Horseshoe, 2006, the Greenbelt Plan, 2005, the Oak Ridges Moraine Conservation Plan, 2001, and the Niagara Escarpment Plan, 2005. The Dufferin County Official Plan incorporates provincial policy



and directions in a locally-appropriate manner, and considers the more detailed planning frameworks already established in the local municipal official plans.

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

1.1.3 Basis

The Province amended Regulation 352/02 of the *Planning Act* which requires Dufferin County to adopt an Official Plan. Dufferin County has traditionally has not conducted planning administration.

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

- 1) This Plan establishes the goals, objectives and policies to manage and direct physical change and the effects on the social, economic and *natural environments* of the County in accordance with the *Planning Act*.
- 2) This Plan implements the policies of the Provincial Policy Statement, 2014, and has been developed within the context of provincial policies to support the creation of strong communities, the wise use and management of resources and the protection of public health and safety. As required by the Provincial Policy Statement, 2014, this Plan is based on a 20-year planning horizon to the year 2036.
- 3) This Plan conforms to the Growth Plan for the Greater Golden Horseshoe, 2006 (Office Consolidation, June 2013) and considers the growth management objectives applicable to Dufferin County, the County's Growth Management Strategy, 2009, and updated in the Background, Issues and Options Report, February 2014..
- 4) This Plan is based on information and analysis presented in the Background, Issues and Options Report, February 2014, relating to growth management, community settlement structure, transportation, housing, *infrastructure* and servicing, land use, economic development, commercial and industrial activities, cultural *heritage resources*, and the *natural environment*.
- 5) This Plan is based on achieving orderly *development*, *redevelopment*, *infill* and *intensification*, and discourages the undue extension of municipal services and expansion of urban boundaries, consistent with provincial policy.

1.1.4 Purpose of the Plan

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


The purpose of this Official Plan is to:

- 1) Establish an upper-tier planning framework for all land within Dufferin County.
- 2) Set out a 20-year planning horizon and growth management framework for the County to accommodate the anticipated population and employment forecasts over the planning horizon to 2036.
- 3) Promote orderly growth and *development* in the County through the logical, efficient and cost effective distribution of land uses and deployment of *infrastructure*.
- 4) Set out policies to encourage economic development in the County, including policies for employment, agriculture, tourism and recreation based uses and natural resources.
- 5) Guide private investment through land use and *development* policies to ensure efficient *development* approvals and administrative processes consistent with the County's goals and objectives.
- 6) Provide policies to improve the quality of life, health, safety, and welfare for the present and future residents of the County.
- 7) Respond to provincial policies, statements and guidelines that affect the County.
- 8) Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan.

1.1.5 Goals

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

- a) Foster the creation of complete, healthy, and *sustainable* communities and enhance the quality of life for all residents.
- b) Direct the majority of growth to the *settlement areas* to *preserve* and protect *agricultural areas* and the rural and natural *character* of the County.
- c) Protect *agricultural areas* and recognize the importance of agriculture in the County and ensure its continued viability by promoting a range of *agricultural uses*, activities and complimentary uses.

- 
- d) Protect, *mineral, aggregates, and petroleum resources* for their long-term use in a manner that is socially and environmentally responsible.
 - e) Protect, enhance and restore natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and recognize the importance of the County as an important headwater area.
 - f) Protect natural heritage features and the environment and foster the creation of an enhanced and connected *natural heritage system*, and recognize the importance of *Provincially significant* features and land forms such as the Niagara Escarpment Area, the Oak Ridges Moraine, and the Greenbelt Plan Area.
 - g) Direct *development* away from human-made and natural hazards which may result in damages to property or persons.
 - h) Protect *significant* cultural heritage and *archaeological resources* and the history and defining *character* of the County.
 - i) Promote economic development and diversification by encouraging and accommodating a wide range of commercial and industrial development to increase local employment opportunities.
 - j) Encourage the growth and vitality of the core commercial areas and historic downtowns through *infill, intensification and redevelopment* which is appropriate to the local context and *character*.
 - k) Encourage the provision of a range of housing opportunities of varying densities and tenures, including the construction of *affordable* housing and *special needs housing*.
 - l) Maintain and enhance the County's *rural areas* and *character* and *significant* environmental features and resources.
 - m) Promote the County's natural heritage and recreational assets to support economic development and tourism.
 - n) Promote *active transportation* and healthy lifestyles through an integrated and connected trail, parks and open space system.
 - o) Promote an integrated *transportation system* which meets the needs of the residents and foster economic development opportunities.
 - p) Promote modern and robust telecommunications and *utilities infrastructure* which meets the needs of the County and growing businesses.
 - q) Ensure the coordination of planning and land use matters amongst the local municipalities and adjacent municipalities.

1.2 Organization and Structure of the Official Plan

This Plan includes several interrelated components, which must be read together in order to determine those policies that have an impact on any land within the County.

The Official Plan is organized into seven sections:

- 1) **Section 1 – Introduction** is for information purposes. It provides the background and the basis for the preparation of the Plan. Within this section, important over-arching land use goals and objectives are provided which establish the framework within which the policies of the Plan have been prepared and should be read to understand the intent behind the policies.
- 2) **Section 2 – Growth and Settlement Areas** provides policies related to growth management, the County's community settlement structure, housing and affordability, community design and revitalization, and protection of cultural heritage resources.
- 3) **Section 3 – Countryside Areas** provides policies related to uses with the County's *agricultural areas* and *rural areas*, including mineral, aggregate and natural resources.
- 4) **Section 4 – Natural Heritage and Water Resources** provides policies related to natural heritage features, water resources, and *sourcewater protection*.
- 5) **Section 5 – Natural and Human Made Hazards** provides policies related to the protection of public health and safety associated with risks of flooding, steep slopes, waste disposal sites, contaminated lands and other potential hazards.
- 6) **Section 6 – Transportation, Infrastructure and Servicing** provides policies related to physical *infrastructure*, including water and wastewater systems, the *transportation systems*, as well as *active transportation*, *utilities* and telecommunication networks, energy efficiency and conservation, and the coordination of *infrastructure*.
- 7) **Section 7 – Implementation and Interpretation** provides policies which describe the mechanisms and processes to implement the policies of the Plan, and an understanding of how the Official Plan should be read including how certain words should be interpreted and how they are defined.

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

- Schedule A – Provincial Plans
- Schedule B and B1 – Community Structure and Land Use
- Schedule C – Agricultural Area
- Schedule D – Aggregate Resource Areas
- Schedule E – Waste Disposal Sites
- Schedule F – Transportation

- 
- Schedule G and G1 – Active Transportation (Trails and Cycling)

The Plan also contains Appendices which do not form a part of the Official Plan but are provided solely for information purposes to assist in interpreting the Plan.

1.2.1 Relationship with Lower-tier Municipalities

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

2.0 GROWTH AND SETTLEMENT AREAS

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

The County's *settlement areas* will be the focus of growth and accommodate a range of land uses and opportunities for *intensification*, *infill* and *redevelopment* that can accommodate the anticipated growth. The intent of this section is to establish the policy framework that will provide the basis for coordinating and managing growth in the County. **Schedule B** and the related policies identify the fundamental community structure of the County and provide guidance for long-term growth over the planning horizon.

2.1 Objectives

The County's growth management objectives include:

- a) Foster the creation of complete, healthy, and vibrant communities and enhance the quality of life for all residents by directing the majority of growth and *development* to the *settlement areas* to *preserve* and protect *agricultural areas*.
- b) Provide a settlement structure for directing and managing growth and *development* in the County over a 20-year planning horizon.
- c) Promote a settlement structure which directs the majority of urban *development* on full municipal services to the County's three *urban settlement areas* which include the: Town of Orangeville, Town of Shelburne and Town of Grand Valley urban area.
- d) Promote *development* patterns in *settlement areas* that efficiently use land, resources, *infrastructure*, and *public service facilities*, through *compact urban forms*, a mix of land uses and appropriate densities.
- e) Encourage opportunities for *redevelopment*, revitalization and *intensification* in appropriate locations and of a scale and *character* of *development* that is compatible with the community.
- f) Encourage economic development opportunities through the protection of *employment areas* and providing an appropriate range and mix of uses to meet long-term needs and attract businesses to the County.
- g) Encourage the provisions of a broad range of housing types and affordability to meet the needs of the existing and future residents of the County.

2.2 Growth Projections

2.2.1 Growth Forecasts

The County's population and employment growth forecasts guide planning decisions over the planning horizon. In accordance with the Growth Plan for the Greater Golden Horseshoe, the County and local municipalities should plan to accommodate a population of approximately 81,000 persons and 31,000 jobs to 2036.

It will be the policy of the County that:

- a) The population and employment projections in Table 2.1 will form the basis for planning and growth management activities, in particular the establishment of land needs to accommodate growth to 2036.
- b) The County and local municipalities will monitor population and employment forecasts on an on-going basis in accordance with policies of Section 7.3 of this Plan, and no less than every 5 years.
- c) There are sufficient designated employment lands within the local municipalities to accommodate employment growth to 2036. The majority of employment growth will be directed to designated employment areas within the *urban settlement areas*; *community settlement areas* and designated rural *employment areas* will continue to provide opportunities for a range of employment uses of a dry industrial nature.
- d) The County and local municipalities are encouraged to undertake long-range planning for *infrastructure* and *public service facilities* beyond the 20-year planning horizon established in this Plan.

Table 2.1 – Dufferin County Population and Employment Forecasts

	Population			Employment		
	2031	2036	2041	2031	2036	2041
Dufferin County	80,000	81,000	85,000	29,000	31,000	32,000

Source: Growth Plan for the Greater Golden Horseshoe (Schedule 3), June 2013

2.2.2 Growth Allocations

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

It will be the policy of the County that:

- a) The population and employment forecasts and allocations provided in Table 2.2a and 2.2b, respectively, will be used to identify associated land needs in the local municipal official plans over the planning horizon.
- b) The majority of future growth will be directed to the County's three *urban settlement areas* which include the: Town of Orangeville, Town of Shelburne and Town of Grand Valley urban area.
- c) It is recognized that at the time this Official Plan was prepared, the County was unable to allocate the total population growth forecasts identified in Table 2.1, which has resulted in an unallocated population to 2036 as identified in Table 2.2a.
- d) The allocation of the unallocated population is intended to be accommodated primarily within the *urban settlement areas* and is largely contingent upon the local municipalities demonstrating that full municipal services are available or planned to accommodate the additional population growth. Section 2.5 outlines the municipal comprehensive review requirements for considering the future allocation of the unallocated population growth and associated *settlement area* boundary expansions.

Table 2.2a - Population Forecasts and Allocations to Local Municipalities

	Population 2011 Stats Canada (excluding under-count)	Population Forecast to 2031	Population Forecast to 2036	Population Forecast to 2041
Orangeville	27,975	36,490*	36,490*	36,490*
Shelburne	5,846	10,000*	10,000*	10,000*
Grand Valley	2,726	7,478*	7,503*	7,528*
<i>Grand Valley Urban</i>	<i>1,481</i>	<i>6,050*</i>	<i>6,050*</i>	<i>6,050*</i>
<i>Grand Valley Rural</i>	<i>1,245</i>	<i>1,428</i>	<i>1,453</i>	<i>1,478</i>
Amaranth	3,963	4,680	4,710	4,840
East Garafraxa	2,595	3,150	3,180	3,290
Melancthon	2,839	3,410	3,430	3,540
Mono	7,546	9,770	9,890	10,340
Mulmur	3,391	4,290	4,340	4,520
Sub-Total (Excluding Unallocated)	-	79,268	79,543	80,548
Future allocated growth	-	732	1,457	4,452
Total for the County of Dufferin	56,881	80,000	81,000	85,000

* Population forecasts are constrained due to servicing feasibility.

Source: Statistics Canada National Household Survey 2011, MOI Letter, August 2010, MMM, C4SE

Table 2.2b – Employment Forecasts and Allocations to Local Municipalities

	Employment 2011 Stats Canada	Employment Forecast to 2031	Employment Forecast to 2036	Employment Forecast to 2041
Orangeville	14,681	19,171	20,544	21,193
Shelburne	2,866	4,235	4,559	4,769
Grand Valley	634	1,170	1,213	1,272
Amaranth	701	685	708	699
East Garafraxa	295	322	338	341
Melancthon	332	273	266	251
Mono	1,851	2,387	2,566	2,652
Mulmur	640	757	805	822
Total for the County of Dufferin	22,000	29,000	31,000	32,000

Source: Statistics Canada National Household Survey 2011, MMM, C4SE

2.3 Settlement Structure

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

2.3.1 General Settlement Area Policies

It will be the policy of the County that:

- a) The majority of growth will be directed to the County's *settlement areas* to focus public and private investment in *built-up areas* and to *preserve the agricultural area* and the *natural heritage features and areas*.
- b) *Settlement areas* will provide for *development patterns* that efficiently use land, resources, *infrastructure*, and *public service facilities*. *Settlement areas* promote the *development of healthy and sustainable communities* through *compact urban forms*, efficient use of *infrastructure*, and the provision of a range of land uses.

- c) The County supports and promotes healthy, diverse and vibrant *settlement areas* within each of the local municipalities where all County residents, including special interest and needs groups can live, work and enjoy recreational opportunities.
- d) **Schedule B** illustrates the planned settlement structure for the County over the planning horizon. Table 2.3 identifies the County's *settlement areas* which are categorized as *urban settlement areas* and *community settlement areas*, and are subject to the General Settlement Area policies of Section 2.3.1, and the policies of Section 2.3.2 and 2.3.3 where applicable.

Table 2.3 – Settlement Areas

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

- e) Local municipal official plans will detail where within the *settlement area* designations various types of land uses will be located. Healthy and *complete communities* will be encouraged, where appropriate, with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and convenient access to local services.
- f) Local municipalities are encouraged to establish land use patterns based on densities and a mix of land uses which meet the following:

- i. Efficiently use land, resources, *infrastructure* and *public service facilities* which are planned or available.
 - ii. Avoid the need for unnecessary and/or uneconomical expansion of *infrastructure*.
 - iii. Minimize *negative impacts* to air quality and climate change and promote energy efficiency.
 - iv. Support *active transportation*, are transit supportive, where transit exists, is planned, or may be developed in the future, and are *freight-supportive*, where appropriate.
 - v. Are appropriate to the type of sewage and water systems which are planned or available.
- g) Local municipalities are encouraged to promote the long term economic prosperity of *settlement areas* by:
- i. Promote *development* within *settlement areas* that is compact, *mixed use*, pedestrian oriented, with a broad range of housing types, services and amenities available for all residents.
 - ii. Provide a supply of land to meet long term requirements.
 - iii. Identify appropriate locations and promote opportunities for *redevelopment*, *intensification* and revitalization in areas that have sufficient existing or planned *infrastructure*.
 - iv. Provide for *infrastructure* and *public service facilities* to accommodate projected growth. Provide for an efficient, cost effective, reliable, *multimodal transportation system*, where existing or planned, that is integrated with adjacent systems and those of other jurisdictions and is appropriate to address expected growth.
 - v. Reduce dependence on the automobile through the *development* of *mixed use*, transit supportive and pedestrian oriented environments.
 - vi. Increase the opportunity for job creation within each municipality by attracting and maintaining industries and businesses closer to where County residents live.
 - vii. Conserve energy and water by providing for energy and water efficiency.
 - viii. Maintain the well-being of downtowns and mainstreets.
 - ix. Optimize the long term availability, viability and use of agricultural and other resources.
 - x. Plan so that *major facilities* such as *transportation corridors*, sewage treatment facilities, *waste management systems*, industries and aggregate activities and *sensitive land uses* are appropriately designed, buffered and/or separated from each other to prevent *adverse effects* from odour, noise and other contaminants.
- h) Local municipalities are encouraged to develop growth management strategies as part of their official plans and to establish the type, amount, location and timing of growth and *development* including a servicing strategy that is in keeping with the servicing and growth forecasts within this Plan.
- i) The establishment of new *settlement areas* is not permitted by this Plan.

2.3.2 Urban Settlement Areas

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

It will be the policy of the County that:

- a) *Urban settlement areas* and their boundaries are identified on **Schedule B**, and include the Town of Orangeville, Town of Shelburne and the urban area of Grand Valley.
- b) *Urban settlement areas* will be the focus of growth and will accommodate a broad range of uses. The range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan.
- c) *Urban settlement areas* will have full *municipal sewage services*, water and stormwater management services, and provide a range of land uses and densities, a mix of housing types including *affordable* housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with opportunities for public transit.
- d) All new *development* within *urban settlement areas* will only occur on full *municipal water services* and *municipal sewage services*, unless there are interim servicing policies in the local municipal official plan.
- e) Expansions to the boundaries of an *urban settlement area* will only occur in accordance with the County municipal comprehensive review policies in Section 2.5 of this Plan.
- f) Local municipalities are encouraged to identify and promote *intensification*, *infill* and *redevelopment* of designated and vacant and/or underutilized sites, and areas in transition in the *urban settlement areas*, taking into account existing building stock and the availability of suitable existing or planned *infrastructure* and *public service facilities* to accommodate projected needs, and in accordance with the *intensification* policies in Section 2.4.
- g) Historic downtowns and main street areas should be maintained and/or enhanced through *development* that is compatible with the existing *character* of these areas. *Mixed use development* and an accessible pedestrian oriented *streetscape* are encouraged.
- h) The *redevelopment* of *greyfield* and *brownfield sites* is encouraged.
- i) Cost effective *development* patterns and those which minimize land consumption and reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns will be avoided.

2.3.3 Community Settlement Areas

Community settlement areas include small villages and rural hamlets. *Community settlement areas* include *settlement areas* that have historically been identified and delineated in the local municipal official plans and are identified on **Schedule B**. *Community settlement areas* may continue to experience limited growth through appropriate *infilling* and *development* of vacant lands, in accordance with the County and local municipal official plan.

It will be the policy of the County that:

- a) *Community settlement areas* are identified on **Schedule B**, and their boundaries will be established in the local municipal official plans.
- b) *Community settlement areas* may continue to experience limited growth through *infilling* and *development* of vacant lands by way of consents or plans of subdivision as appropriate, in addition to limited *residential intensification*. It is recognized that certain *community settlement areas* may not accommodate additional growth and *development*, as established in the local municipal official plans.
- c) The range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan.
- d) *Community settlement areas* will maintain a rural settlement *character* and evolve as service and residential centres for their surrounding rural areas, where appropriate.
- e) Expansions of the boundaries of a *community settlement area* will only occur in accordance with the municipal comprehensive review policies in Section 2.5 of this Plan.
- f) Growth will be primarily accommodated on *partial services* (*municipal water/individual on-site sewage services* or *individual on-site water/municipal sewage services*) in accordance with the servicing policies of Section 6.3.

2.4 Intensification and Greenfield Development

Residential *development* through *intensification* is efficient, cost-effective, and reduces the need to develop land within the County's *designated greenfield areas*. *Residential intensification* also reduces the need for *settlement area* expansions encroaching into the County's *Agricultural Area*, and contributes to the protection of *prime agricultural areas*. The following represents the County's approach to achieving *intensification* both within the *built boundary/built-up area* and through new greenfield *developments* over the planning horizon.

2.4.1 Built Boundary

A *built boundary* and/or *built-up area* has been identified for the County's three *urban settlement areas* and is shown on **Schedule B1** to this Plan. Land within the *built*

boundary of the County will be subject to the County's *intensification* policies, as established by Section 2.4.2 of this Plan.

It will be the policy of the County that:

- a) A *built boundary/built-up area* for the *urban settlement areas* of Orangeville, Shelburne and the Grand Valley are identified through the Growth Plan for the Greater Golden Horseshoe and shown on **Schedule B1**. All *community settlement areas* have a *built-up area* that is made up of existing developed areas within the *settlement area*.
- b) Any *development* occurring within the County's *built boundary/built-up area* will be considered when measuring the County's progress towards achieving its *intensification* goals.

2.4.2 Intensification

The County supports *residential intensification* and *redevelopment* within the *settlement areas* in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of *infrastructure* and *public service facilities*. *Intensification* is intended to accommodate a significant amount of new *development* in the County, however, it is recognized that the type, form and scale of *intensification* will vary across the County based on local conditions and *characteristics*.

It will be the policy of the County to:

- a) Recognize that there are limited opportunities for *intensification*, and the County will encourage *intensification* within the existing *built boundary/built-up area* wherever feasible and appropriate. By the year 2015 and for each year thereafter the County and local municipalities will strive to achieve the minimum *intensification targets* for all residential *development* occurring within the municipality to be within the *built boundary/built-up area* as identified in Table 2.4.

Table 2.4 – Minimum Intensification Targets

	Minimum Intensification Target (%)
Grand Valley (urban area)	7
Orangeville	50
Shelburne	24
Dufferin County	37

- b) Recognize that all land located within the County's *built boundary/built-up area* may not necessarily be suitable or appropriate for large-scale *intensification*, the County will encourage *intensification* within *urban settlement areas* and *community settlement areas* that is of an appropriate scale and *character*. *Intensification* will only be encouraged subject to other policies of this Plan, including the availability of servicing, and the protection of existing stable neighbourhoods.

- c) Local municipal official plans will identify appropriate locations and the type and form of *intensification* to be promoted. *Intensification* will include any of the following:
 - i. small scale *intensification* through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units (including the *development* of accessory residential dwellings, secondary *dwelling units*, and the *development* of *garden suites*, as guided by the policies of Section 2.7;
 - ii. *infill* residential *development* and new residential *development* of vacant land or underutilized land in existing neighbourhoods;
 - iii. *redevelopment* which includes either the replacement of existing residential uses with compatible new residential *developments* at a high density or the replacement of non-residential uses with compatible residential or *mixed use development* with a residential component; and/or
 - iv. *Infill* development and redevelopment of vacant land or underutilized land for employment, commercial and mixed use development.
- d) The following criteria will assist the County and local municipalities in the evaluation and consideration of applications for *intensification*:
 - i. the proposed *development* is located within the *built boundary/built-up area*;
 - ii. the proposed *development* provides a diverse and compatible mix of land uses including residential uses and potentially commercial or employment uses, to support vibrant neighbourhoods;
 - iii. the existing water and sewage services can accommodate the additional *development*;
 - iv. the road network can accommodate the traffic generated;
 - v. sufficient parking is provided;
 - vi. the proposed *development* is adequately serviced by parks, schools and other *community infrastructure*;
 - vii. the proposed *development* supports transit, where available, walking and cycling for everyday activities;
 - viii. the *development* proposal provides for high quality public open spaces with site design and urban design standards that create attractive and vibrant places;
 - ix. the proposed *development* is compatible with the existing *development* and the physical *character* and scale of adjacent buildings, *streetscapes*, and surrounding neighbourhood, and provides appropriate transition of built forms to adjacent uses; and
 - x. the proposed *development* is consistent with the policies of the appropriate land use designation associated with the land.
- e) The County and local municipalities will monitor *intensification* activity and, based on the results, undertake the appropriate actions to ensure that opportunities exist for *intensification* over the planning horizon.
- f) Within the *urban settlement areas*, local municipalities will develop and implement through their official plans and other supporting documents, policies and strategies to phase in and achieve the *intensification* and *intensification targets*, which will include the following:
 - i. be based on the growth forecasts identified in this Plan;

- ii. incorporates the *built boundary* for *urban settlement areas* as illustrated on **Schedule B1**;
- iii. encourages and facilitates *intensification* throughout the *built-up area*;
- iv. identifies *intensification areas* which provide appropriate locations and local municipal official plan policies for achieving the *intensification targets*, including the appropriate type, scale and *character* of *development* in the *intensification areas*;
- v. plans for a range and mix of housing, taking into consideration *affordable* housing needs and targets; and
- vi. appropriately addresses the *intensification* criteria identified in Section d) above for considering an application for *intensification*.

2.4.3 New Greenfield Development

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

It will be the policy of the County that:

- a) Land located outside of the *built boundary/built-up area*, as described in Section 2.4.1, but within the *settlement area* boundary, as illustrated on **Schedule B1**, represents the County's *designated greenfield areas*. *Development* within the County's *designated greenfield areas* will be planned to achieve minimum *density targets* as indicated in Table 2.5. The *density target* will be measured in accordance with the Growth Plan for the Greater Golden Horseshoe.

Table 2.5 – Minimum New Greenfield Development Density Targets

	<i>Density Target (residents and jobs combined per hectare)</i>
Grand Valley (urban area)	44
Orangeville	46
Shelburne	41
Dufferin County	44

- b) Local municipalities will develop and implement official plan policies, including phasing policies and other strategies for *designated greenfield areas* to achieve the *density targets*.
- c) The County encourages the local municipalities to prepare Secondary Plans for new greenfield areas.

2.5 Settlement Area Expansions

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

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

2.5.1 Urban Settlement Areas

2.5.1.1 County Municipal Comprehensive Review

Expansions to *urban settlement area* boundaries will only be considered through a County municipal comprehensive review of this Plan. A County municipal comprehensive review is a County Official Plan review, which may be initiated by the County or local municipality or adopted at any time by Dufferin County.

A County municipal comprehensive review, for the purposes of a settlement area expansion, must demonstrate that:

- a) sufficient opportunities to accommodate forecasted growth are not available within the existing *settlement area* within the municipality in which the *settlement area* is located, through *intensification*, *redevelopment* and in *designated greenfield areas*, using the identified *intensification target* and *density target*, or sufficient opportunities are not available within the County as a result of locational, economic, or servicing considerations;
- b) the expansion makes sufficient land available to accommodate the forecasted growth not exceeding the horizon of this Plan;
- c) the timing of the expansion and phasing of *development* will not adversely affect the achievement of the County's *intensification* policies and the *density target* for the *designated greenfield areas*;
- d) the proposed expansion is an efficient, *sustainable*, and logical extension of the *settlement area* and the existing or planned *infrastructure*, services, and facilities required to accommodate the proposed expansion are suitable for the *development* over the long term, are financially viable over their life cycle, and protect public health and safety and the *natural environment*;
- e) the land is physically suitable for *development*, considering any constraints to *development*, including topography, *hazard lands*, natural heritage features, areas, and systems, and natural resources;

- f) where applicable, the proposed expansion will meet the requirements of the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan;
- g) where the expansion is considered on *Agricultural Areas*, the lands do not comprise *specialty crop areas*, and the lands comprise lower priority *agricultural areas*, unless there are no reasonable alternatives to lower priority *agricultural areas*;
- h) the expanding *settlement area* is in compliance with the Province's *Minimum Distance Separation Formulae*;
- i) the *transportation system* can accommodate the additional volume of traffic and demand for services;
- j) a suitable plan for phasing, financing, and constructing of the *infrastructure* for the expansion is demonstrated;
- k) there is an adequate supply of land designated for employment within or in the immediate vicinity of the *settlement area* to plan to maintain or move towards accommodating a minimum of one full-time job per three residents within or in the immediate vicinity of the *settlement area*;
- l) the proposed expansion will not negatively impact cultural *heritage resources*; and
- m) where appropriate, cross-jurisdictional issues are considered.

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

2.5.1.2 Shelburne Urban Settlement Area Expansion

It is recognized that at the time the County Official Plan was being prepared the Town of Shelburne had been actively advancing work to support an expansion to the *urban settlement area* to accommodate a total population of approximately 10,000 persons. Section 2.2.1 allocates a total population of 10,000 persons to Shelburne based on the Town demonstrating the provision of adequate servicing feasibility to accommodate the forecasted population. However, it is recognized that additional work is required to satisfy municipal comprehensive review requirements to support the *settlement area* expansion and designate the additional lands required for future growth.

Notwithstanding the County municipal comprehensive review requirements identified in Section 2.5.1.1, the following municipal comprehensive review requirements will apply in considering a *settlement area* expansion to Shelburne to accommodate a total population of approximately 10,000 persons:

- a) the expansion makes sufficient land available to accommodate a maximum of 10,000 persons, and meets the identified *intensification target* and *density target* in this Plan;

- b) the proposed expansion takes into consideration the employment forecasts, based on a review of the Town's employment land supply and associated land needs;
- c) the proposed expansion is an efficient, *sustainable*, and logical extension of the *urban settlement area* and the existing or planned *infrastructure*, services, and facilities required to accommodate the proposed expansion can be provided in a financially and environmentally *sustainable* manner;
- d) the land is physically suitable for *development*, considering any constraints to *development*, including topography, *hazard lands*, natural heritage features, areas, and systems, and natural resources;
- e) where applicable, the proposed expansion will meet the requirements of the Growth Plan for the Greater Golden Horseshoe;
- f) the expanding *settlement area* is in compliance with the Province's *Minimum Distance Separation Formulae*;
- g) the *transportation system* can accommodate the additional volume of traffic and demand for services;
- h) a suitable plan for phasing, financing, and constructing of the *infrastructure* for the expansion is demonstrated;
- i) there is an adequate supply of land designated Employment within or in the immediate vicinity of the *urban settlement area* to plan to maintain or move towards accommodating a minimum of one full-time job per three residents within or in the immediate vicinity of the *settlement area*;
- j) the proposed expansion will not negatively impact cultural *heritage resources*; and
- k) where appropriate, cross-jurisdictional issues are considered.

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

2.5.2 Community Settlement Areas

The *community settlement areas* provide sufficient land to accommodate the forecasted population and employment growth over the planning horizon. While *community settlement area* expansions are not anticipated over the horizon of this Plan, a municipality may undertake a local municipal comprehensive review to adjust the boundaries of a *community settlement area* within the municipality, provided the adjustment would maintain or reduce the aggregate amount of land within the municipality's *community settlement areas*, and in accordance with the local municipal comprehensive review requirements of Section 2.5.2.1.

Where a *community settlement area* expansion is being considered which would increase the aggregate amount of land within a municipality's *community settlement area*, the County municipal comprehensive review requirements of Section 2.5.1.1 will apply.

2.5.2.1 Local Municipal Comprehensive Review

The County encourages local municipalities to undertake a local municipal comprehensive review of its *community settlement areas* that would identify the most and least appropriate locations for growth. Expansions to the aggregate amount of land within the *community settlement area* is not permitted through a local municipal comprehensive review. A local municipal comprehensive review is distinguished from a County municipal comprehensive review as defined in Section 2.5.1.1 of this Plan. A local municipal comprehensive review may recommend alterations to one or more *community settlement area* boundaries provided such adjustment would maintain or reduce the aggregate amount of land within the *community settlement areas* in the respective local municipality.

A local municipal comprehensive review, for the purposes of an adjustment to the *community settlement area* boundaries, shall follow, at a minimum, the requirements listed below:

- a) Pre-consult with the County to establish the appropriate methodology, analysis and level of detail to be undertaken to sufficiently qualify the conclusions of the local municipal comprehensive review.
- b) Review the growth forecasts and allocations to the municipality, and current Census information as the basis of the analysis.
- c) Compile the aggregate amount of employment and residential land, including vacant, built, brownfield and other land within each *community settlement area*.
- d) Identify and assess the extent of land use constraints to the build-out of each community settlement area. Land use constraints may include such factors as environmental, hazards, lack of services, soil types, topography, traffic and access, locational factors, fragmented ownership, contamination, and the compatibility of surrounding land uses. Local municipalities may identify additional constraints for assessment.
- e) Determine the population that could be accommodated in each *community settlement area* under existing conditions given the site and area characteristics and constraints.
- f) Identify and analyze the intensification opportunities within the *built-up* and greenfield areas of each *community settlement area*.
- g) Prepare a Master Servicing Report outlining the method of servicing available and planned for the *community settlement areas*. This Report must include an analysis of costs and efficiencies associated with adjusting the *community settlement area boundary*.
- h) In the event that the review concludes that one or more *community settlement area* boundaries should be altered, then any adjustment must meet the following tests:
 - i. That there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;

- ii. The lands do not comprise *specialty crop areas*;
 - iii. That the expansion of any *community settlement area* shall be limited to, as a first priority, areas that are fully serviced with *municipal sewage and water services*; and secondly, areas that will be serviced with *private communal sewage services* and municipal water services. Expansions to any *community settlement area* based solely on *individual on-site sewage and water services* will not be permitted;
 - iv. the expanding *community settlement area* is in compliance with the *Minimum Distance Separation Formulae*; and
 - v. The aggregate amount of land within all *community settlement areas* shall be maintained or reduced as a result of the *community settlement area* boundary adjustment(s).
- i) The recommendations of the local municipal comprehensive review will not be finalized until the local municipal official plan has been approved by the County to incorporate any proposed *community settlement area* boundary alterations.

2.6 Economic Development

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

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

It will be the policy of the County to:

- a) Require local municipal official plans to designate and protect for *employment areas* and provide for an appropriate mix and range of economic development activities and employment uses, and the necessary infrastructure to meet long-term needs.
- b) Encourage opportunities to support local food, and promote the *sustainability* of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts.
- c) Protect and enhance the *natural heritage features and areas* in the County in order to maintain and enhance the tourism and recreational opportunities that rely upon these attributes.
- d) Provide leadership and encourage local municipalities, economic development activities and organizations, to promote economic development initiatives and community investment-readiness.
- e) Encourage the development of interesting and accessible public places to generate activity and vitality.

- f) Encourage new *development* and *redevelopment* on *greyfield* and *brownfield sites*.
- g) Encourage the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization of areas in need of improvement.
- h) Support the efforts of local municipalities and arts and cultural groups to identify and encourage the use of public space for events and festivals.
- i) Encourage minimizing the *negative impacts* from a changing climate and considering the ecological benefits provided by nature.

2.6.1 Locations of Economic Activity

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

It will be the policy of the County to:

- a) Work with local municipalities and economic development organizations to promote opportunities for economic activity by developing County-wide strategies for the benefit of all, recognizing that unique strategies may be required in certain areas to reflect the local context and community make-up and focus specific economic activities in close proximity to the resources, amenities and forms of existing development they require to thrive.
- b) Focus new industrial and employment-related development in *settlement areas*, while also permitting appropriate rural industrial and commercial growth in accordance with the policies of this Plan.
- c) Promote the growth of tourism throughout the County in appropriate locations. Tourism uses will be encouraged in close proximity to areas of natural and recreational amenity, areas of natural heritage appreciation, and natural resources and amenities.
- d) Promote commercial, retail and office employment uses in the *urban settlement areas* to create strong central business district environments.
- e) Promote commercial uses, which support *agricultural uses*, on *rural lands*, where proximity to agriculture operations is necessary.
- f) Promote the expansion and development of transportation, and telecommunications *infrastructure* to increase the locational advantage of existing and proposed business and employment uses.
- g) Support the long-term protection of *employment areas* within the County, which include *employment areas* in proximity to *major goods movement facilities* and

corridors and along major *transportation corridors* including Highway 9, 10, and 89, for those uses that require those locations. The County and local municipalities may plan beyond 20 years for the long term protection of *employment areas* provided the lands are not designated beyond the planning horizon, in accordance with the 2041 employment forecasts identified in Table 2.2b.

2.6.2 Employment Land Conversions

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

It will be the policy of the County that:

- a) Proposals to convert lands within an *employment area* designation in a local municipal official plan to another type of land use will be reviewed through a municipal comprehensive review. An Amendment to this Plan will not be required to implement an *employment area* conversion that is within a *settlement area* in a local municipal official plan. The intent of this policy is to ensure that an adequate supply of employment land for a wide variety of employment uses is available at all times in the County. In considering a request to remove lands from an employment or industrial designation, it will be demonstrated that:
 - i. there is a need for the conversion;
 - ii. the municipality will meet the employment forecasts allocated to the municipality in accordance with this Plan;
 - iii. the conversion will not adversely affect the overall viability of the *employment area*, and achievement of the *intensification target*, *density target*, and other policies of this Plan;
 - iv. there is existing or planned *infrastructure* available to accommodate the proposed conversion;
 - v. the lands are not required over the long term for the employment purposes for which they are designated; and
 - vi. cross-jurisdictional issues have been considered.

2.6.3 Tourism and Recreation

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

It will be the policy of the County to:

- a) Work with local municipalities and organizations to promote *agricultural*, *agri-tourism* and resource-based recreational and tourism uses in the County.
- b) Existing resource-based recreational uses, such as recreational resorts, ski clubs, associated recreational dwellings, and other similar type uses are permitted within

the Countryside Area subject to the policies of this Plan and the local municipal official plan. This Plan supports the continuation and expansion, where appropriate, of existing uses to accommodate new resource-based recreational development and uses. The local municipal official plans will appropriately designate resource-based recreational uses and clearly establish the extent of permitted uses, including accessory uses, and associated land use policies. Expansions to existing resource-based recreational uses will be in accordance with policies of this Plan and the local municipal official plan, and will not require an amendment to this Plan. Where expansions are considered in the Agricultural Area, the policies of Section 3.2.3.1 of this Plan apply.

- c) Encourage local municipalities to undertake the preparation of Recreation Area Master Plans to promote and facilitate natural heritage and recreation-based tourism opportunities, including the Mansfield North Recreation Area and Hockley Valley Resort Area. Recreation Area Master Plans should be implemented by way of amendment to the local municipal official plan, and will generally provide for:
 - i. The promotion of resource-based recreation and tourism development which will accommodate appropriate *accessory uses* and activities, including recreation related residential developments and limited commercial development.
 - ii. An appropriate servicing strategy to accommodate the proposed uses and in an environmentally and fiscally responsible manner.
 - iii. The protection of the *natural environment* and natural heritage features and minimize potential impacts on the surrounding *agricultural areas, rural areas* and rural *character*.
 - iv. The development of recreational uses and expansions to existing recreational uses in *prime agricultural areas* will be in accordance with the policies of Section 3.2.3.1 of this Plan.
- d) The County and local municipalities are encouraged to promote the provision of equestrian trails, where appropriate in the countryside area.

2.7 Housing and Affordability

Planning for the human environment promotes the community's quality of life and ensures that housing for special needs of socio-economic groups such as seniors, the physically challenged, and low-income persons are being met.

2.7.1 Housing

The provision of housing is an essential part of planning in the County and accommodating the forecasted growth. It is desirable to have close cooperation between all levels of government and the private sector in order to provide for sufficient, diverse and *affordable* housing opportunities, and maintain a stable residential housing market.

2.7.1.1 Supply of Land for Housing

It will be the policy of the County that:

- a) Local municipalities are encouraged to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the *regional market area* as outlined below:
 - i. Maintaining at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification*, *redevelopment* and land which is designated and available for residential *development*.
 - ii. Maintaining at all times, where new *development* is to occur, that land with servicing capacity is available to provide at least a 3 year supply of residential units in draft approved and registered plans, or in cases of *residential intensification* and *redevelopment*, land appropriately zoned in the local municipal zoning by-laws and available for *development* or *redevelopment*.
 - iii. Working with proponents to ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic changes. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs will be encouraged.

2.7.2 Affordable Housing

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

It will be the policy of the County that:

- a) The County will encourage local municipalities to implement the Dufferin County 10 Year Housing and Homelessness Plan, and encourage all local municipalities to undertake more detailed housing strategies that outline opportunities to increase the supply of *affordable* housing in their municipality.
- b) The County encourages local municipalities to establish and achieve a minimum *affordable* housing target for all new *development* in their official plans. The Dufferin County 10 Year Housing and Homelessness Plan identified the challenges in setting specific targets, with urban populations existing in only the three *urban settlement areas*. As a result, the County's goal is to focus on considering *affordable* housing opportunities as they become available, and focus *affordable* housing within the *urban settlement areas* which offer residents easy access to existing services, facilities and *infrastructure*.
- c) The County will encourage the provision of *affordable* housing through:
 - i. supporting increased residential densities in appropriate locations and a full range of housing types, provision of adequate land supply, and through *redevelopment* and *residential intensification* opportunities, where appropriate;
 - ii. providing *infrastructure* in a timely manner;
 - iii. supporting the reduction of housing costs by streamlining the *development* approvals process, and encouraging local municipalities to waive (in full or in part) municipal fees to encourage the *development* of *affordable* housing;

- iv. negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;
 - v. considering innovative and alternative residential *development* standards that facilitate *affordable* housing and more *compact urban forms*; and
 - vi. considering developing a more detailed housing strategy that outlines annual housing targets, mixes of housing types, affordability thresholds and related data.
- d) The County and local municipalities will encourage proponents of *development*, where appropriate, to ensure that a portion of new housing is *affordable*, and available and accessible to a broader range of demographics in the population, including younger workers and families, lower-income seniors, and renters, and that an adequate supply is maintained.
- e) The local municipalities are encouraged to adopt a Municipal Housing Facilities By-law to develop *affordable* housing as a “community facility” under the *Municipal Act*. In an effort to facilitate *affordable* housing the local municipalities may:
- i. enter into capital facility agreements and/or partnerships with both private and non-profit organizations for *affordable* housing;
 - ii. use available grants and loans, including tax-equivalent grants or loans to encourage the construction of *affordable* housing; and
 - iii. enter into public/private partnerships for the provision of new *affordable* housing.
- f) The County and local municipalities will encourage innovative and appropriate housing *development* that exhibits design, efficiency, and adaptability *characteristics*, and may represent non-traditional additions to the County’s housing stock.
- g) The County and local municipalities will actively discourage the conversion of *affordable* rental housing stock to a condominium if such conversion results in a reduction in the amount of rental housing units available to an unacceptable level, as determined by the County and local municipalities.
- h) The County and local municipalities will encourage that *affordable* housing be considered when opportunities for *redevelopment* become available. This includes the *redevelopment* of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to *community infrastructure* and facilities. Special attention will be given to the design of buildings, the landscaping treatment and through site plan approval, to ensure that the proposed *redevelopment* is physically compatible with the adjacent uses.
- i) The County will encourage local municipalities to develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures, except in locations serviced by individual or communal sewage disposal systems.

- j) The County and local municipalities will work with other levels of government to make surplus land available to providers of *affordable* housing at little or no cost.
- k) The County and local municipalities will permit opportunities for allowing additional units in existing dwellings related to *second residential units* provided the lands can be adequately serviced, there are no undue impacts on adjacent uses, and the additional units meet the requirements of the Ontario Building Code.
- l) The County recognizes the value of older residential neighbourhoods and will support the maintenance and improvement of established neighbourhoods and older housing stock through measures such as participation in Federal and Provincial government programs.
- m) The County will encourage the *development* of low-income housing geared towards seniors, which may include lower maintenance housing types such as condominiums and townhouses.

2.7.3 Special Needs Housing and Housing Forms

The County and local municipalities will improve the provision and access to housing for those people with special needs to encourage social inclusion, including *assisted housing* for low-income people, seniors housing, as well as various forms of supportive housing, including *group homes* and emergency/transitional housing, subject to the policies of this Plan and local municipal official plans.

It will be the policy of the County that:

- a) The County and local municipalities will work with other agencies, providers and local groups to assess the extent of the need of housing for those people with special needs to assist in identifying lands that are available and suitable for *special needs housing*.
- b) The County and local municipalities will support community agencies interested in pursuing additional funding from the Provincial Government to address identified needs for *special needs housing*.
- c) The County and local municipalities will support the distribution of *special needs housing* provided by community groups.
- d) When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, special needs housing, including a *group home*, hostel, temporary shelter, emergency shelter or other similar form of special needs shelter, the County and local municipalities will be satisfied that the use is compatible with adjacent uses and adequate infrastructure and services are available to accommodate the use.
- e) The County and local municipalities will encourage the provision of housing for aging-in-place for seniors so that:

- i. individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and
 - ii. where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.
- f) The County and local municipalities will encourage the provision of long-term care facilities that meet the needs of the community.
- g) The County and local municipalities will endeavour to provide a *barrier-free* environment where possible and meet the requirements of the Ontario Building Code.
- h) The County and local municipalities will have regard for requirements of the *Ontarians with Disabilities Act* and will work towards establishing an Accessibility Committee.

2.7.4 Second Residential Units and Garden Suites

The County supports the provision of *second residential units* and *garden suites* as a means to provide a greater diversity of housing types and housing affordability.

It will be the policy of the County that:

- a) The County generally encourages the permission of *second residential units* within all single detached, semi-detached, and townhouse *dwelling units* where a residential unit is not permitted in an *accessory structure* to those housing types on the property. If the principle residential dwelling on the property contains only a single residential unit, then an *accessory structure* may contain the *second residential unit* on the property.
- b) Local municipal official plans and implementing zoning by-laws will contain detailed policies and requirements relating to *second residential units* which generally support their creation, and will have consideration for such matters as: land use permissions for *second residential units*, parking requirements, servicing, and compliance with other relevant municipal and provincial requirements.
- c) Local municipalities are encouraged to establish policies related to *garden suites* in their official plans.

2.8 Community Services and Parks and Open Space

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

2.8.1 Community Services and Facilities

It will be the policy of the County that:

- a) Where closure and sale of a school is proposed, the open space component of the school site is encouraged to be retained and incorporated into a *redevelopment* proposal while providing opportunities for *redevelopment* and *intensification*.
- b) A wide-range of alternative educational opportunities will be encouraged to support life-long learning and skills development, including apprenticeship, co-operative learning and adult education.
- c) The provision of *community infrastructure*, such as daycare facilities, will be encouraged within larger *development* proposals, where practical and appropriate.
- d) The County will encourage local municipalities, where practical and appropriate, to develop plans for the *development* and/or expansion of community-serving health care facilities.
- e) The County will encourage local municipalities to develop plans for the *development* and/or expansion of local public libraries, where practical and appropriate, in order to provide important cultural and community resources for learning, research, and community activities.

2.8.2 Parks and Open Space

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

It will be the policy of the County that:

- a) The County and local municipalities will promote the provision of pedestrian, cycling and trail linkages and the integration of recreational and parks and open space uses, in accordance with the County of Dufferin Active Transportation and Trails Master Plan (DCATT) and local municipal plans and strategies.
- b) The County and local municipalities, with support from the Ministry of Natural Resources, Niagara Escarpment Commission, and other agencies and organizations, will seek opportunities to create linked open spaces through the integration of:
 - i. *natural heritage features and areas* in public ownership;
 - ii. existing municipal rights-of-way;
 - iii. established and proposed service and *utility* corridors;
 - iv. existing park and open space lands;
 - v. sidewalks and pathways;
 - vi. linkages provided through the draft plan of subdivision approvals process;
 - vii. agreements with private landowners;
 - viii. retention or acquisition of access easements; and
 - ix. land acquisition.

- c) The County and local municipalities will promote the maintenance and enhancement of the Bruce Trail and Niagara Escarpment Parks and Open Space System (NEPOSS), and support the inclusion of public lands within the NEPOSS, for lands within the Niagara Escarpment Plan Area.
- d) Local municipalities will secure the maximum benefit of the *Planning Act* with respect to parkland dedication from *development*.
- e) Local municipalities are encouraged to undertake programs to acquire new parks, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies.
- f) Local municipalities will encourage appropriate recreational development in parks, open spaces, along natural features and other similar areas of the County that provide opportunities for active, passive and programmed community recreation and leisure, and that contribute to the preservation and protection of open space and the *natural environment*.
- g) Local municipalities will encourage private recreation development to complement public recreational opportunities, and encourage and support involvement by private recreation groups within the area.
- h) Local municipalities will work cooperatively with various government ministries, resource agencies, and non-governmental organizations to promote natural resource-based recreational opportunities.

2.9 Community Design and Revitalization


2.9.1 Community Design

Safe and attractive neighbourhoods contribute to the overall community health of the County. Community design is essential for creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn.

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

It will be the policy of the County that:

- a) Local municipalities will seek to maintain and improve the physical design *characteristics* of the *urban settlement areas* and *community settlement areas* in the context of new and existing *development*, and promote a high quality of community design and built form.
- b) Local municipalities, through the review of *development applications* will:
 - i. ensure that new *development* is designed in keeping with the traditional *character* of the *settlement areas* and *rural areas* in a manner that both

- 
- preserves* their traditional community image and enhances their sense of place within the County;
 - ii. promote efficient and cost-effective *development* patterns that minimize land consumption;
 - iii. promote the improvement of the physical *character*, appearance and safety of *streetscapes*, civic spaces, and parks;
 - iv. encourage tree retention or tree replacement; and
 - v. encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure.
 - c) Local municipalities may require *development* proponents to submit design and architectural control guidelines with *development applications*, establishing how the policies of this Plan and the local municipal official plan have been considered and addressed. Such guidelines may also be required to address related issues of streetscaping, landscaping, setbacks, signage, garage placement, and architectural treatment in accordance with any local design guidelines and zoning by-laws.
 - d) Local municipalities will require that *infill developments* be compatibly scaled and designed to enhance the *character* of the area.
 - e) Local municipalities will encourage the integration and accessibility of community uses including schools, municipal facilities, institutional uses, parks and open spaces and recreational uses through pedestrian, cycling and trail linkages. Local municipalities may require the provision of certain pedestrian, cycling and trail linkages through the *development* approvals process, in accordance with the policies of this Plan, local municipal official plans and associated master plans.
 - f) Local municipalities may undertake the preparation of urban design guidelines to achieve the policies of this Section and local municipal community design policies for all or specific areas.

2.9.2 Community Improvement

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

It will be the policy of the County that:

- a) Local municipalities are encouraged to prepare Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization.
- b) The County may use the Community Improvement provisions of the *Planning Act* to implement the policies of this Plan, which may include:
 - i. designate any part of the County as a Community Improvement Project Area, in consultation with the local municipality;

- ii. enact a Regional Community Improvement Plan that utilizes incentive programs including making grants or loans within the Community Improvement Plan Area either to registered property owners or to local municipalities; and,
 - iii. participate in a Community Improvement Plan of a local municipality.
- c) The County and local municipalities will be satisfied that its participation in community improvement activities will be within its individual financial capabilities.

2.10 Cultural Heritage

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

- *built heritage resources*;
- *cultural heritage landscapes*; and,
- *archaeological resources*.

It will be the policy of the County that:

- a) Local municipal official plans will include policies to encourage the preservation of *significant built heritage resources* and *cultural heritage landscapes* through a heritage impact assessment or conservation plan, in accordance with the *Ontario Heritage Act*.
- b) Local municipalities may undertake the preparation of archaeological management plans and cultural plans in conserving cultural heritage and *archaeological resources*.
- c) Local municipalities are encouraged to establish Municipal Heritage Committees pursuant to the *Ontario Heritage Act*.
- d) Local municipalities will require archaeological assessments and the preservation or excavation of *significant archaeological resources* in accordance with provincial requirements.
- e) Local municipalities, in considering applications for shoreline or waterfront *development*, will ensure that cultural *heritage resources*, both on shore and in the water, within their jurisdiction are not adversely affected and may require an archaeological assessment (land and/or marine) and satisfactory measures to mitigate any *negative impacts* on *significant cultural heritage resources*.
- f) The appropriate Aboriginal communities will be notified with regard to the identification of burial sites and *significant archaeological resources* relating to the activities of their ancestors.

3.0 COUNTRYSIDE AREA

Dufferin County is largely comprised of the Countryside Area which encompasses lands outside of the *urban settlement areas* and consists of the rural landscape of the County, which includes *prime agricultural areas*, *rural lands*, natural heritage features and systems, and important natural resource areas.

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

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

- a) *Agricultural areas* – subject to the policies of Section 3.2; and
- b) *Rural lands* - subject to the policies of Section 3.3.

The Countryside Area is also subject to other applicable policies of this Plan which include *mineral, aggregate* and *petroleum resources* (Section 3.4), natural heritage features and functions (Section 4.4), and natural and human-made hazards (Section 5.0).

3.1 Objectives

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

- a) Maintain and build upon the rural *character*, and leveraging rural amenities and assets, such as agricultural operations, recreational and tourism opportunities, natural resources, and the protection and enhancement of the *natural environment*.
- b) Protect *agricultural areas* and recognize the importance of agriculture in the County and ensure its continued viability by promoting a range of *agricultural uses*, activities and complimentary uses.
- c) Within Countryside Areas, *community settlement areas* are the focus of growth and *development* and their vitality and regeneration will be promoted. *Development* in *community settlement areas* will have consideration of the rural *character*, impact on agriculture, the scale of *development*, and the availability of existing or planned *infrastructure* and *community infrastructure*, facilities and services.
- d) Growth and *development* may be accommodated on *rural lands* in accordance with the policies of Section 3.3, which provide opportunities for the management or use of resources, resource based recreational and tourism uses, home occupations and home industries, limited residential uses and other rural land uses.

- e) Promote the efficient use of existing rural *infrastructure* and *public service facilities*.
- f) Promote regeneration and community improvement, including the *redevelopment* of *greyfield* and *brownfield sites*.
- g) Promote diversification of the economic base and employment opportunities through goods and services, including value-added products and the *sustainable* management or use of resources.
- h) Provide opportunities for *sustainable* and diversified tourism, including leveraging historical, cultural, natural, agricultural and recreational assets.
- i) Conserve the biodiversity of the natural heritage features and the ecological benefits provided by the *natural environment*.
- j) Provide opportunities for a diversified range of economic activities in the Countryside Area.
- k) Protect, *mineral, aggregate, and petroleum resources* for their long-term use in a manner that is socially and environmentally responsible.

3.2 Agricultural Areas

Lands within the *Agricultural Area* designation consists primarily of *prime agricultural lands* as established in the local municipal official plans, and are identified on **Schedule C**. This Plan requires that these lands will be protected for *agricultural uses* unless appropriate justification is provided for alternative uses.

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

3.2.1 Objectives

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

- a) Recognize agriculture as the primary activity and land use in the Countryside Area.
- b) Maintain and enhance the agricultural resource base and farming operations within the County.
- c) Protect the County's *prime agricultural area* from fragmentation, *development* and land uses unrelated to agriculture.
- d) Promote *normal farm practices* and to protect the right to farm.

- e) Promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the economy by accommodating a range of *agriculture-related uses* and *on-farm diversified use*.

- f) *Preserve* and promote the agricultural and rural *character* of the County.

3.2.2 Permitted Uses

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

- a) The primary use of land will be for *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*, including:
 - i. the growing of crops, including nursery and horticultural crops;
 - ii. raising of livestock;
 - iii. raising of other animals for food, fur or fibre, including poultry and *fish*;
 - iv. aquaculture;
 - v. apiaries;
 - vi. agro-forestry;
 - vii. maple syrup production; and
 - viii. associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
- b) One single residential dwelling will be permitted per *lot*, subject to the policies of the local municipal official plan. A secondary farm residence may be permitted when the size and nature of the operation requires additional employment, and provided the secondary farm residence is on the same *lot*, is *accessory* to the main farm operation, is used for full time farm help, and servicing is adequate. A consent for land division for such a dwelling will not be permitted.
- c) *Agriculture-related uses* including farm-related commercial and industrial uses directly related to, and supportive of an agricultural operation are permitted. The local municipal official plan will establish land use policies and provisions related to *agriculture-related uses*.
- d) Permitted *on-farm diversified uses*, include but are not limited to: home occupations, home industries, and those uses which add value to farm produce such as the processing, preserving, storing and packaging of the farm's products on the farm property, and *agri-tourism uses* such as farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction. The local municipal official plan will establish land use policies and provisions related to *on-farm diversified uses*.
- e) Home occupations will be permitted in accordance with the policies of the local municipal official plan and provided the use remains clearly secondary to the farm operation. Home occupations may include:

- i. sales outlets for agricultural products produced on the farm;
 - ii. small home occupations conducted from the main residence and normally limited to the occupants of the property;
 - iii. *bed and breakfast establishments*; and
 - iv. farm vacation enterprises.
- f) Home industries will be permitted in accordance with the policies of the local municipal official plan and provided the use is conducted in whole or in part in an *accessory building* (e.g., shed or farm building). In order to ensure that the scale of the home industry is clearly *accessory* to the main use, the number of employees, the *gross floor area* and outside storage associated with a home industry will be limited in the local municipal implementing zoning by-law.
- g) New livestock facilities and the expansion of existing livestock facilities will comply with the *Minimum Distance Separation Formulae*.
- h) Forestry, conservation uses, wildlife and fisheries management uses, passive recreational uses are permitted.
- i) *Watershed* management and flood and erosion control projects carried out or supervised by a public agency are permitted.
- j) The specific uses permitted and *accessory uses* will be established in the local municipal official plans and implementing zoning by-laws.
- k) The local municipal official plans and zoning by-laws are encouraged to establish policies and provisions relating to built form, *lot* design, parking, screening/buffering, outside storage, and landscaping for any *agriculture-related use* and *on-farm diversified use* within the *Agricultural Area*.

3.2.3 Land Use Policies

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

- a) The County and local municipalities will designate *prime agricultural* areas in their official plans, through procedures established by the Province. *Prime agricultural areas* are designated on **Schedule C** of this Plan. Any changes to the designation of *prime agricultural areas* will require an amendment to this Plan and the local municipal official plan.
- b) In order to avoid land use conflicts within the *Agricultural Area* designation, new land uses, including *lot* creation, and new or expanding livestock facilities will comply with the *Minimum Distance Separation Formulae*, to ensure appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities.
- c) Local municipal official plans may provide specific policies to exclude certain *development* from the application of the *MDS Formulae*, which may include:
- i. the construction of approved residential *development* proposed by building permit on existing *lots* of record; and

- ii. the construction of a new residential dwelling that is replacing a dwelling destroyed in whole, or in part, by a catastrophe, provided that the new dwelling is located no closer to an existing livestock facility than prior to the catastrophe.
- d) Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection Act*. Land application of manure, bio-solids and septage will follow the requirements of the above noted legislation, and the regulations made under those Acts.
- e) Proposed *development* in *Agricultural Areas* will be serviced with adequate water supply and sewage disposal services. *Development* proposals for non-agricultural uses will demonstrate the suitability of the site for the proposed method of water supply, sewage disposal and stormwater management to the satisfaction of the local municipality, and any other required approval agencies.
- f) Land may only be removed or excluded from *prime agricultural areas* for expansions of *settlement areas* or conversion to *rural areas* in accordance with the policies of this Plan.

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

It is the policy of this Plan to protect lands which are suitable for agricultural uses for the long-term. However, the *development* of new recreational uses and expansions to existing recreational uses, may be considered subject to the submission of appropriate studies, including an Agricultural Impact Assessment, that demonstrates to the satisfaction of the County that:

- a) there is a need within the planning horizon of this Plan for the proposed use;
- b) the lands do not comprise a specialty crop area;
- c) there are clearly no other reasonable alternatives that are outside of *prime agricultural areas*;
- d) there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands;
- e) the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby urban areas;
- f) the proposed use complies with the required MDS I setback distances; and,
- g) impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands will be minimized to the extent feasible.

Site-specific local municipal official plan amendments of this nature will not require an amendment to this Plan.

The extraction of *minerals*, *petroleum resources* and *mineral aggregate resources* in *prime agricultural areas*, are permitted in accordance with the policies of Section 3.4.

3.2.3.2 Specialty Crop Areas

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

3.2.4 Supporting Agriculture in the County

It is a policy of this Plan to encourage the development and implementation of programs and plans to support and sustain agriculture in the County, which may include, among others, the following:

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

3.2.5 Agricultural Area Lot Creation and Adjustment

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

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

- a) *Lot* creation in the *Agricultural Area* will generally be discouraged and only permitted in accordance with provincial policy and the policies of the local municipal official plan. The minimum *lot* area of both the retained and severed *lots* will be established in the local municipal official plans.
- b) Where a previous or current farm acquisition has rendered a *residence surplus to a farming operation*, a consent may be permitted subject to the following conditions:
 - i. the retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;
 - ii. the new *lot* will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
 - iii. the surplus dwelling parcel will be subject to *Minimum Distance Separation I* setback provisions, and be zoned to recognize the non-farm residential use, as required.
- c) For *agriculture-related uses*, the *lot* created will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*.
- d) For the enlargement of an existing *lot* subject to the following conditions:

- i. the continued *agricultural use* of the retained *lot* as a farm parcel is not threatened;
 - ii. need must be demonstrated where the proposed enlargement is for a non-farm use; and
 - iii. the proposed severance must merge with the *lot* being enlarged in accordance with Sections 50(3) and (5) of the *Planning Act*.
- e) For minor boundary adjustments or corrections and easements, and in accordance with Sections 50(3) and (5) of the *Planning Act*, which do not result in the creation of a new *lot*. *Lot* line adjustments will be interpreted to prohibit the creation of new residential or non-farm parcels.
- f) For the creation of a *lot* to permit new *infrastructure* uses where the facility or corridor can not be accommodated through the use of easements or rights-of-way.

3.3 Rural Lands

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

3.3.1 Objectives

The objectives of the *rural lands* are to:

- a) Promote *development* opportunities related to the management or use of resources; resource-based recreational uses (including recreational dwellings); tourism, limited residential *development*; home occupations and home industries; and other rural land uses;
- b) Protect and promote *agricultural uses*, *agriculture-related uses*, *on-farm diversified uses* and *normal farm practices*;
- c) Promote opportunities to support a diversified rural economy by protecting *agricultural uses* and other resource-related uses and directing non-related *development* to areas where it will minimize constraints on these uses;
- d) Promote *development* that is compatible with the rural landscape and *character* and can be sustained by rural service levels, which generally includes *individual on-site sewage and water services*;
- e) Accommodate *development* that is appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of *infrastructure*; and
- f) Provide opportunities to locate new or expanding land uses that require separation from other uses.

3.3.2 Permitted Uses

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

- a) The primary use of land will be for:
 - i. the management or use of resources, such as forestry and *mineral aggregate operations*;
 - ii. resource-based recreational uses (including recreational dwellings);
 - iii. limited residential *development*;
 - iv. home occupations and home industries;
 - v. cemeteries;
 - vi. *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices* as permitted in Section 3.2.2; and
 - vii. other similar rural land uses.
- b) In addition to *agricultural uses* and *agriculture-related uses*, rural industrial/commercial uses which are resource-based, including dry industrial/commercial uses and forestry uses, may be permitted without an amendment to this Plan, subject to the policies of Section 3.2.3, the local municipal official plan, and may be subject to a site-specific rezoning.
- c) Service and tourist commercial uses, publicly-owned open spaces, and limited residential *development* in the form of single detached dwellings may be permitted in *rural lands* without requiring an amendment to this Plan, but may be subject to a rezoning, and provided the use is permitted in the local municipal official plan, and meets the criteria established within the local municipal official plan.
- d) Notwithstanding the foregoing, within *rural lands*, *existing uses* that may be zoned for residential or tourist commercial type uses are permitted to continue as such.
- e) The specific permitted and *accessory uses* will be established in the local municipal official plans and implementing zoning by-laws.

3.3.3 Land Use Policies

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

- a) *Rural lands* will be designated in the local municipal official plans, where applicable, and in accordance with the policies of this Plan.
- b) Any *agriculture use* or *agriculture-related use* will meet the requirements of Section 3.2.3.
- c) *Development* in *rural lands* will be subject to the policies of Section 6.3, with respect to servicing.
- d) All farm and non-farm *development* will comply with the *Minimum Distance Separation Formulae* and the requirements of the local municipal official plan.

- e) In the interest of protecting the quality of ground and surface waters, new intensive farms for raising animals and existing farms expanding to the scale of an intensive farm for the raising of animals will prepare a Nutrient Management Plan enacted under the *Nutrient Management Act* and other applicable provincial requirements for nutrient management planning. Such Nutrient Management Plan will require the approval of agencies having jurisdiction. Existing animal farms are encouraged to prepare a Nutrient Management Plan.
- f) Those uses that create or potentially create extreme environmental stress as a result of air, noise, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes will only be considered based on the submission of an impact assessment satisfactory to the County and/or local municipality.
- g) Rural industrial uses located adjacent to *settlement areas* will generally be limited to self-contained uses that produce and/or store a product where there is a low probability of significant emissions.
- h) An appropriate separation distance, based upon the Ministry of the Environment's relevant guidelines related to land use compatibility, will be established between a rural industrial land use and any *sensitive land use*. This separation distance will be enforced through a site specific amendment to the applicable zoning by-law and/or through *site plan control*.
- i) Rural industrial uses will be developed in such a manner to ensure protection and screening of outdoor storage areas from all adjacent roads.
- j) Access to a County road or municipal road will require approval from the County and/or local municipality.
- k) Where rural industrial/commercial uses, including dry industrial/ commercial uses, are proposed, the following must be met:
 - i. The proposed use will not create or add to a negative impact on the environment, adjacent or nearby *sensitive land uses*, or traffic patterns;
 - ii. The proponent will demonstrate how outside storage, if any, and the storage and removal of on-site generated waste is to be accommodated;
 - iii. The proponent will demonstrate how the traffic generated from the proposed use will impact the existing roads and how much will be generated;
 - iv. For a use that may have the ability to compromise or contaminate the subject lands, the proponent will submit a remediation plan to be used upon the discontinuation of use to the satisfaction of the municipality, County, and the applicable Ministry(ies); and
 - v. The proponent will submit a study that not only justifies the proposed use of land, but also demonstrates how the foregoing and any other requirements set out in this Plan and the local municipal official plan will be met.
- l) *Lot* creation in the *rural lands* will only be permitted in accordance with the policies of the local municipal official plan.

3.4 Management of Mineral Aggregate, Minerals and Petroleum Resources

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

3.4.1 Objectives

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

- a) Protect known significant deposits of aggregate resources and areas of potential *mineral aggregate resources* for potential future extraction.
- b) Recognize existing pits and quarries, and protect them from activities that would preclude or hinder their continued use or expansion.
- c) Ensure that new pits and quarries, and petroleum exploration and production will not have a negative impact on *significant* natural heritage features and related *ecological functions* and existing land uses.
- d) Provide a framework for *mineral aggregate operations* such that they are carried out in a manner that minimizes potential negative social, economic and environmental *impacts*.
- e) Provide for the progressive rehabilitation of pits and quarries to an appropriate after-use.

3.4.2 Mineral Aggregate Resources

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

Significant mineral aggregate resources are identified by the Ministry of Northern Development and Mines in the Aggregate Resources Inventory of Dufferin County, Paper 163-Revised, 2009, and are identified on *Schedule D*.

It will be the policy of the County that:

- a) In accordance with the Provincial Policy Statement, and the policies of this Plan, *mineral aggregate resources* will be protected for long-term use. *Significant mineral aggregate resources* are identified on **Schedule D**, which include significant sand and gravel resources and bedrock *mineral aggregate resource*

areas. It is recognized that there is potential for deposits of *mineral aggregate resources* to exist outside of the areas identified on **Schedule D** for which there were no records existing at the time this Plan was prepared.

- b) The County may undertake the preparation of an Aggregate Resources Master Plan to more accurately identify and examine the *mineral aggregate resources* in the County. The intent of the Aggregate Resources Master Plan is to identify the location of areas of sand and gravel, and bedrock deposits that are appropriate for protection and suitable for extraction. The Aggregate Resources Master Plan may assist the County in refining the identification of the *mineral aggregate resources* as shown on **Schedule D**.
- c) Until such time as an Aggregate Resources Master Plan is prepared, the policies of this Plan apply to all *mineral aggregate resources*, regardless of whether or not they are delineated on **Schedule D**.
- d) *Mineral aggregate resources* and mineral aggregate resource operations will be designated in the local municipal official plans.
- e) Existing *mineral aggregate operations* will be permitted to continue without the need for an official plan amendment or zoning by-law amendment.

3.4.2.1 New or Expanding Mineral Resource Operations

The County will manage new or expanding *mineral aggregate resource operations* are managed in a sustainable manner which balances potential negative social, economic and environmental *impacts* and the appropriate use and management of *mineral aggregate resources*.

It will be the policy of the County that:

- a) New *mineral aggregate resource operations* or any expansion to an existing *mineral aggregate resource operation* that extends beyond its licensed area will require an amendment to the local municipal official plan, and will conform to the policies of this Plan and the local municipal official plan.
- b) *Development*, with the exception of agriculture, which would preclude or hinder the establishment of new *mineral aggregate resource operations* or access to the resources will only be permitted if:
 - i. resource use would not be feasible; or
 - ii. the proposed land uses or *development* serves a greater long-term public interest; and
 - iii. issues of public health, public safety and environmental impact are addressed.
- c) In considering new *mineral aggregate resource operations* or any expansion to an existing *mineral aggregate resource operation*, the County will be satisfied that prior to approval of a local municipal official plan amendment, the following issues have been addressed:

- i. compatibility with the surrounding land uses;
 - ii. the suitability of the transportation *infrastructure*;
 - iii. potential *negative impacts* on groundwater quality and quantity, provincially significant natural features, natural heritage features and areas, and the environment;
 - iv. potential *negative impacts* on social and community considerations;
 - v. potential *negative impacts* to cultural heritage and archaeological resources;
 - vi. potential *negative impacts* associated with noise and dust;
 - vii. rehabilitation plans;
 - viii. potential *negative impacts* on the rural character and landscape, including visual impacts;
 - ix. other matters identified by the Province, County, or local municipality, or identified in the local municipal official plan; and
 - x. approvals and requirements under the *Aggregate Resources Act*.
- d) Applications for new or expanding *mineral aggregate resource operations* that exceed 250 acres in area will require an amendment to this Plan and the local municipal official plan in consideration of the issues identified in subsection c). New or expanding *mineral aggregate resource operations* will be identified on **Schedule D** to this Plan.

3.4.2.2 Rehabilitation

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

It will be the policy of the County that:

- a) Progressive and final rehabilitation will be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate *negative impacts*. Final rehabilitation will take surrounding land uses and approved land use designations into consideration.
- b) Comprehensive and coordinated rehabilitation planning is encouraged where there is a concentration of *mineral aggregate operations*.
- c) Final rehabilitation will take surrounding land and approved land use designations into consideration.
- d) On prime agricultural land the extraction of *mineral aggregate resources* is permitted as an interim use provided the site will be rehabilitated back to an *agricultural condition*. On *prime agricultural lands*, complete rehabilitation back to an *agricultural condition* is not required if:
 - i. there is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;

- ii. other *mineral aggregate resource* extraction alternatives have been considered by the proponent and found unsuitable. The consideration of other *mineral aggregate resource* extraction alternatives will include *mineral aggregate resources* in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as *settlement areas*, and, resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* will be protected in this order of priority: Canada Land Inventory Class 1, 2 and 3 lands; and
- iii. agricultural rehabilitation in remaining areas is maximized.

3.4.2.3 Development Adjacent to Mineral Aggregate Resource Areas

The County will encourage land uses in proximity to *mineral aggregate resources* operations that are compatible with the current and future operation of the extraction activities.

It will be the policy of the County that:

- a) When new *development* requiring a *Planning Act* approval is proposed within proximity to a *mineral aggregate resource* area, the County and local municipality will be satisfied that the proposed use is compatible with the current and future operation of the pit or quarry

3.4.3 Mineral Resources


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

3.4.4 Petroleum Resources

Throughout Dufferin there is a potential for the exploration, discovery and production of *petroleum resources*. While activities associated with *petroleum resources* rarely involve *Planning Act* controls, the policies of this Plan address the issue of new *development* encroaching on known deposits and existing producing well areas.

It will be the policy of the County that:

- a) In areas of known *petroleum resources* and *significant* areas of *petroleum resource* potential, *development* and activities which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:
 - i. resource use would not be feasible; or

- 
- ii. the proposed land use or *development* serves a greater long-term public interest; and
 - iii. issues of public health, public safety and environmental impact are addressed.
- b) *Petroleum resource operations*, exploration and drilling under the *Oil, Gas and Salt Resources Act* will be permitted within the *Agricultural Area* and *Rural Areas* provided the site is *rehabilitated* to the pre-activity land capacity and/or *agricultural condition*. Such use will minimize potential *negative impacts* by following Provincial Operating Standards, Provincial regulations and local planning requirements. Should the policies of Section 4.0 of this Plan, regarding *development* within natural heritage features or areas, affect potential petroleum activities, the Province will be consulted regarding mechanisms to evaluate the value of competing resources and ensure that if drilling occurs, potential *negative impacts* are minimized.
- c) *Petroleum* exploration and production under the *Oil, Gas and Salt Resources Act* is subject to the policies of the local municipal official plan and may require an amendment to the local municipal official plan to permit the use.

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

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

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

4.0 NATURAL HERITAGE AND WATER RESOURCES

The County and local municipalities will encourage the protection and enhancement of natural heritage features and functions and the protection and conservation of water resources. The Plan supports the preparation of a County-wide *Natural Heritage System Strategy* to support the overall diversity and interconnectivity of the *natural heritage features and areas*. The County recognizes and supports the implementation of provincial policy and legislation which seek to protect and manage *development* within the *significant* landforms and areas that encompass areas of the County, such as the Greenbelt Plan, Niagara Escarpment and the Oak Ridges Moraine.

4.1 Objectives

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

- a) Protect, enhance and restore natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and recognize the importance of the County as an important headwater area.
- b) Protect natural heritage features and the environment and foster the creation of an enhanced and connected *natural heritage system*, and recognize the importance of *Provincially significant* landscapes and land forms such as the Niagara Escarpment Area, the Oak Ridges Moraine, and the Greenbelt Plan Area.
- c) Undertake the preparation of a *Natural Heritage System Strategy* to reinforce the protection, restoration and enhancement of natural heritage features and functions and strengthen and promote their interconnectivity, for the overall environmental health of the County.
- d) Direct *development* and *site alteration* away from *significant natural heritage features and areas*.
- e) Protect water resources and sourcewater areas from contamination and degradation in order to improve the *quality and quantity of water*.

4.2 Implementation of Provincial Policy and Plans

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

4.2.1 Greenbelt Plan

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

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

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

It will be the policy of the County that:

- a) Notwithstanding the policies of this Plan to the contrary, the Greenbelt Plan must be referred to for determination as to whether or not lands are affected by the various designations and policies within the Greenbelt Plan.
- b) The local municipal official plans will identify the Greenbelt Protected Countryside and the Natural Heritage System and provide detailed land use policies and *development* criteria for lands within the Greenbelt Plan area to meet the requirements of the Greenbelt Plan and this Plan.
- c) The boundaries and lands under the jurisdiction of the Greenbelt Plan are shown on **Schedule A** and include lands within the Niagara Escarpment Plan area and the Oak Ridges Moraine Conservation Plan area, which prevail in the area of their respective coverage. Amendments to those areas of the Plan designated as Protected Countryside can only be proposed by the Minister of Municipal Affairs and Housing. Amendments are subject to the approval of the Lieutenant Governor in Council, in accordance with Section 5.7 of the Greenbelt Plan.
- d) Where there is a conflict between policies of this Plan, local municipal official plans and the Greenbelt Plan, the more restrictive policy will apply, with the exception of lot creation policies where the policies set out in the Greenbelt Plan will prevail. Local municipal official plans and zoning by-laws will not be more restrictive than the Greenbelt Plan as they apply to agricultural uses and mineral aggregate resources.

4.2.2 Oak Ridges Moraine Conservation Plan

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

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

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

It will be the policy of the County that:

- a) Notwithstanding the policies of this Plan to the contrary, the Oak Ridges Moraine Conservation Plan must be referred to for determination as to whether or not lands are affected by the various designations and policies within the Oak Ridges Moraine Conservation Plan.
- b) The Town of Mono Official Plan will provide detailed land use policies and *development* criteria for lands within the Oak Ridges Moraine Conservation Plan area to meet the requirements of the Oak Ridges Moraine Conservation Plan and this Plan.
- c) The boundaries and lands under the jurisdiction of the Oak Ridges Moraine Conservation Plan are shown on **Schedule A**. No changes to the boundaries of the Oak Ridges Moraine Conservation Plan or land use designations can occur unless the Oak Ridges Moraine Conservation Plan has first been amended. Amendments to the Oak Ridges Moraine Conservation Plan remain governed by, and are to be dealt in accordance with, the *Oak Ridges Moraine Conservation Act, 2001*.
- d) Where there is a conflict between policies of this Plan, local municipal official plans and the Oak Ridges Moraine Conservation Plan, the more restrictive policy will apply, with the exception of *agricultural uses, mineral aggregate operations* and wayside pits as per Section 33 of the Oak Ridges Moraine Conservation Plan.

4.2.3 Niagara Escarpment Plan

The *Niagara Escarpment Planning and Development Act* established a planning process to ensure that the Niagara Escarpment area would be protected. From this emerged the

Niagara Escarpment Plan, 2005 which serves as a framework of objectives and policies to strike a balance between *development*, preservation and the enjoyment of this important resource.

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

It will be the policy of the County that:

- a) Notwithstanding the policies of this Plan to the contrary, the Niagara Escarpment Plan must be referred to for determination as to whether or not lands are affected by the various designations and policies within the Niagara Escarpment Plan. Pursuant to the *Niagara Escarpment Planning and Development Act*, the Niagara Escarpment Plan will prevail over any County or local municipal official plan or zoning by-law in the case of conflict. *Development* proposed on lands within the Niagara Escarpment Plan, and under Development Control, are required to meet the policies of the Niagara Escarpment Plan.
- b) Local municipal official plans will provide detailed land use policies and *development* criteria in these areas that meet the requirements of the Niagara Escarpment Plan and this Plan.
- c) The boundaries and lands under the jurisdiction of the Niagara Escarpment Commission are shown on **Schedule A**. No changes to the boundaries of the Niagara Escarpment Plan area or land use designations can occur unless the Niagara Escarpment Plan has first been amended. Amendments to the Niagara Escarpment Plan remain governed by, and are to be dealt in accordance with, the provisions of the *Niagara Escarpment Planning and Development Act*.
- d) The County will support the local municipalities, Niagara Escarpment Commission and Bruce Trail Conservancy in the establishment and promotion of the Bruce Trail and the parks and open space systems of the Niagara Escarpment Parks and Open Space System.

4.3 Natural Heritage System Strategy Framework

A County-wide *Natural Heritage System Strategy* (NHSS) to reinforce the protection, restoration and enhancement of identified *natural heritage features and areas* would promote the overall diversity and interconnectivity of *natural heritage features and areas*. Promoting linkages or connections between *natural heritage features and areas*, and considering the relationship of those features with groundwater and *surface water features*, ensures that *sustainable natural heritage systems* are created or enhanced, and that the County's *natural heritage features and areas* are sustained in the long-term.

It will be the policy of the County that:

- a) The County and local municipalities, in cooperation with the Ministry of Natural Resources, Niagara Escarpment Commission and Conservation Authorities, will undertake a County-wide *Natural Heritage System Strategy* (NHSS) to identify, map and detail *natural heritage features and areas*, as well as *surface water features* and

groundwater features, including the form and function of the identified features, and to identify linkages and connections between these features. The NHSS will reinforce the protection, restoration and enhancement of identified *natural heritage features and areas*, and promote the overall diversity and interconnectivity of natural heritage features, functions and areas. The County will endeavour to undertake a County-wide *Natural Heritage System* Strategy at the time of the first County Official Plan Review, which will be implemented through an amendment to this Plan.

- b) The County and local municipalities recognize that a natural heritage and open space system would benefit from public ownership to ensure protection of the features and to provide for public access, where appropriate. The County and local municipalities will consider all options for the acquisition of land associated with *natural heritage features and areas*, functions and linkages in accordance with the land acquisition policies of this Plan. Notwithstanding the options for the acquisition of lands as part of a natural heritage and open space system strategy, the County, local municipalities, or any other public agency will not be obligated to acquire or purchase any land containing *natural heritage features and areas*.
- c) The *natural heritage features and areas* under private ownership continue to be private and their identification as such features in no way increases their accessibility to the public or their eligibility for acquisition by the local municipalities, or any other conservation group or agency.
- d) The County and local municipalities will encourage the creation of a linked NHSS through the integration of:
 - i. *Natural heritage features and areas* in public ownership, including land owned by the local municipalities, Provincial and Federal Ministries, and land trusts;
 - ii. Natural corridors such as streams, *flood plains*, steep slopes, valleys, contiguous narrow *woodlands* and *wetlands* that connect two or more natural heritage features;
 - iii. existing municipal rights-of-way;
 - iv. established and proposed service and *utility* corridors;
 - v. existing parkland and open space lands;
 - vi. watercourses, where appropriate;
 - vii. sidewalks and pathways;
 - viii. linkages provided through the draft plan of subdivision approval process;
 - ix. agreements with private land owners;
 - x. retention or acquisition of access easements; and
 - xi. land acquisition.
- e) The County and local municipalities will actively encourage residential, commercial and industrial developers to connect with and provide opportunities to extend the County and local municipalities trail system.
- f) Land deemed by the County and local municipalities to be significant to the linear park system will be retained in ownership by a suitable organization for the purpose of implementing a linear park system, which may include abandoned rail corridors and *utility* corridors.

4.4 Natural Heritage Features and Functions

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

Appendix 1 is intended to reflect the following *natural heritage features and areas*:

- a) *Provincially Significant Wetlands* (which are also designated on **Schedule B**);
- b) *Provincially Significant Areas of Natural and Scientific Interest* (ANSI), including Earth Science and Life Science ANSI's;
- c) *Woodlands*; and
- d) *Unevaluated wetlands*.

The boundaries of these features and areas are considered to be approximate.

Where any land within a *Provincially Significant Wetlands* designation on **Schedule B** or a natural heritage feature identified on **Appendix 1** is held under private ownership, this Plan will not be construed as implying that such areas are free and open to the general public.

The local municipal official plans will provide more detailed policy guidance with respect to the identification and protection of natural features and areas, and consistent with the policies of this Plan.

Development and Site Alteration

- a) *Development and site alteration* will not be permitted in *significant wetlands* and *significant coastal wetlands*.
- b) *Development and site alteration* will not be permitted in
 - i. *significant woodlands*;
 - ii. *significant valleylands*;
 - iii. *significant wildlife habitat*; and,
 - iv. *significant areas of natural and scientific interest*,unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.
- c) *Development and site alteration* will not be permitted in *fish habitat* except in accordance with Provincial and Federal requirements.
- d) *Development and site alteration* will not be permitted in *habitat of endangered species and threatened species*, except in accordance with Provincial and Federal requirements.
- e) Nothing in the policies of Section 4.3 and 4.4 are intended to limit the ability of *agricultural uses* to continue.

Determining Significance

It will be the policy of the County that:

- a) The responsibility for determining the significance of *significant wetlands*, *significant areas of natural and scientific interest*, and *significant habitat of endangered species and threatened species*, rests with the Province of Ontario. As new information becomes available, this Plan will be amended as appropriate to ensure that the information is as up to date as is feasible.
- b) This Official Plan does not contain criteria to determine whether the *woodlands* shown on **Appendix 1** are *significant*. A woodland would be classified as being *significant* if it is determined to be an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.

However, the determination of significance cannot be made on a case-by-case basis in the absence of a County or local municipal study that reviews the nature, location and type of woodland features that exist. As a consequence, it is a policy of this Plan that the County will establish the criteria for determining significance at the time a *natural heritage system* strategy is undertaken.

- c) This Official Plan does not contain criteria to determine what valleyland areas or *wildlife habitat* areas in the County are *significant*. These features would be considered *significant* if they are consider to be ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*. Given that a *natural heritage system* has not been established by this Plan, it is a policy of this Plan that the County will establish the criteria for determining significance at the time a *natural heritage system* is established.

4.4.1 Provincially Significant Wetlands

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

It will be the policy of the County that:

- a) *Provincially Significant Wetlands* are designated on **Schedule B**, and will be designated in the local municipal official plans.
- b) PSWs and the contiguous land approximately 120 metres *adjacent* to the PSW will be protected from *development* or anything that may adversely affect the sensitive resource. As a result, no *development* or *site alteration* will be permitted within a *Provincially Significant Wetlands*.

- c) The contiguous land *adjacent* to *Provincially Significant Wetlands* represents an area where it is likely that *development* or *site alteration* would have a negative impact on the feature or area. *Development* and *site alteration* will not be permitted on land *adjacent* to a *Provincially Significant Wetland*, unless the *ecological function* of the *adjacent land* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their ecological and/or *hydrologic functions* that cannot be adequately mitigated. For the purposes of this policy, the extent of *adjacent land* will be defined as 120 metres. An *Environmental Impact Study (EIS)* will be required for all *development* proposals within 120 metres or abutting areas identified as being a *Provincially Significant Wetland*. Prior to considering *development* and/or *site alteration*, the County and/or local municipality, in consultation with the Ministry of Natural Resources, will be satisfied that the *EIS* demonstrates that there will be no *negative impacts* on the PSW and the sustaining ecological and/or *hydrologic functions*.
- d) *The boundaries of Provincially Significant Wetlands* will be defined based on information from the Ministry of Natural Resources. The boundaries of PSWs may be refined without an amendment to this Plan provided approval is obtained by the Ministry of Natural Resources. The addition or removal of a *Provincially Significant Wetland* will require an amendment to this Plan.

4.4.2 Provincially Significant Habitat of Endangered Species and Threatened Species

The *significant habitat of endangered species and threatened species* is not shown on **Appendix 1**. Species at Risk are identified as extirpated, *endangered*, *threatened* or *species of special concern* on the Species at Risk in Ontario List. The Ministry of Natural Resources administers the *Endangered Species Act, 2007 (ESA)* to protect and conserve species at risk and their habitats. Under the ESA, the Ministry of Natural Resources is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on species at risk and their habitats. The technical advice provided under the ESA supports the implementation of natural heritage policies found within the Provincial Policy Statement. For the purposes of the Provincial Policy Statement, the Ministry of Natural Resources is responsible for approving the delineation of *significant habitat for endangered and threatened species*.

Development and *site alteration* will not be permitted in or *adjacent* to *significant habitat of endangered species and threatened species*, except in accordance with Provincial and Federal requirements.

The *significant habitat of endangered species and threatened species* will be based on an evaluation of the following considerations:

- a) Assessments reviewed and approved by the Ministry of Natural Resources regarding the extent of the species' habitat;
- b) Habitats or areas delineated by the Ministry of Natural Resources and/or regulated under the ESA; and,

- c) Habitat 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.

4.4.3 Areas of Natural and Scientific Interest

Earth Science and Life Science ANSI's are identified on **Appendix 1**. *Development* and *site alteration* will not be permitted within or *adjacent* to ANSI's unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* through the preparation of an *EIS*.

4.4.4 Significant Woodlands

The intent of this Plan is to *preserve* existing *woodlands* and vegetation and prohibit incompatible land uses that deter their long term benefits. *Woodlands* are illustrated on **Appendix 1**. Some areas may not be identified since the exact boundaries of mapped areas may change over time. *Development* and *site alteration* will not be permitted within or *adjacent* to *significant woodlands* unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* through the preparation of an *EIS*.

4.4.5 Wildlife Habitat Areas

A *wildlife habitat* area is an area of land where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. *Development* and *site alteration* will not be permitted within or *adjacent* to *wildlife habitat* areas unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* through the preparation of an *EIS*.

4.4.6 Unevaluated Wetlands

Wetlands that are not classified as *Provincially Significant Wetlands* are considered *unevaluated wetlands*. *Development* and *site alteration* will not be permitted within an *unevaluated wetland* or *adjacent land* unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* through the preparation of an *EIS*.

4.4.7 Fish Habitat

Fish habitat is spawning grounds and nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes. *Development* and *site alteration* will not be permitted in or *adjacent* to *fish habitat* except in accordance with Provincial and Federal requirements.

4.4.8 Watercourses

All of the watercourses in the County are considered to be environmentally *significant*. It is the intent of this Plan to protect all watercourses from incompatible *development* to minimize the impacts of such *development* on their function.

4.4.9 Adjacent Lands

Adjacent lands, as referenced in Sections 4.4.1 through 4.4.7, are the lands contiguous to a natural heritage feature or area where it is likely that *development* or *site alteration* would have a negative impact on the feature or area. For the purposes of this Official Plan, *adjacent lands* are determined to include all lands within the specified distance of the boundary of *natural heritage features and areas* as set out in Table 4.1:

Table 4.1 – Extent of Adjacent Lands

Natural Heritage Feature	Extent of <i>Adjacent Lands</i> (metres)
<i>Provincially Significant Wetlands</i>	120
<i>Significant Habitat of Endangered Species and Threatened Species</i>	120
<i>Significant Woodlands</i>	120
<i>Significant wildlife habitat</i>	120
<i>Significant Valleylands</i>	120
<i>Fish habitat</i>	120
<i>Provincially Significant Areas of Natural and Scientific Interest - Life Science</i>	120
<i>Provincially Significant Areas of Natural and Scientific Interest - Earth Science</i>	50
<i>Unevaluated wetlands</i>	120

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

4.4.10 Environmental Impact Studies

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

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

- collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of natural heritage features and associated ecological and hydrological functions that exist;

- b) to determine whether there are any additional natural heritage features on the lands and *adjacent lands*; and
- c) make an informed decision as to whether or not the proposed *development* and/or *site alteration* will have a negative impact on the natural heritage features and ecological and hydrological functions.

The local municipality must be satisfied with an *EIS* prior to the granting of *development* approvals. The recommendations of an *EIS* will be implemented through official plan amendments, zoning by-laws, subdivision conditions, *site plan control*, and/or applicable regulations.

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

4.5 Water Resources and Source Water Protection

4.5.1 Water Resources

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

It will be the policy of the County that:

- a) The County and local municipalities will work cooperatively with the Ministry of Natural Resources and Conservation Authorities in dealing with land management issues within the *watersheds* draining to any of the watercourses, including those that extend beyond the County.
- b) The County and local municipalities will support appropriate flood control management programs of the Ministry of Natural Resources and Conservation Authorities.
- c) The County and local municipalities will encourage the protection and restoration of *natural heritage features and areas* to improve the *quality and quantity of water*.
- d) Under the very limited circumstances where permitted by this Plan, *development applications* that propose to make use of a private water source, such as any commercial, industrial, or any other large water user, will be required to submit a detailed hydrogeological study to determine the suitability of the lands for groundwater extraction in addition to any water taking permits/studies required by the Ministry of the Environment to ensure protection of the natural ecosystem, fair sharing and conservation of water, and prevention of unacceptable interference with

other water users. The permits/studies will be prepared to the satisfaction of the County, local municipalities, and the Province.


- e) The County and local municipalities will require the use of stormwater management facilities on-site and/or downstream of new *developments*, where appropriate, to mitigate *development* impacts on stormwater quantity and quality and in accordance with Section 6.3.2.
- f) In cooperation with the private sector and the community, the County and local municipalities will encourage the reduction of water consumption levels through the promotion of the efficient use of water and may specify appropriate water conservation measures within existing and new *development*.
- g) The County and/or local municipalities may establish sector-specific targets for water use reductions.
- h) The County and local municipalities will contribute to and promote a culture of water conservation among all public, private, and community groups and local citizens and aim to encourage the efficient and *sustainable* use and protection of water resources.
- i) The County and local municipalities, where possible, will encourage and promote the health of watercourses by:
 - i. requiring the preservation and enhancement of natural stream bank vegetation and promote suitable erosion control methods;
 - ii. promoting tree planting along watercourses, where possible, to enhance the natural corridor function, provide for cool water temperatures and protect watercourse banks from erosion;
 - iii. encouraging best management practices and that interim measures are utilized during construction projects adjacent to watercourses to reduce sedimentation and erosion; and
 - iv. promoting the use of *adjacent lands* to watercourses, provided there is an appropriate buffer from the watercourse, for pedestrian movement and passive recreation areas, where feasible.

4.5.2 Sourcewater Protection

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

It will be the policy of the County that:

- a) The County and local municipalities will support and participate in initiatives that implement the *Clean Water Act*, where necessary and appropriate. It is recognized that at the time this Plan was prepared *Source Protection Plans* are in the process of being approved. Once the *Source Protection Plans* are approved, it is recognized that amendments will be required to this Plan and the local municipal official plans to



implement the *Source Protection Plans* through appropriate official plan policies and mapping. Until such time as these Plans are amended, the local municipal official plans will continue to provide policy guidance with respect to the protection of source water, including *designated vulnerable areas*, well head areas, and areas susceptible to groundwater contamination.

- b) The County and local municipalities will support the implementation of restrictions on *development* and *site alteration* to protect all municipal drinking water supplies and *designated vulnerable areas*, and protect, improve or restore *vulnerable* and sensitive surface and *ground water features* and their *hydrologic functions*.
- c) Assurance that sourcewater quality and quantity will not be negatively impacted will be required for approval of *development* applications.

5.0 NATURAL AND HUMAN-MADE HAZARDS

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

5.1 Objectives

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

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

5.2 Natural Hazards

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

The County and local municipalities will consider the potential impacts of climate change that may increase the risk associated with natural hazards, and in consideration of the policies in Section 6.6.

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

5.2.1 Flooding Hazards

It will be the policy of the County that:

- a) Any *development* below flood elevations are considered to be within an area that may be subject to a *flooding hazard*.
- b) *Development* will be directed away from areas within or *adjacent* to the *regulatory flood plain*, except under very specific conditions. Any *development* proposed within the *regulatory flood plain* will require approval from the applicable Conservation Authority and/or Ministry of Natural Resources.
- c) Uses prohibited from locating in a *flood plain* or on lands that may be susceptible to a *flooding hazard*, include:
 - i. an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of *flood proofing* measures or protection works, or erosion;
 - ii. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of *flood proofing* measures and/or protection works, and/or erosion; and
 - iii. uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
- d) *Development* may be permitted on an existing *lot* of record in a *flood plain* subject to local municipal official plan policies and approval from the applicable Conservation Authority and/or Ministry of Natural Resources. The creation of new lots within a flooding hazard will be discouraged.

5.2.2 Steep Slopes, Unstable Soils and Erosion Hazards

There are also lands subject to hazards due to steep slopes, unstable soils and/or erosion in locations other than *flood plains* or the shoreline area. *Development* of such areas may be considered provided that the risks of the existing or potential hazards can be satisfactorily mitigated.

It will be the policy of the County that:

- a) *Development* will not be permitted within areas susceptible to erosion and other hazard areas, except where established by an appropriate engineering evaluation of the erosion potential and/or slope stability which deems the *development* acceptable.
- b) Uses prohibited from locating in an *erosion hazard*, include:
 - i. an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during

- an emergency as a result of flooding, failure of *flood proofing* measures or protection works, or erosion;
 - ii. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of *flood proofing* measures and/or protection works, and/or erosion; and
 - iii. uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
- c) The stable top of the bank will be determined by a qualified Professional, in consultation with the County and/or local municipality and Conservation Authority. The required setback will reflect the degree, severity and extent of the hazard.
- d) A geotechnical study or engineering analysis may be required in order to determine the feasibility of proposed *development* in the above mentioned areas. A minimum setback may be included in the implementing zoning by-law.

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

Certain lands within the County are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation issued by the Province. The Regulation Limit is identified on **Appendix 1**, and represents a compilation of various information including engineered *flood plain* mapping, estimated *flood plain* mapping and *erosion hazards*. The extent of these regulated areas and features are subject to adjustment as confirmed by site visits and studies. The respective Conservation Authorities should be consulted for details and the implementation of the regulation.

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

5.3 Human-Made Hazards

5.3.1 Waste Disposal Sites

The location of new waste disposal sites and the expansion of existing waste disposal sites will require an amendment to this Plan and the local municipal official plan.

Development within proximity to waste disposal sites will be carefully regulated to minimize land use conflicts and the potential for any *adverse effects*.

It will be the policy of the County that:

- a) Closed and active waste disposal sites in the County are identified on **Schedule E** of this Plan, and will be identified in the local municipal official plans.

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

5.3.2 Potentially Contaminated Lands

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

It will be the policy of the County that:

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

5.3.3 Environmental Procedures for Potentially Contaminated Lands

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

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

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


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

5.3.4 Noise, Vibration Odour and Other Contaminants

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

It will be the policy of the County that:

- a) New residential or other sensitive uses will not be located in noise sensitive areas unless noise abatement techniques are employed to reduce the noise to comply with the Ministry of the Environment sound level criteria/guidelines.
- b) New residential or other sensitive uses will not be permitted in any area where it is anticipated that noise, vibration, odour or other contaminants from vehicular traffic or from the nature of the use will exceed Ministry of the Environment sound level criteria and/or guidelines.
- c) Only those new commercial or employment uses that can meet the Ministry of the Environment's sound level criteria will be permitted.
- d) The *development* of new employment uses will have regard for the Ministry of the Environment guidelines respecting separation distances between industrial uses and sensitive uses. In locating any *sensitive land use* in the vicinity of any established or approved employment use, the County and/or local municipalities will have regard for the relevant Ministry of the Environment guidelines.
- e) For any proposed *development* of a *sensitive land use* in proximity to a Provincial Highway, a noise and vibration study will be required to be submitted by a



proponent, prepared by a qualified acoustical consultant, in accordance with the appropriate provincial guidelines, to the satisfaction of the County and/or local municipalities, and/or other jurisdiction prior to *development* approval. The recommendations of the approved noise and vibration report will be incorporated in the *development* agreement for implementation, as approved.

- f) The County and/or local municipalities will support initiatives of agencies to develop standards, regulations and procedures to prevent spillage of toxic materials. The County and/or local municipalities will support agencies and firms in the *development* of appropriate methods and capability to deal with spills with due speed and diligence. Additional safety measures for the storage, transportation and use of toxic materials will be encouraged.
- g) *Development* proposals for uses that involve the storage or processing of *hazardous substances* or contaminated materials, including water, will demonstrate, to the satisfaction of the County and/or local municipalities that they will comply with all relevant Provincial and/or Federal regulations.

6.0 TRANSPORTATION, INFRASTRUCTURE AND SERVICING

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

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

6.1 Objectives

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

- a) Promote the establishment of a comprehensive and efficient transportation system to move people and goods to support economic development objectives of the County.
- b) Support and encourage *active transportation* to contribute to the development of healthy and *complete communities* and minimize auto-dependence.
- c) Support the implementation of the Dufferin County Active Transportation Master Plan, 2010, through the establishment of trails and active transportation opportunities.
- d) Encourage local municipalities in their provision of sewage and water systems which are environmentally and fiscally responsible.
- e) Optimize the use of existing *infrastructure* and public facilities prior to considering the development of new *infrastructure*.
- f) Encourage innovative stormwater management measures to support water quality maintenance and flood management.
- g) Support waste management initiatives which support waste diversion, reuse, reductions in material consumption and minimize impacts on the *natural environment*.

- h) Promote modern and robust telecommunications and *utilities infrastructure* which meets the needs of the County and growing businesses.
- i) Encourage energy efficiency and conservation which reduces impacts on air quality and the impacts of climate change.
- j) Support the coordination and efficient provision of *infrastructure* to accommodate growth in a fiscally and environmentally responsible manner.

6.2 Transportation System

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

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

6.2.1 Movement of People and Goods

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

It will be the policy of the County that:

- a) The County and local municipalities will ensure the co-ordination between growth management and the *transportation systems*.
- b) The County will work with transportation industries to facilitate the efficient movement of goods by improving the level of service while maintaining community safety and minimizing risk.
- c) The County and local municipalities will ensure that appropriate transportation service is provided to *employment areas*.
- d) The County and local municipalities will ensure that designated commercial areas are serviced by roads with appropriate traffic capacity.
- e) Through the passing of by-laws, the County and local municipalities may establish truck routes along Provincial Highways, County Roads, and other arterial roads and non-residential collector roads, thereby avoiding local roads in residential

neighbourhoods, in order to protect residents from noise and corridor emission pollutants.


- f) The County will maintain and encourage the protection of rail corridors for other linear uses should they become abandoned.
- g) The County will encourage the efficient use of existing and planned *infrastructure*, including the use of *transportation demand management* strategies, where feasible.
- h) The County supports the protection of *major goods movement facilities and corridors* for the long term, by ensuring that *development* is compatible and supportive of the long term purposes of the corridor and is designed to avoid, mitigate or minimize *negative impacts* on and from the corridor and transportation facilities.

6.2.2 Provincial Highways and County Roads

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

It will be the policy of the County that:

- a) The following roads are identified on **Schedule F**:
 - i. Provincial Highways; and
 - ii. County Roads.
- b) The following minimum right-of-way road widths should be maintained where possible:
 - i. Provincial Highways – As determined by the Province; and
 - ii. County Roads – 30 metres.
- c) Requirements for local municipal roads under the jurisdiction of the local municipalities will be established by the local municipality.
- d) Where additional land is required for road widening and extensions, such land will be dedicated wherever possible, in the course of approving draft plans of subdivision or condominium, consents or site plan agreements, without amendment to this Plan. The dedication of such land will take into account the following:
 - i. the extent of the right-of-way that may be required as established in the policies of this Plan and the local municipal official plan;
 - ii. road widenings being taken equally on either side of the centre line of existing roads. However, unequal widenings may be required where factors, such as topography, historic building locations, grade separation, channelization, existing development or other unique conditions make the dedication of equal widenings is not feasible;
 - iii. the need to provide acceleration and deceleration lanes, left-turn storage lanes, medians, traffic signals or other traffic control devices, sight triangles at intersections including intersections of road and a railway line, railway grade separations and/or any other traffic or road engineering consideration. The

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- extent of the widening will be based on specific characteristics of the intersection and will be determined in accordance with accepted traffic engineering design criteria; and
- iv. other requirements as established by the County, and/or local municipality.
 - e) Any proposals to widen, extend, realign, or improve roads will consider *natural heritage features and areas* and their functions, and *cultural heritage landscape* factors and attributes of adjacent land, or by views created by the road. The County and/or local municipality may require that appropriate studies be undertaken prior to approval or endorsement of any proposals to widen, extend, realign or improve roads.
 - f) The preservation and reuse of abandoned *transportation corridors* for purposes that maintain the corridor's continuous linear characteristics will be encouraged, whenever appropriate and feasible.
 - g) The automobile will continue to be the main mode of transportation within the County. Notwithstanding this, a land use pattern, density and mix of uses will be promoted, particularly within the *settlement areas* and along appropriate roadways within the County thereby reducing the length and number of vehicle trips, complementing the increased level of pedestrian activity.
 - h) Safe and convenient pedestrian interfaces with roads will be encouraged wherever appropriate and practical.
 - i) The impact of a *development* proposal on the transportation system, including the means of access, will be examined through a review of all documents deemed as appropriate by the County and/or local municipality and will generally include a traffic impact study. Only those *development* proposals that can be accommodated in the existing system will be permitted. Where the transportation system is not adequate, the County and/or local municipality will require, as a condition of *development* approval, that the proponent of the *development*:
 - i. improve the transportation system to accommodate the proposed *development* to the satisfaction of the County and/or local municipality, without the County or local municipality incurring any costs;
 - ii. make the necessary financial contributions for the required improvements; and/or
 - iii. dedicate rights-of-way for the development of roads.

6.2.2.1 Provincial Highways

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

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

use permits. These permits must be obtained prior to any construction being undertaken within the Ministry of Transportation's permit control area.

It will be the policy of the County that:

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

6.2.2.2 County Roads

It will be the policy of the County that:

- a) Direct access to County Roads from abutting properties is permitted provided the access point is in a location where there are adequate sight lines considering the topography and the geometric design of the road. Access to a County Road will require the approval of an entrance permit in accordance with the County's application procedures.
- b) Existing County Roads having substandard widths or engineering standards and when scheduled for reconstruction, may be reconstructed to currently accepted standards as determined by the County.
- c) County Road access points will be designed to the satisfaction of the County and be in locations that will not create a hazard due to impaired line of sight, or any other safety, transportation or land use planning consideration.

6.2.3 Active Transportation

A shift towards active lifestyles and increasing demands for *sustainable* modes of transportation presents a need for a useful and accessible walking and cycling network in the County. This Plan recognizes that bicycle and pedestrian trails and paths contribute to healthy communities and supports such *sustainable* modes of travel. The County and local municipalities encourage the development and enhancement of pedestrian and shared use of non-motorized trails and bicycle routes. The County supports the establishment of trails and the *active transportation* objectives as identified in the Dufferin County Active Transportation (DCATT) Master Plan, 2010, and identified on **Schedule G** and **G1** of this Plan.

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


It will be the policy of the County that:

- a) The County and local municipalities will support the implementation of the DCATT Master Plan and trail network as identified in the DCATT and generally shown on **Schedule G** and **G1**. The proposed network facility types are outlined in the DCATT and associated Planning and Design Guidelines and will be considered in the implementation of the *active transportation* network. Local municipalities are encouraged to establish more detailed and comprehensive active transportation master plans which complement the DCATT Master Plan.
- b) The County and local municipalities will support the development of the *active transportation* network by considering cycling and pedestrian enhancements to County and local roads to implement the trails network when they are scheduled for improvements, and subject to the County and local municipality's capital works program.
- c) The County will consult and work cooperatively with the local municipalities to ensure that the County-wide network is contiguous with local *active transportation* networks.
- d) The County and local municipalities will work towards providing safe bicycle and pedestrian paths, both separated from the roadway, on existing and proposed roads, on abandoned *transportation corridors*, and within parks and open spaces, as appropriate.

- e) The County and local municipalities are encouraged to interconnect existing walking trails and bicycle paths and, where feasible and appropriate, provide continuous trail system linkages.
- f) The County and local municipalities will promote accessible and convenient trail systems within a reasonable distance from any trailheads.
- g) The County and local municipalities will ensure that trail and path systems provide places to sit, and include the use of diverse paving, high quality landscape materials, and pedestrian scaled directional lighting.
- h) The County and local municipalities will promote aesthetically pleasing trail systems, particularly for recreational purposes. Particular attention will be given to trail systems associated with natural assets including watercourses, parks, and natural features.
- i) The implementation of trail systems will be feasible in terms of the costs and benefits associated with the route selection. Healthy lifestyles, *sustainability*, and the quality of neighbourhood *character* will be taken into consideration.
- j) The County and local municipalities will encourage the integration of bicycle path and walkway systems into the design of transportation facilities by including facilities such as sufficient and protected bicycle storage areas at places of employment and *community infrastructure*, facilities, and cultural and shopping locations, where appropriate.
- k) The County and local municipalities are encouraged, where applicable, to implement and operate an effective trail system maintenance program.
- l) The County and local municipalities in association with other organizations and agencies will support the development and promotion of scenic, recreational and educational pathways and trails (such as the Bruce Trail) with well-signed and interesting attractions along the Niagara Escarpment and connected multi-purpose trail systems throughout the County.
- m) The County and local municipalities will support the use of active and inactive rail corridors for use as multi-use trails where feasible and appropriate.
- n) The County, local municipalities and partners will pursue alternative funding from other levels of government and the private sector to implement the *active transportation* and trail routes in the County, and have a lead role in public outreach and in promoting the benefits of *active transportation*.

6.2.4 Rail

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



It will be the policy of the County that:

- a) Planning for uses in the vicinity of *rail facilities* will protect the long-term operation and economic role of the corridor.
- b) The County will encourage economic development opportunities associated with the rail transportation system, and or future public transit opportunities.
- c) Any proposed new residential or other sensitive use within 300 metres of an active railway right-of-way will be supported by noise and compatibility studies, completed to the satisfaction of the County and/or local municipality, in consultation with the appropriate railway company.
- d) Any proposed new *development* within 75 metres of an active railway right-of-way will be supported by a vibration impact study, completed to the satisfaction of the County and/or local municipality, in consultation with the appropriate railway company.
- e) For *development* adjacent to a railway right-of-way, appropriate safety measures such as setbacks, berms and security fences will be provided to the satisfaction of the County and/or local municipality in consultation with the appropriate railway company.
- f) Proponents of *development* within 300 metres of an active railway right-of-way are encouraged to consult with the appropriate railway company prior to filing formal *development applications*.
- g) The County supports the reuse of abandoned rail corridors for potential trail systems, in accordance with the policies of Section 6.2.3.

6.2.5 Airports

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

It will be the policy of the County that:

- a) Planning for uses in the vicinity of *airports* will protect the long-term operation and economic role of the airport.
- b) New residential *development* and other *sensitive land uses* will not be permitted in areas above 30 NEF/NEP as set out in local municipal official plans.
- c) *Redevelopment* of existing residential uses and other *sensitive land uses* may be considered above 30 NEF/NEP, if it has been demonstrated that there will be no *negative impacts* on the long-term function of the airport.

- d) New *development* in areas below 30 NEF/NEP, but in close proximity to *airports* may be required to address noise and vibration and/or land use compatibility as established in local municipal official plans.
- e) New *development* permitted within the airport lands and other areas above the 30 NEF/NEP may be subject to a noise analysis to identify noise reduction features and other mitigation measures in accordance with the policies and guidelines of Transport Canada Aviation.

6.3 Water and Sewage Systems

6.3.1 Water and Sewage Services

The provision of water and sewage systems is the responsibility of the local municipalities. The County will promote efficient and environmentally responsible *development* which is supportable on the basis of appropriate types and levels of water supply and sewage disposal consistent with the Provincial Policy Statement.

The County encourages new *development* to proceed on the basis of full municipal services and local municipalities are encouraged to co-ordinate their approach to, and timing of, the provision of water and sewage treatment through the preparation of an overall servicing strategy.

It will be the policy of the County that:

- a) Full *municipal sewage services* and *municipal water services* are the preferred form of servicing for all *urban settlement areas*. *Intensification* and *redevelopment* within *urban settlement areas* on existing *municipal sewage services* and *municipal water services* will be promoted, wherever feasible.
- b) Where *municipal sewage services* and *municipal water services* are not provided, municipalities may allow the use of *private communal sewage services* and *private communal water services*.
- c) Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not provided, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, these services may only be used for *infilling* and minor rounding out of existing development.
- d) The use of *partial services* will only be permitted in the following circumstances:
 - i. where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in *existing development*; or
 - ii. within *settlement areas*, to allow for *infilling* and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

- e) The local municipality must confirm the availability of the required servicing capacity prior to *development* being approved, or until a servicing agreement is in place to ensure that such capacity will be available to service the *development* within a reasonable timeframe. Ministry of the Environment guidelines will be used when determining the remaining uncommitted *reserve sewage system capacity* and *reserve water system capacity*.
- f) Public or private investment in upgrading or expanding *municipal sewage services* or water services should be focused within the *urban settlement areas*. The County recognizes that circumstances may warrant *infrastructure* investment in *community settlement areas*.
- g) Encourage monitoring and proper maintenance of private sewage treatment systems in the County in order to protect water resources and the *natural heritage system*.
- h) The County will encourage local municipalities to prepare comprehensive master *servicing plans* for the planning, expansion and on-going operation of sewage treatment and water treatment facilities, pumping stations, force mains and trunk distribution and collection systems. Where appropriate, joint *servicing plans* are encouraged to ensure that *infrastructure* is built and maintained in a cost effective, environmentally sound and co-ordinated manner that meets the long-term needs of the communities affected.
- i) The County and local municipalities will promote the use of *green infrastructure* to complement *infrastructure*.

6.3.2 Stormwater Management

It will be the policy of the County that:

- a) The County will encourage local municipalities in their planning for stormwater management to:
 - i. minimize, or, where possible, prevent increases in contaminant loads;
 - ii. minimize changes in water balance and erosion;
 - iii. not increase risks to human health and safety and property damage;
 - iv. maximize the extent and function of vegetative and pervious surfaces; and
 - v. promote stormwater management best practices, including stormwater attenuation and re-use, and low impact *development*.
- b) Where a non-serviced stormwater management facility is proposed, existing drainage patterns are to be maintained and all related *infrastructure* is to be within the limits of *development* wherever practical.
- c) The County and local municipalities will promote naturalized and unfenced stormwater management facilities, constructed with gentle slopes. Applications for *development* will be required to be supported by a stormwater quality/quantity management study. The planning and design of stormwater facilities should be undertaken in accordance with the Ministry of the Environment's Stormwater Management Planning and Design Manual.

6.4 Waste Management

It will be the policy of the County that:

- a) Waste management will include waste diversion (composting and recycling), waste disposal, and waste as a potential resource. The County and local municipalities recognize and support the provincial initiative of reducing waste through a diversion action plan, and may initiate their own diversion plan.
- b) In addition to the requirements of this Section, new waste management sites, or expansions thereto, are not contemplated within the horizon of this Plan and will only be considered through an amendment to this Plan.
- c) The County will effectively and efficiently manage the solid waste generated within the County.
- d) The County and local municipalities will contribute to and show leadership by considering reductions in material consumption and waste production and increases in diversion and reuse within its municipal culture, decision-making, and operations.
- e) The County and local municipalities will continually promote the household and commercial recycling program and improve efforts for waste-diversion.
- f) The County and local municipalities will co-operate with all levels of government and other agencies in promoting public awareness of waste issues and in promoting waste diversion strategies as well as other alternative waste management techniques.
- g) The County and local municipalities will emphasize the responsibility of the municipality, developers, residents, and commercial, institutional, and industrial establishments to minimize environmental impact as a result of solid waste and to bear the costs of doing so.
- h) The County and local municipalities should consider the implications of *development* and land use patterns on waste generation, management and diversion.

6.5 Utilities and Telecommunications Networks

It will be the policy of the County that:

- a) The County and local municipalities will facilitate the coordination between growth management and the maintenance and expansion of the telecommunication sector, both in terms of technological advancement and service provision.
- b) Through the County's and local municipalities planning activities, existing *utilities*, telecommunications and transmission corridors and networks will be protected and enhanced, and maintained and operated to minimize their impact on the local communities.

- c) The County and local municipalities will encourage the establishment of a modern telecommunications network to meet the needs of the County.
- d) The County and local municipalities will promote and encourage the shared and multiple use of telecommunications towers and corridors for *utility* uses. Additionally, the County and local municipalities will support the shared use of corridors for transportation and trail uses.
- e) Public and private *utilities* will be permitted in all land use designations and will be installed, where possible, within public road allowances or within appropriate easements.
- f) The County and local municipalities will ensure that adequate *utility* networks, are or will be, established to serve the anticipated *development* and that these networks can be phased in a manner that is cost-effective and efficient.
- g) The County and local municipalities will promote all *utilities* and telecommunications, to be planned for and installed on a coordinated and integrated basis in order to be more efficient, cost effective and minimize disruption.
- h) The County and local municipalities will ensure that all large, above-ground *utility infrastructure* is located and designed to be compatible with its surroundings.

6.6 Energy Conservation, Air Quality and Climate Change Adaptation

Energy efficiency and conservation is an important element of *sustainable* policy. Reduced energy demand allows for a more *sustainable* approach to the management of energy use and could provide additional opportunities for local *renewable energy projects*.

By reducing the impacts of greenhouse gas emissions, energy conservation is an important part of lessening climate change. Energy conservation facilitates the replacement of non-renewable resources with *renewable energy sources*.

It will be the policy of the County that:

- a) The County and local municipalities will provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems to accommodate current and projected needs.
- b) The County and local municipalities will contribute to and promote a culture of conservation among all public, private, and community groups and local citizens and aim to reduce energy use in all sectors.
- c) The County and local municipalities will contribute to and show leadership by considering energy conservation and efficiency within its municipal decision making and operations.

- d) The County and local municipalities may prepare a Conservation and Demand Management Plan in accordance with the *Green Energy Act*.
- e) The County and local municipalities will promote *renewable energy systems*, where feasible, in accordance with provincial and federal requirements.
- f) The County and local municipalities will encourage the design and development of neighbourhoods and *green buildings* that conserve energy.
- g) The County and local municipalities will promote and encourage business and homeowner participation in programs that reward or incentivize investments in energy efficient technologies.
- d) The County and local municipalities support government programs and encourage industries to substantially reduce the production of chemical products known to have *negative impacts* on air quality.
- e) The County and local municipalities may undertake tree planting, landscaping, and naturalization initiatives, where appropriate, on municipal property to improve air quality.
- f) The County and local municipalities will promote a living snow fence, tree planting strategy along appropriate roadways.
- g) Opportunities for upgrades to municipal *infrastructure* will consider the impacts of climate change including more frequent and severe rain events and floods to prevent a failure of existing systems.
- h) The County and local municipalities will promote *compact urban forms*, a mix of land uses and the use of *active transportation* and *transit-supportive development*.

6.6.1 Alternative and Renewable Energy

The County will encourage the development of alternative and *renewable energy systems*, as a source of energy for the economic and environmental benefit of the County. These systems significantly reduce the amount of harmful emissions to the environment when compared to conventional energy systems.

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

The Province is encouraged to consult with the County and local municipalities where wind energy generation is being contemplated. The County will develop a protocol for the review and comment on applications made under the *Green Energy Act*.

6.7 Coordination of Infrastructure and Environmental Assessments

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

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

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

7.0 IMPLEMENTATION AND INTERPRETATION

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

7.1 Objectives

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

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

7.2 Official Plan Administration

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

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

7.3 Monitoring and Review of the Plan

The strategic goals and objectives of this Plan were developed through the public consultation undertaken during the preparation of this Official Plan. The policies of the Plan are based on a set of assumptions and a regulatory environment that are subject to change over time. Official Plan monitoring and review is required to identify trends in planning issues in the County, to analyze the effectiveness of the policies of the Plan, to allow for adjustments and updating, and to identify the statutory requirements on how and when the Plan is to be reviewed.

It will be the policy of the County that:

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

7.3.1 Amendments to Plan, Five Year Review

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

It will be the policy of the County that:

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

7.3.2 Growth Plan Monitoring

The County, in co-operation with the local municipalities, will develop common measuring and reporting tools to monitor progress towards achieving the targets established by this Plan and the Growth Plan for the Greater Golden Horseshoe, including:

- a) the growth forecasts and allocations as identified in Section 2.2 of this Plan;
- b) the minimum *intensification targets* within the *built-up areas* as established in Section 2.4.2 of this Plan;
- c) the minimum *density targets* as identified for the *designated greenfield areas* as established in Section 2.4.3 of this Plan; and

- d) other performance measures and indicators as may be established by the Province.

7.4 Public Consultation and Participation

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

It will be the policy of the County that:

- a) The County will provide the opportunity for residents and property owners to become involved and participate in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the *Planning Act*. The following policies will apply to public consultation and participation:
 - i. the County will use a variety of techniques to encourage the participation of the public when changes to this Plan are being considered. Subject to the requirements of the *Planning Act*, the County may establish the public consultation program it feels will best deal with the matters before it.
 - ii. the County will provide notification of any amendment to this Plan in accordance with the requirements of the *Planning Act*, and may consider additional notice to ensure that the potentially affected residents in the County and adjacent Aboriginal communities are aware of the purpose and intent of the amendment.
 - iii. the County and local municipalities will pass a by-law requiring pre-submission consultation on privately-initiated applications processed under the *Planning Act*.
 - iv. the County recognizes that the provisions of the *Planning Act* require it to take action on a *development application* within a prescribed period of time, subject to the application being complete and the provision of adequate information regarding the proposal being available to the public and County so that informed decisions can be made.
- b) The County will actively seek the views and participation of the public prior to making any decisions regarding amendments to this Plan. In each case involving such planning matters, at least one public meeting will be held and the public will be encouraged to offer their opinions and suggestions.
- c) Depending on the complexity of the application and potential impacts on adjacent uses, the County may consider a preconsultation meeting held in a public forum to review and hear preliminary input on the proposal. All additional fees for meetings will be borne by the applicant.

7.5 Coordination and Cross-Jurisdictional Matters

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

It will be the policy of the County that:

- a) The County will ensure that a coordinated, integrated and comprehensive approach is used when dealing with planning matters that transcend the boundaries of the local municipalities as well as the County, Aboriginal communities, and other jurisdictions including:
 - i. managing and/or promoting growth and *development*;
 - ii. economic development strategies;
 - iii. managing natural heritage, water, agricultural, *mineral*, and cultural heritage and *archaeological resources*;
 - iv. managing *infrastructure*, electricity generation facilities and transmission and distribution systems, *multimodal transportation systems*, *public service facilities* and *waste management systems*;
 - v. managing ecosystem and *watershed* related issues;
 - vi. managing natural and human-made hazards;
 - vii. population, housing and employment projections, based on *regional market areas*; and
 - viii. addressing housing needs in accordance with Provincial Policy Statements such as the Ontario Housing Policy Statement.
- b) The County will coordinate and encourage coordination amongst local municipalities, emergency management and other economic, environmental and social planning considerations to support resilient communities.

7.6 Planning Administration and Tools

7.6.1 Local Municipal Official Plans


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

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

7.6.2 Local Municipal By-laws

Local Zoning By-laws

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



on a property, its *character*, relationship to adjacent uses, and how it will be configured on the *lot*.

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

Holding Zones

Holding zones may be incorporated into the local municipality's zoning by-laws in order to achieve orderly *development* and ensure that policies established in this Plan have been met. The local municipality may place a holding symbol on the zone that prevents *development* from occurring until they are satisfied that certain conditions have been met. This allows the local municipality to indicate support for the *development* in principle, while identifying the need for additional actions prior to *development* proceeding. Specific actions or requirements for the lifting of the holding provision will be set out in the local municipality's zoning by-law.

Temporary Use By-laws

The local municipality may pass a temporary use by-law to allow the temporary use of land, buildings or structures for a purpose otherwise not permitted by the zoning by-law for a specific period of time not to exceed three years. Local municipal zoning by-laws will establish the requirements and considerations for passing temporary use by-laws.

Interim Control By-laws

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

Height and Density Incentives

The local municipalities, in accordance with the *Planning Act*, may pass a site-specific zoning by-law amendment to authorize increases in the height and density of *development* above what is permitted in the zoning by-law, in return for the following:

- a) provision of *affordable* or rental housing;
- b) preservation of built or cultural heritage features;
- c) provision of *sustainable* design features;
- d) protection and/or enhancement of natural heritage features;
- e) parkland dedication greater than that required by the local municipal official plan;
- f) provision of community centres, day care facilities or other public service facility;
- g) public art; and/or
- h) development charge credits, subject to the Development Charge By-law.

7.6.3 Draft Plan Approval (Plans of Subdivision and Condominium)

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

7.6.4 Minor Variances and Consents

Minor Variances

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

The Council or Committee of Adjustment of the local municipality is the approval authority for all applications for minor variances to the provisions of the zoning by-law and other by-laws, as delegated by Council. The Committee of Adjustment or Council will deal with such applications in accordance with the relevant provisions of the *Planning Act*. The decisions of the Committee of Adjustment or Council are required to be in keeping with the general intent of this Plan, the local municipal official plan and the zoning by-law.

Consent to Sever

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

7.6.5 Site Plan Control

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

7.6.6 Parkland Dedication

Local municipalities will secure the maximum benefit of the *Planning Act* with respect to land dedication for park development and will establish policies related to parkland dedication and parkland development within their local municipal official plans.

7.6.7 Community Improvement Plans

The goal of any Community Improvement Plan will be to foster and co-ordinate the physical improvements and maintenance of older or dilapidated areas of a community for environmental, social or community economic reasons. The County will encourage the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization. The community improvement policies of Section 2.9.2 of this Plan will apply to the use of community improvement provisions of the *Planning Act*.

7.6.8 Development Permit System

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

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

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

7.6.9 Existing Uses

Nothing in this Plan is intended to prevent the continuation, expansion, or enlargement of legally established uses which do not conform to the designations and provisions of this Plan. At their sole discretion, Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of legally *existing uses*, or variations to similar uses, provided that such uses are subject to any conditions that may be contained in a local municipal official plan.

7.6.10 Removal and Placement of Fill

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

7.7 Preconsultation and Complete Application Requirements

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

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

Local municipalities may establish more specific requirements for preconsultation and *complete application* requirements in their local municipal official plans, consistent with the policies of this Plan and the *Planning Act*.

7.7.1 Pre-consultation

If a person or public body files an application to amend the County Official Plan, local municipal official plan or zoning by-law, or files an application for approval of a draft plan of subdivision/condominium, consent or minor variance, the person or public body is encouraged to consult with the local municipality and the approval authority prior to submitting a formal application in order to determine the information required to support the application, as set out in this Section and in accordance with Section 22(3.1) and 51(16.1) of the *Planning Act*.

7.7.2 Complete Applications

When the pre-consultation process for a proposed *development* approval application identifies the need for one or more support studies, the application will not be considered complete for processing purposes until the required supporting studies, information and materials are prepared and submitted to the satisfaction of the local municipality and the approval authority. Notification of a *complete application* will be given to the applicant and all other parties by the approval authority in accordance with the *Planning Act*.

7.7.3 Supporting Studies

It will be the policy of the County that:

- a) Certain supporting studies, information and materials will be required as part of a *development* approval process or as part of a detailed planning study as identified throughout this Plan. The need and timing of such supporting studies, information and materials will be determined by the approval authority on a site-specific basis in consideration of the site's land use context and regard to the policies of this Plan.
- b) Applicants seeking *development* approval will be advised of the required supporting studies, information and materials as part of the pre-application consultation process or, if subsequently deemed necessary, prior to scheduling a prescribed public meeting.
- c) At the time of the submission of an application for a County Official Plan amendment, local municipal official plan amendment, zoning by-law amendment, plan of subdivision/ condominium, minor variance, or consent, the applicant may be required to submit any of the following information, as applicable:
 - i. Deed and/or Offer of Purchase;
 - ii. Topographic Plan of Survey;
 - iii. Site Plan (Conceptual);
 - iv. Floor Plan and/or Elevations;
 - v. Record of Site Condition (RSC);
 - vi. Functional Servicing Report;
 - vii. Approved Class Environmental Assessment;
 - viii. Geotechnical Study;
 - ix. Tree Survey;
 - x. Draft Plan of Subdivision;
 - xi. Condominium Description; and
 - xii. Other materials relevant to the *development* and lands impacted by the proposed *development* approval application.
- d) During the pre-consultation process for a County Official Plan amendment, local municipal official plan amendment, zoning by-law amendment, draft plan of subdivision/ condominium, or consent application, the applicant may be required to submit any of the following supporting studies at the time of the submission of an application, in accordance with the policies outlined in this Plan and the local municipal official plan and/or accepted professional standards and/or guidelines as applicable:
 - i. Retail Market Impact Study;
 - ii. Agricultural Impact Assessment;
 - iii. Affordable Housing Report;
 - iv. Municipal Financial Impact Assessment;
 - v. Urban Design Strategy;
 - vi. Archaeological Impact Assessment;
 - vii. Hydrogeological Study;
 - viii. Groundwater Impact Assessment;
 - ix. *Environmental Impact Study (EIS)*;
 - x. Phase I Environmental Site Assessment (ESA);

- xi. Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required;
- xii. Noise and/or Vibration Study;
- xiii. Transportation Impact Study;
- xiv. Parking Study;
- xv. Servicing Feasibility Study
- xvi. Stormwater Management Plan;
- xvii. Planning Rationale Report;
- xviii. Heritage Impact Assessment;
- xix. Lighting Study; and
- xx. Other studies relevant to the *development* and lands impacted by the proposed *development* approval application.

- e) Support studies may vary in scope, depending upon the size, nature and intent of the *development* approval application and the site's land use planning context. Applicants of *development* approval applications will be advised by the approval authority of the required supporting study contents during the pre-application consultation process.
- f) The approval authority will ensure that supporting studies, information and materials provided by an applicant of a *complete development application* will be made available to the public for review.
- g) The cost of supporting studies and any other required supporting documentation will be borne by the proponent. The proponent will reimburse costs incurred by the County and/or local municipalities in engaging peer review consultants to evaluate the proposal and supporting submissions.

7.8 Interpretation Policies


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

7.8.1 General

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

- a) The Official Plan for Dufferin County is comprised of Sections 1 to 7 **Schedules A to G** inclusive. This Plan will be read in its entirety to understand its intent as a policy guide for priority setting and decision making.
- b) This Plan is intended to serve as public policy for the *sustainable* planning and *development* of the County and will be interpreted on that basis. Local municipal official plans will continue to provide more detailed land use and planning policy applicable to the local municipalities.

- c) All numbers and quantities shown in this Plan will be considered to be approximate. Technical revisions to this Plan are permitted without an amendment provided they do not change the intent of the Plan. Technical amendments include:
 - i. changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps;
 - ii. altering punctuation or language for consistency;
 - iii. correcting grammatical, dimensional and boundary, mathematical or typographical errors; and
 - iv. adding technical information to maps or schedules.
- d) An amendment to this Official Plan will be required where a policy, designation, schedule, goal, or objective is added, deleted or significantly altered.
- e) The boundaries of the land use designations on **Schedule B** and **Schedule C** will be considered approximate, except where they coincide with roads, railways, *lot* and concession lines, or other definitive features. The boundaries of the land use designations will be interpreted by the County. Actual measured distances and boundaries will be determined based on the schedules of the local municipal official plan and zoning by-laws.
- f) Where the general intent of this Plan is maintained, minor boundary adjustments will not require an amendment.
- g) Any reference to numerical values such as quantity, area, density, or population and employment targets will be considered as approximate only and not absolute. Minor changes will not necessitate an amendment to this Plan provided no *adverse effects* may result.
- h) Any modifications or revisions to street names, or other names in this Plan, including the Schedules, will not require an amendment to this Plan.
- i) In the case of a discrepancy between the policies in the text and related schedule, the policies in the text will take precedence.
- j) In the case of a perceived discrepancy between the policies, the more restrictive policy, as determined by the County, will apply.
- k) Permitted uses included in this Plan are intended to illustrate the range of activities in each respective land use designation rather than a complete list of uses. Specific uses will be defined in the local municipal official plan and implementing zoning by-laws. Wherever a use is permitted in a designated area, it is intended that uses, buildings or structures normally incidental, *accessory* and/or essential to that use will also be permitted.
- l) Terms and words used in this Plan are consistent with the Provincial Policy Statement and will be interpreted as defined. Defined terms are indicated in italics and defined in Section 7.8.2. However, the definitions may exceed minimum standards as established in the Provincial Policy Statement.

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- m) Municipal buildings, activities, services and public and private *utilities* will be permitted in any land use designation, save and except in *significant natural heritage features and areas*. This will be deemed to include activities and services provided under the *Municipal Act* or any other legislation.
 - n) Where any Act or portion thereof is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation that may amend or replace the specific statute.
 - o) Where any guideline, manual, or portion thereof, is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent guideline or manual that may amend or replace the referenced document.
 - p) The effect of this Plan is such that no municipal public works will be undertaken, and no municipal by-law passed for any purpose, that does not conform to and comply with this Plan.
 - q) The implementation of this Plan will take place over time and the use of words such as “shall”, “will” or “must” should not be construed as the County or local municipality’s commitment to proceed with all of the undertakings in this Plan immediately. These undertakings will typically occur in a phased manner, subject to budgeting and program availability.
 - r) Public works undertaken by all other levels of government or public agencies, including the Government of Canada and the Province of Ontario, will also be required to conform to this Plan, except where exempted under specific Federal or Provincial legislation.
 - s) The references to the “County” in this Plan will mean Dufferin County. References to the “local municipality(ies)” will mean the constituent lower-tier local municipality(ies) within Dufferin County.
 - t) This Plan has been prepared to be consistent with the Provincial Policy Statement, 2014 and applicable *Provincial Plans* and legislation. Should, at any time, the Province amend the Provincial Policy Statement, the County will amend the Plan in a manner that reflects the legislative requirements to implement the Provincial Policy Statement at the earliest 5 year review or otherwise as directed by Provincial legislation. The Provincial Policy Statement has been and will continue to be reviewed in light of the local context and circumstances. The Provincial Policy Statement and this Plan will be reviewed and balanced in totality to determine public interest and consistency in the County. In interpreting Section 3(5) and (6) of the *Planning Act*, which requires that planning decisions “shall be consistent with” the Provincial Policy Statement, the following will guide the County:
 - i. The application of “shall be consistent with” does not imply that the County does not have the ability to develop policies and make planning decisions to address unique local circumstances and context; however, the County’s planning decisions will achieve the desired outcomes of the Provincial Policy Statement;

- ii. The County's planning decisions may go beyond the minimum standards provided in the Provincial Policy Statement provided they do not conflict with any other area of the Provincial Policy Statement; and
- iii. Judicial and quasi-judicial decisions and other planning decisions will assist in understanding the application of the "shall be consistent with" standard.

7.8.2 Definitions

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

1. **Accessory building or structure:** means a detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot and that is not used for human habitation. Accessory buildings or structures may also be referred to as accessory dwellings or accessory units.
2. **Accessory use:** means the use of any land, building or structure which is subordinate to and exclusively devoted to the principal use located on the same lot.
3. **Active transportation:** means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. (Source: PPS, 2014)
4. **Adjacent or Adjacent lands:** means:
 - a. for those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;
 - b. for those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province; and
 - c. for those lands contiguous to a protected heritage property, or otherwise defined in the municipal official plan. (Source: Adapted from PPS, 2014)
5. **Adaptive reuse:** means the renovation of a building or site to include elements that allow a particular use or uses to occupy a space that originally was intended for a different use.
6. **Adverse effects:** as defined in the *Environmental Protection Act*, means one or more of:
 - a. impairment of the quality of the natural environment for any use that can be made of it;
 - b. injury or damage to property or plant or animal life;
 - c. harm or material discomfort to any person;
 - d. an adverse effect on the health of any person;
 - e. impairment of the safety of any person;
 - f. rendering any property or plant or animal life unfit for human use;
 - g. loss of enjoyment of normal use of property; andinterference with normal conduct of business. (Source: PPS, 2014)
7. **Affordable:** means:

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

For the purposes of this definition:

Low and moderate income households means, a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area. (Source: PPS, 2014)

8. **Agricultural condition:** means

- a. in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and
- b. in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored. (Source: PPS 2014)

9. **Agricultural uses:** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. (Source: PPS 2014)

10. **Agri-tourism uses:** means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. (Source: PPS 2014)

11. **Agriculture-related uses:** means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. (Source: PPS 2014)

12. **Airports:** means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping. (Source: PPS 2014)

13. **Alternative energy source or system:** means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. (Source: PPS, 2014)

14. **Archaeological resources:** means artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. (Source: PPS, 2014)
15. **Areas of Natural and Scientific Interest (ANSI):** means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. (Source: PPS, 2014)
16. **Assisted housing:** means housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program.
17. **Barrier:** means anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice. (Source: *Accessibility for Ontarians with Disabilities Act, 2005*)
18. **Bed and breakfast establishment:** means a single detached dwelling in which the owners currently hold as a primary residence with the primary purpose of providing short-term overnight accommodations, including the provision of meals.
19. **Brownfield sites (brownfields):** means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. (Source: PPS, 2014)
20. **Built heritage resources:** means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers. (Source: PPS, 2014)
21. **Built-up area:** means all land within the built boundary. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
22. **Built Boundary:** means the limits of the developed urban area as defined by the Minister of Infrastructure in accordance with Policy 2.2.3.5 of the Growth Plan and identified on Schedule B1 to this Plan. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
23. **Character:** means the collective qualities and characteristics that distinguish a particular area or neighbourhood.
24. **Complete application:** means all supporting studies required by this Plan must be submitted at the time of submitting the application in order to deem the application complete.
25. **Community infrastructure:** refers to lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and affordable housing. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
26. **Compact urban form:** means a land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to transit and reduced need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey

- commercial developments, and apartments or offices above retail. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
27. **Complete communities:** meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
28. **Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site). (Source: PPS, 2014)
29. **Density targets:** The density target for designated greenfield areas is defined in Policies 2.2.7.2, 2.2.7.3 and 2.2.7.5 of the Growth Plan. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
30. **Designated Greenfield area:** The area within a settlement area that is not built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated greenfield area. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
31. **Designated vulnerable area:** means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source. (Source: PPS, 2014)
32. **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:
- a. activities that create or maintain infrastructure authorized under an environmental assessment process; and
 - b. works subject to the *Drainage Act*. (Source: PPS, 2014)
33. **Development application:** means a formal request for an Official Plan Amendment, change in zoning, site plan approval, land conveyance, part lot control, minor variance approval, plan of subdivision, and/or condominium.
34. **Dwelling unit:** means a room or suite of rooms designed and intended for use by one household in which full culinary and sanitary facilities are provided for the exclusive use of that household.
35. **Ecological function:** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions. (Source: PPS, 2014)
36. **Employment Area:** means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (Source: PPS, 2014)

37. **Environmental Impact Study (EIS):** means an analysis of the potential effects on the natural environment from a project.
38. **Existing use:** means the use of any land, building or structure legally existing on the day of adoption of the Plan.
39. **Endangered species:** means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official Species at Risk List, as updated and amended from time to time. (Source: PPS, 2014)
40. **Erosion hazard:** means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (Source: PPS, 2014)
41. **Fish:** means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles. (Source: PPS, 2014)
42. **Fish habitat:** as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. (Source: PPS, 2014)
43. **Flood plain:** for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.(Source: PPS, 2014)
44. **Flooding hazard:** means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:
- a. Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - i. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - ii. the one hundred year flood; and
 - iii. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;
- except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard). (Source: Adapted from the PPS, 2014)
45. **Flood proofing:** means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water-related hazards along river and stream systems. (Source: Adapted from the PPS, 2014)
46. **Floor area, gross:** means the total floor area in a building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey below, at and above grade, excluding the area used for off-street unloading, parking and mechanical.

47. **Freight-supportive:** in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2014)
48. **Garden suite:** means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. (Source: *Planning Act*, 1990)
49. **Green Building:** means a building designed to conserve resources and reduce negative impacts on the environment - whether it is energy, water, building materials or land.
50. **Green infrastructure:** means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (Source: PPS, 2014)
51. **Greenbelt Area:** means the geographic area of the Greenbelt as defined by the Ontario Regulation 59/05 as provided by the *Greenbelt Act, 2005*. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
52. **Greyfields:** means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
53. **Ground water features:** means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (Source: PPS, 2014)
54. **Group home:** means a single housekeeping unit in a residential dwelling in which three to ten residents (excluding staff or the receiving family) live as a unit under responsible supervision. Group homes are licensed or approved under provincial statute.
55. **Habitat of endangered species and threatened species:** means
- a. with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the *Endangered Species Act, 2007* is in force, the area prescribed by that regulation as the habitat of the species; or
 - b. with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences. (Source: PPS, 2014)
56. **Hazard lands:** means property or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. Hazards also include property or

- lands that could be unsafe for development and site alteration due to naturally occurring hazards. (Source: Adapted from PPS, 2014)
57. **Hazardous sites:** means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography). (Source: PPS, 2014)
58. **Hazardous substances:** means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological. (Source: PPS, 2014)
59. **Heritage attributes:** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property). (Source: PPS, 2014)
60. **Heritage resources:** means a feature of the landscape which by itself, or together with its associated environment, is unique or representative of past human activities or events. Such feature may include a site or area of archaeological or historical value and it may include a building or structure of cultural heritage value or interest.
61. **High quality:** means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP). (Source: PPS, 2014)
62. **Hydrologic function:** means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (Source: PPS, 2014)
63. **Individual on-site sewage services:** means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located. (Source: PPS, 2014)
64. **Individual on-site water services:** means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located. (Source: PPS, 2014)
65. **Infill:** means the development of additional buildings on a property, site or area to support intensification, create higher densities, and fill development gaps in existing neighbourhoods.
66. **Infrastructure:** means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/ telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities. (Source: PPS, 2014)
67. **Intensification:** means the development of a property, site or area at a higher density than currently exists through:
- a. redevelopment, including the reuse of brownfield sites;
 - b. the development of vacant and/or underutilized lots within previously developed areas;
 - c. infill development; or

- d. the expansion or conversion of existing buildings. (Source: PPS, 2014)
68. **Intensification areas:** mean lands identified by municipalities or the Minister of Infrastructure within a settlement area that are to be the focus for accommodating intensification. Intensification areas include urban growth centres, intensification corridors, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
69. **Intensification target:** the intensification target is as established in Policies 2.2.3.1, 2.2.3.2, 2.2.3.3, and 2.2.3.4 of the Growth Plan. (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
70. **Lot:** means a parcel or tract of land which is recognized as a separate parcel of land under the provisions of the *Planning Act*.
71. **Major facilities:** means facilities which may require separation from sensitive land uses, including but not limited to airports, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (Source: PPS, 2014)
72. **Major goods movement facilities and corridors:** means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: intermodal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2014)
73. **Minerals:** means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite). (Source: PPS, 2014)
74. **Mineral aggregate operation:** means:
- a. lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*, or successors thereto;
 - b. for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
 - c. associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products. (Source: PPS, 2014)
75. **Mineral aggregate resources:** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*. (Source: PPS, 2014)

76. **Mineral deposits or resources:** means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction. (Source: Adapted from PPS, 2014)
77. **Mineral mining operation:** means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use. (Source: PPS, 2014)
78. **Minimum distance separation formulae:** means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. (Source: PPS, 2014)
79. **Multimodal transportation system:** means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine. (Source: PPS, 2014)
80. **Municipal sewage services:** means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality. (Source: PPS, 2014)
81. **Municipal water services:** means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*. (Source: PPS, 2014)
82. **Mixed use:** means development that includes a range of uses, including commercial and residential uses, that provides a variety of housing opportunities, retail, office, leisure, recreation and social opportunities.
83. **Natural environment:** means the land, air or water or any combination or part thereof.
84. **Natural heritage features and areas:** means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (Source: PPS, 2014)
85. **Natural heritage system:** means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used. (Source: PPS, 2014)
86. **Negative impacts:** means:
- a. in regard to policy 1.6.6.4 and 1.6.6.5 of the Provincial Policy Statement, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

- b. in regard to policy 2.2 of the Provincial Policy Statement, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
 - c. in regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
 - d. in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.
 - e. In regard to mineral aggregate resources, mineral resources, and petroleum resources, negative impacts should be assessed through various studies which address the matters identified in Section 3.4.2.1 d). (Source: Adapted from PPS, 2014)
87. **Normal farm practices:** means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act. (Source: PPS, 2014)
88. **On-farm diversified uses:** means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. (Source: PPS, 2014)
89. **One-hundred year flood:** for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year. (Source: PPS, 2014)
90. **Partial services:** means:
- a. Municipal sewage services or private communal sewage services and individual on-site water services; or
 - b. Municipal water services or private communal water services and individual on-site sewage services. (Source: PPS, 2014)
91. **Petroleum resource operations:** means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons. (Source: PPS, 2014)
92. **Petroleum resources:** means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons. (Source: PPS, 2014)
93. **Portable asphalt plant:** means a facility:
- a. with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and

- b. which is not of permanent construction, but which is to be dismantled at the completion of the construction project. (Source: PPS, 2014)
- 94. **Portable concrete plant:** means a building or structure:
 - a. with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
 - b. which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. (Source: PPS, 2014)
- 95. **Preserve:** means to maintain the quality or condition of a resource in its current form, and to slow down the deterioration of the resource.
- 96. **Prime agricultural area or agricultural area:** means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province. (Source: PPS, 2014)
- 97. **Prime agricultural land:** means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. (Source: PPS, 2014)
- 98. **Private communal sewage services:** means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality. (Source: PPS, 2014)
- 99. **Private communal water services:** means a non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act*, 2002 that serves six or more lots or private residences. (Source: PPS, 2014)
- 100. **Protected heritage property:** means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites. (Source: PPS, 2014)
- 101. **Protection works standards:** means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair. (Source: PPS, 2014)
- 102. **Provincial plan:** means a provincial plan within the meaning of Section 1 of the *Planning Act*. (Source: PPS, 2014)
- 103. **Public service facilities:** means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure. (Source: PPS, 2014)
- 104. **Quality and quantity of water:** is measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (Source: PPS, 2014)


105. **Rail facilities:** means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities. (Source: PPS, 2014)
106. **Redevelopment:** means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (Source: PPS, 2014)
107. **Regional market area:** refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area. However, where a regional market area extends significantly beyond these boundaries, then the regional market area may be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized. (Source: PPS, 2014)
108. **Regulatory flood:** means the approved standard(s), being a regional flood or a one-in-one-hundred-year flood, used in a particular watershed to define the limit of the flood plain for regulatory purposes.
109. **Rehabilitate:** means the treatment of land, buildings or structures so that their use or condition is restored to its former use or condition, or may be changed to another use or condition that is or will be compatible with adjacent land uses.
110. **Renewable energy source:** means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces. (Source: PPS, 2014)
111. **Renewable energy system:** means a system that generates electricity, heat and/or cooling from a renewable energy source. (Source: PPS, 2014)
112. **Renewable energy project:** means the construction, installation, use, operation, changing or retiring of a renewable energy generation facility. (Source: *Green Energy Act*, 2009)
113. **Renewable Energy Generation Facility:** means a generation facility that generates electricity from a renewable energy source and that meets such criteria as may be prescribed by regulation and includes associated or ancillary equipment, systems and technologies as may be prescribed by regulation, but does not include an associated waste disposal site, unless the site is prescribed by regulation for the purposes of this definition. (Source: *Green Energy Act*, 2009)
114. **Renewable Energy Testing Facility:** means devices or structures to be used to gather information about natural conditions at the location of the structures or devices and related infrastructure and that meet such criteria as may be prescribed by the regulations. (Source: *Green Energy Act*, 2009)
115. **Renewable Energy Testing Project:** means the construction, installation, use, operation, changing or retiring of a renewable energy testing facility. (Source: *Green Energy Act*, 2009)
116. **Renewable Energy Undertaking:** means a renewable energy generation facility, a renewable energy project, a renewable energy testing facility or a renewable energy testing project. (Source: *Planning Act*, 1990)
117. **Reserve sewage system capacity:** means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario*

- Water Resources Act*, but not by land-applying untreated, hauled sewage. (Source: PPS, 2014)
118. **Reserve water system capacity:** means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development. (Source: PPS, 2014)
 119. **Residence surplus to a farming operation:** means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). (Source: PPS, 2014)
 120. **River, stream and small inland lake system:** means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event. (Source: PPS, 2014)
 121. **Residential intensification:** means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:
 - a. redevelopment, including the redevelopment of brownfield sites;
 - b. the development of vacant or underutilized lots within previously developed areas;
 - c. infill development;
 - d. the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
 - e. the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses. (Source: PPS, 2014)
 122. **Rural areas:** means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas. (Source: PPS, 2014)
 123. **Rural lands:** means lands which are located outside settlement areas and which are outside prime agricultural areas. (Source: PPS, 2014)
 124. **Second residential units:** means a separate and complete dwelling unit that is contained within the structure of a single detached, semi-detached, or townhouse residential dwelling or within a secondary building on the same property as a principal dwelling unit.
 125. **Sensitive land uses:** means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities. (Source: PPS, 2014)
 126. **Settlement areas:** means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:
 - a. built up areas where development is concentrated and which have a mix of land uses; and
 - b. lands which have been designated in an official plan for development over the long-term planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated. (Source: PPS, 2014)
 127. **Settlement area, Urban:** means a settlement area that includes the Town of Orangeville, Town of Shelburne, and the urban area of Grand Valley.

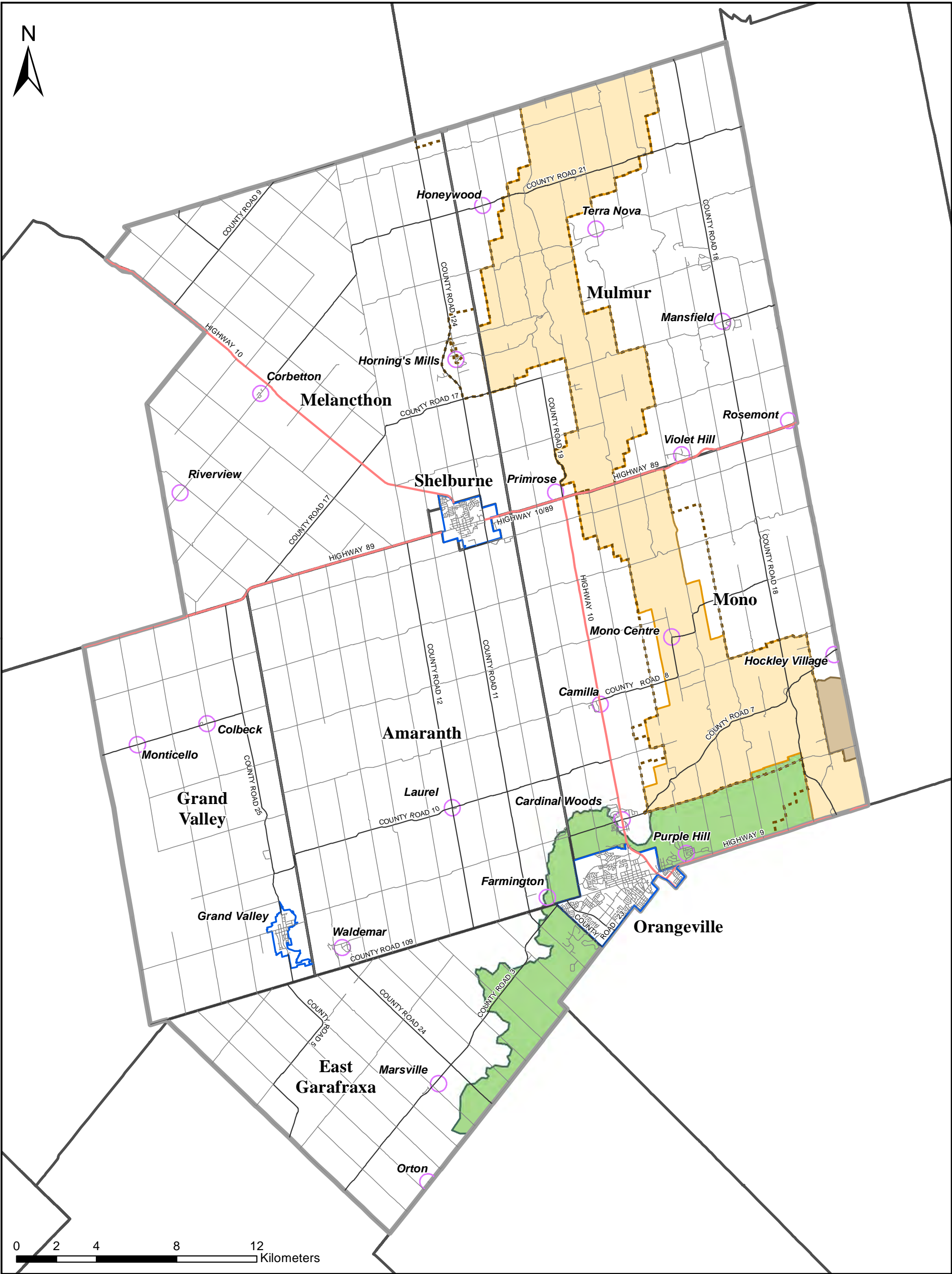
128. **Settlement area, Community:** means a settlement area that is identified as 'community' settlement area in Table 2.3 of this Plan.
129. **Sewage and water services:** includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services. (Source: PPS, 2014)
130. **Servicing plan:** means an analysis of the local municipality's provisioning and phasing of water and wastewater and other infrastructure to service future growth and development.
131. **Significant:** means
- a. in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
 - b. in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;
 - c. in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;
 - d. in regard to mineral potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
 - e. in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.
- Criteria for determining significance for the resources identified in sections c. – e. are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.
- While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Source: PPS, 2014)
132. **Site alteration:** means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. For the purposes of policy 2.1.4(a) of the PPS, site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a) of the PPS. (Source: PPS, 2014)
133. **Site Plan Control:** means a process which requires the preparation of detailed site specific development plans, and enables the review of such matters as building location, and massing, access, outdoor storage, amenity space, walkways, landscaping, loading and parking facilities, accessibility, lighting, grading and external non-design features. Site Plan Control can only be used to establish on-

- site physical conditions such as setbacks and layout as well as road widening and intersection improvement.
134. **Sourcewater protection:** means the act of protecting drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater.
 135. **Source protection plan:** means a plan that protects drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater.
 136. **Special needs housing:** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (Source: PPS, 2014)
 137. **Specialty crop area:** means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:
 - a. soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
 - b. farmers skilled in the production of specialty crops; and
 - c. a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops. (Source: PPS, 2014)
 138. **Streetscape:** means the visual appearance of a roadway formed by the location of physical features such as buildings, pedestrian, cycling and vehicular facilities and landscaping.
 139. **Surface water feature:** means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics. (Source: PPS, 2014)
 140. **Sustainability:** means meeting the needs of people today without jeopardizing the ability to meet the needs of future generations.
 141. **Threatened species:** means a species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time. (Source: PPS, 2014)
 142. **Transit-supportive:** in regard to land use patterns, means development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed use development that has a high level of employment and residential densities. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2014)
 143. **Transportation demand management:** means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. (Source: PPS, 2014)

144. **Transportation corridor:** means a thoroughfare and its associated buffer zone for passage or conveyance of vehicles or people. A transportation corridor includes any or all of the following:
- a. Major roads, arterial roads, and highways for moving people and goods;
 - b. Rail lines/railways for moving people and goods;
 - c. Transit rights-of-way/transitways including buses and light rail for moving people.
- (Source: Growth Plan for the Greater Golden Horseshoe, 2006)
145. **Transportation systems:** means a system consisting of corridors and right-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, park and ride lots, service centres, rest stops, vehicle inspection stations, intermodal terminals, harbours, and associated facilities such as storage and maintenance. (Source: PPS, 2014)
146. **Utility:** means a water supply, storm or sanitary sewage, gas or oil pipeline, the generation, transmission and distribution of electric power, steam or hot water, towers, communications/ telecommunications lines and other cabled services, waste collection or disposal or management, a public transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest.
147. **Valleylands:** means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. (Source: PPS, 2014)
148. **Vulnerable:** means surface and/or ground water that can be easily changed or impacted. (Source: PPS, 2014)
149. **Waste management system:** means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites. (Source: PPS, 2014)
150. **Watershed:** means an area that is drained by a river and its tributaries. (Source: PPS, 2014)
151. **Wayside pits and quarries:** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. (Source: PPS, 2014)
152. **Wetlands:** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. (Source: PPS, 2014) See also the definition for significant.
153. **Wildlife habitat:** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. (Source: PPS, 2014) See also the definition for significant.
154. **Woodlands:** means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of



carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest." (Source: PPS, 2014)



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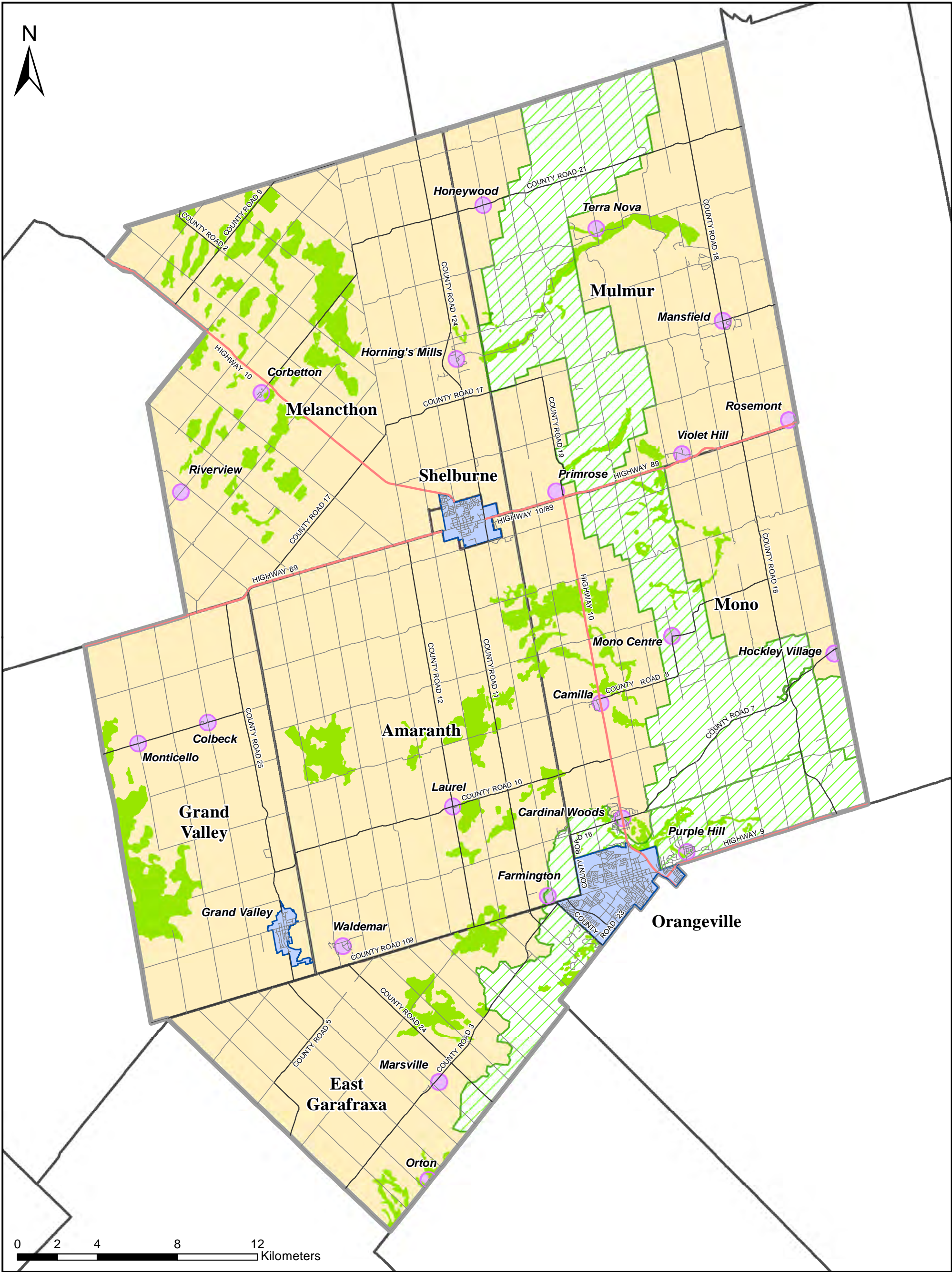
- | | |
|---------------------------|--|
| Urban Settlement Area | Greenbelt Plan Area (S. 4.2.1) |
| Community Settlement Area | Oak Ridges Moraine Conversation Plan Area (S. 4.2.2) |
| Provincial Highway | Niagara Escarpment Plan Area (S. 4.2.3) |
| County Road | Niagara Escarpment Development Control Area (S. 4.2.3) |
| Other Road | |
| Dufferin County Boundary | |
| Municipal Boundaries | |



***Draft Schedule A
Provincial Plan Areas***



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|--------------------------|--------------------------------------|--|
| Provincial Highway | Urban Settlement Area (S. 2.3.2) | Provincial Plan Areas (S. 4.2) |
| County Road | Community Settlement Area (S. 2.3.3) | Provincially Significant Wetlands (S. 4.4.1) |
| Other Road | Countryside Area (S. 3.0) | |
| Dufferin County Boundary | | |
| Municipal Boundaries | | |



**Draft Schedule B
Community Structure
and Land Use**

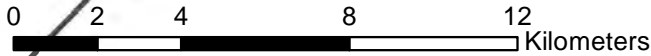
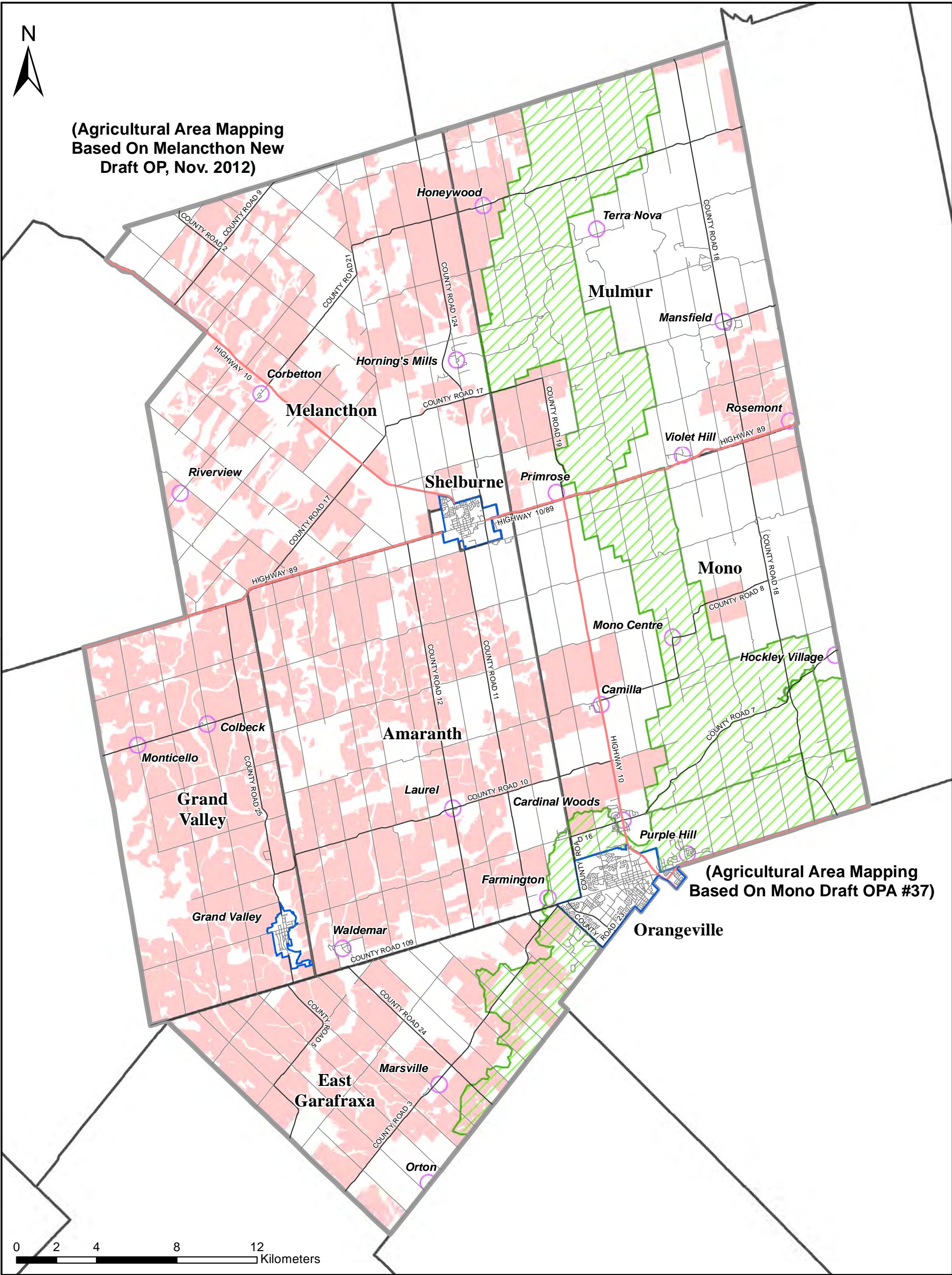


Sources: LIO (2012), MTO (2012), Dufferin County, Mulmur OP, East Garafraxa OP, Amaranth OP, Grand Valley OP, Mono OP, NEP

Date: March 28, 2014



(Agricultural Area Mapping
Based On Melancthon New
Draft OP, Nov. 2012)



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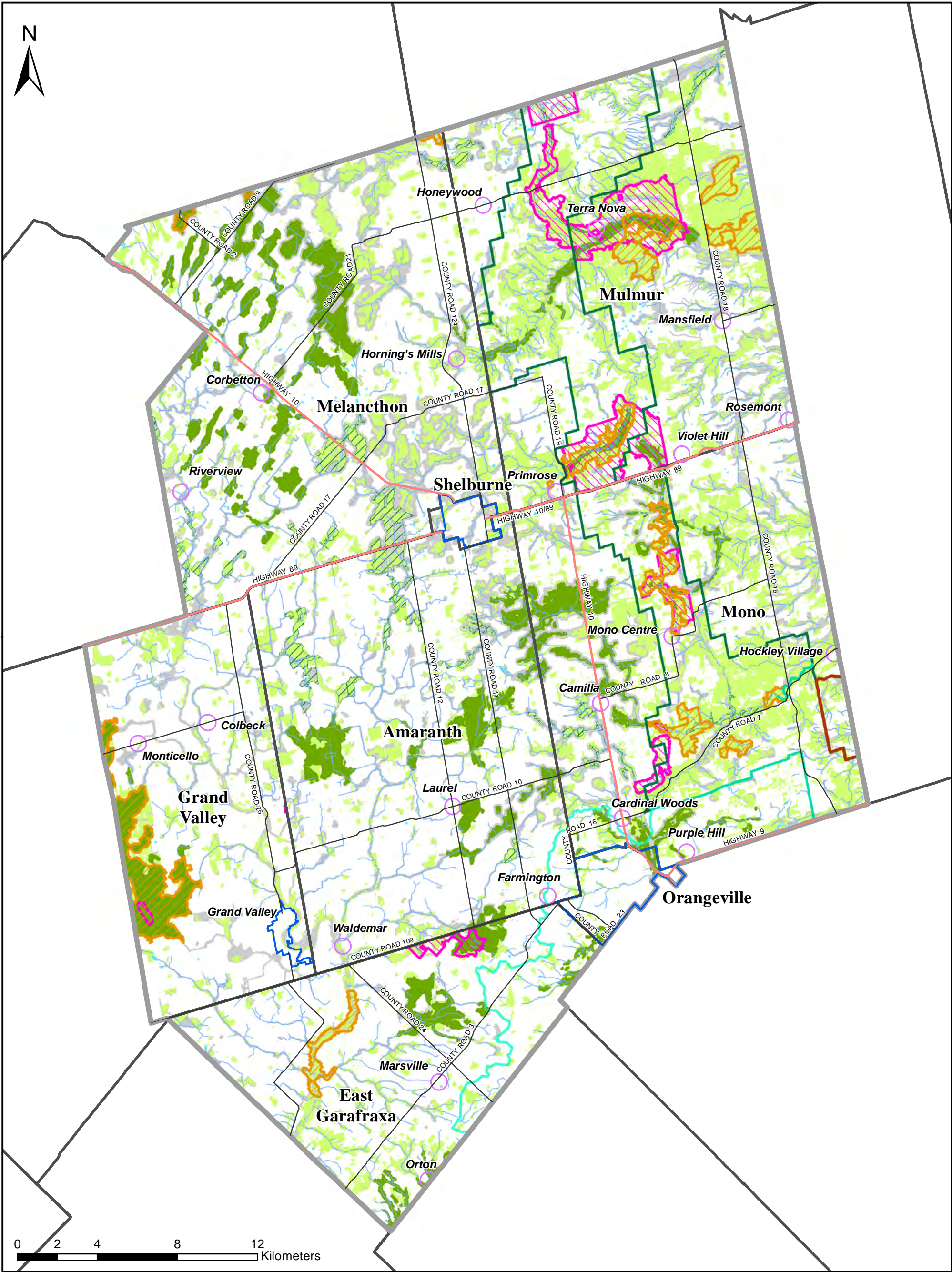
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Dufferin County Boundary
- Municipal Boundaries
- Agricultural Area (S. 3.2)



**Draft Schedule C
Agricultural Area**



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

- Provincially Significant Wetlands (S. 4.4.1)
- Earth Science ANSI (S. 4.4.3)
- Life Science ANSI (S. 4.4.3)
- Woodlands (S. 4.4.4)
- Unevaluated Wetlands (S. 4.4.6)
- Waterbody
- Watercourses (S. 4.4.8)

- Greenbelt Plan Protected Countryside Area (S. 4.2.1)
- Oak Ridges Moraine Conservation Plan Area (S. 4.2.2)
- Niagara Escarpment Plan Area (S. 4.2.3)
- Regulation Limit

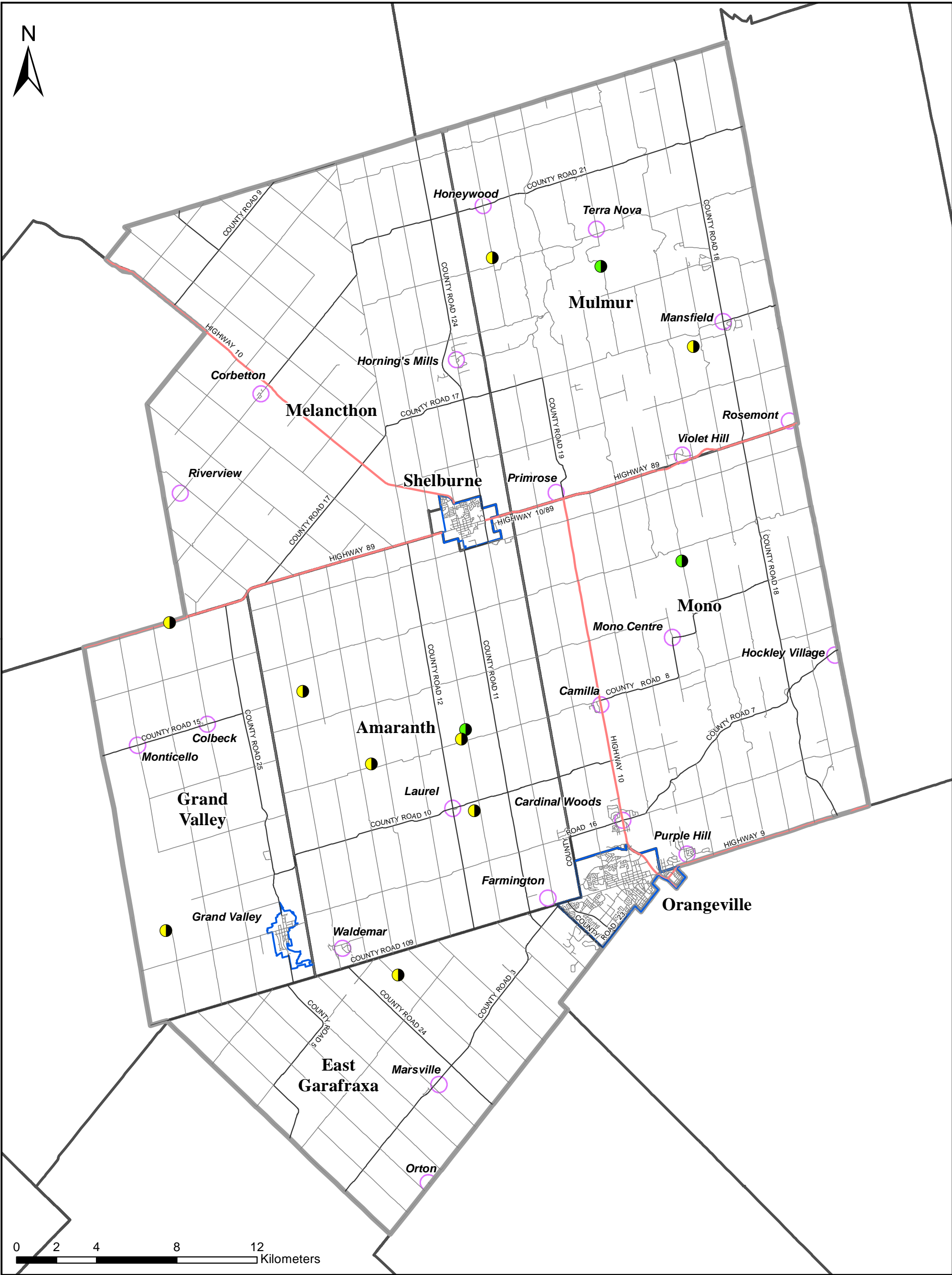
DUFFERIN COUNTY
OFFICIAL PLAN

Draft Appendix 1
Natural Heritage
Features

MMM GROUP
Date: April 1, 2014

Sources: Credit Valley Conservation, Grand River Conservation, Nottawasaga Valley Conservation, LIO (2012), Dufferin County

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

Waste Disposal Sites (S. 5.3.1)

- Active
- Former



**Draft Schedule E
Waste Disposal Sites**










Sources: LIO (2012), MTO (2012), Dufferin County, Aggregate Resources Inventory of Dufferin County, Paper 163-Revised (2009)

Date: April 1, 2014

Document Path: M:\Jobs\2013 MUST USE E-COLLABORATION\IMAPPING ONLY\14.13256.001.P01 - Dufferin County OPMXD\2014 03\Latest\Draft Schedule F - Transportation.mxd



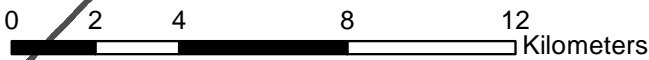
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|  Urban Settlement Area |  Provincial Highway (S. 6.2.2) |
|  Community Settlement Area |  County Road (S. 6.2.2) |
|  Dufferin County Boundary |  Other Road |
|  Municipal Boundaries | |



***Draft Schedule F
Transportation***

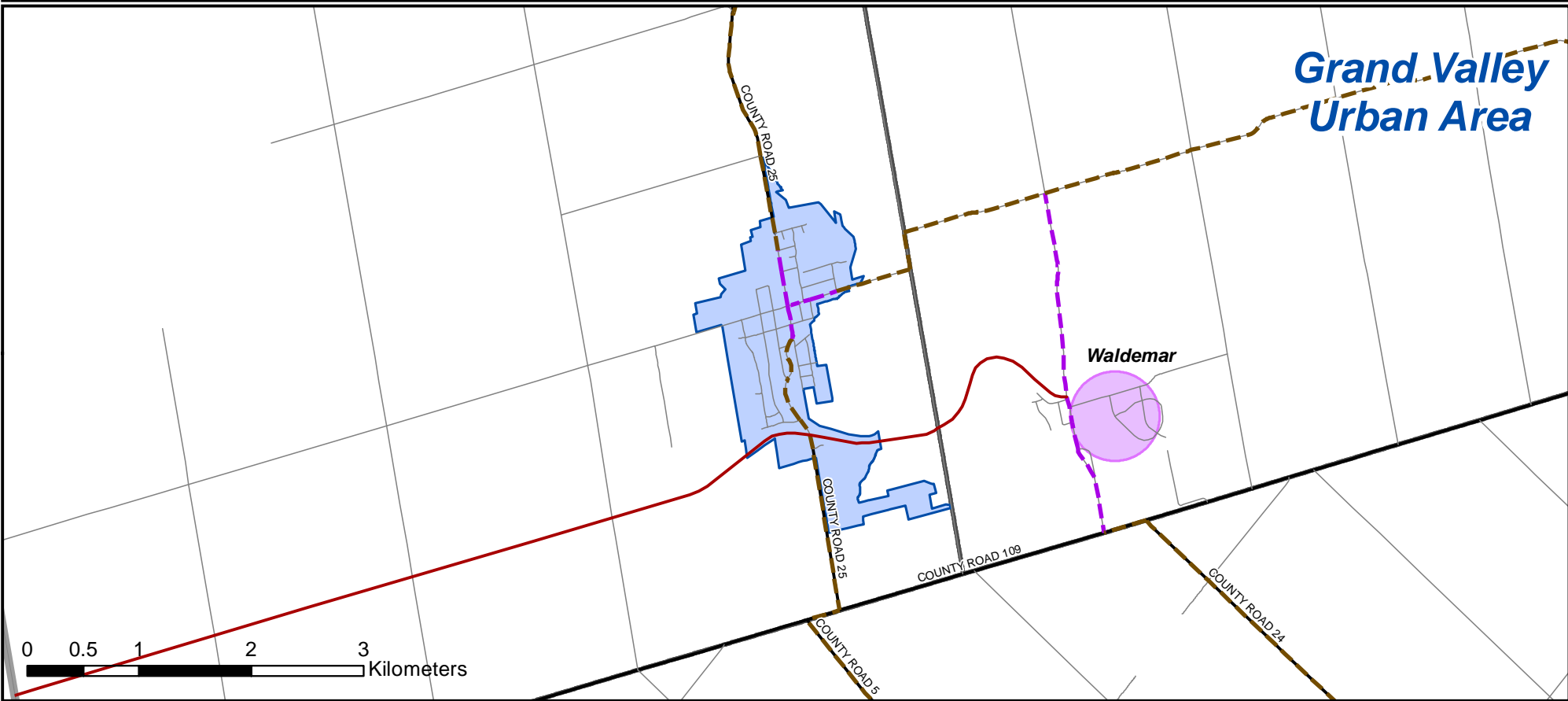
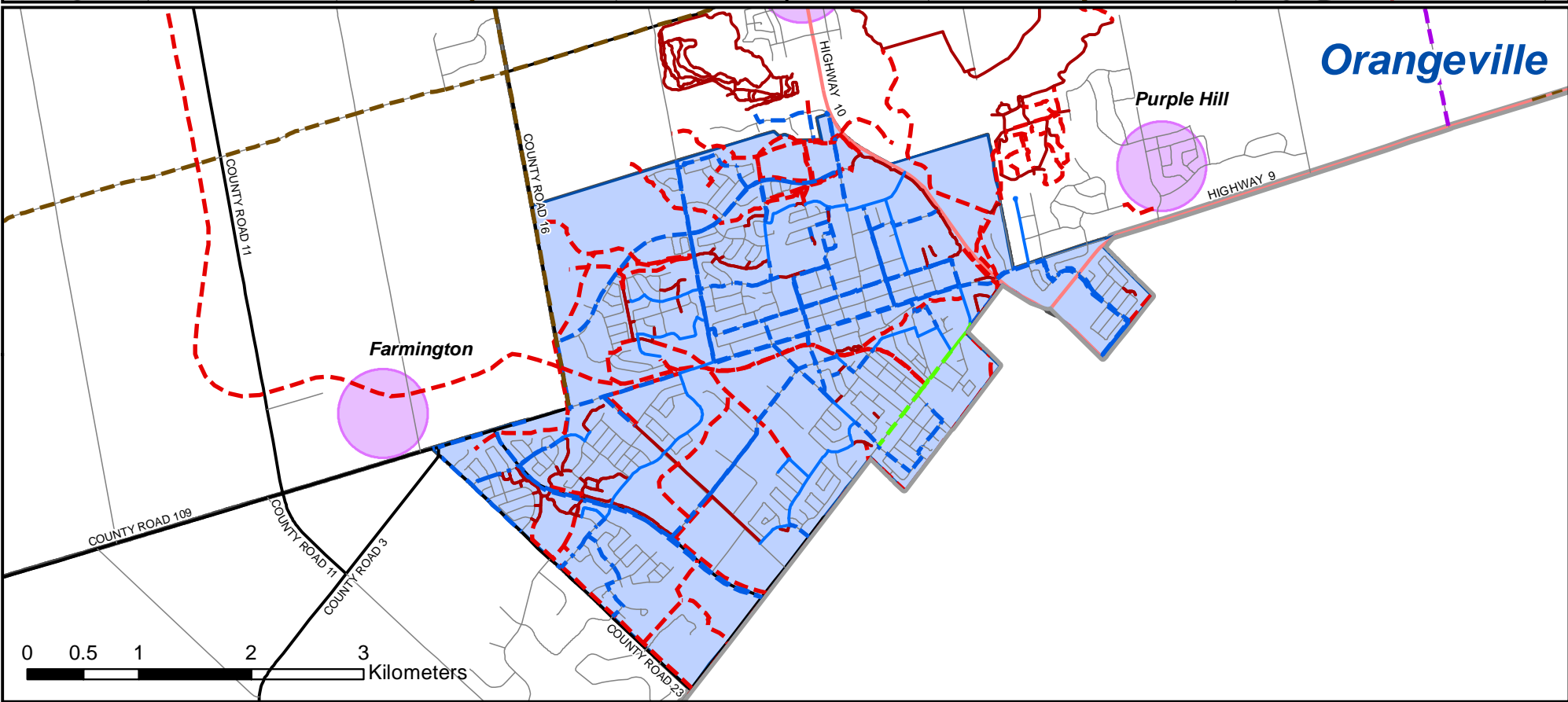
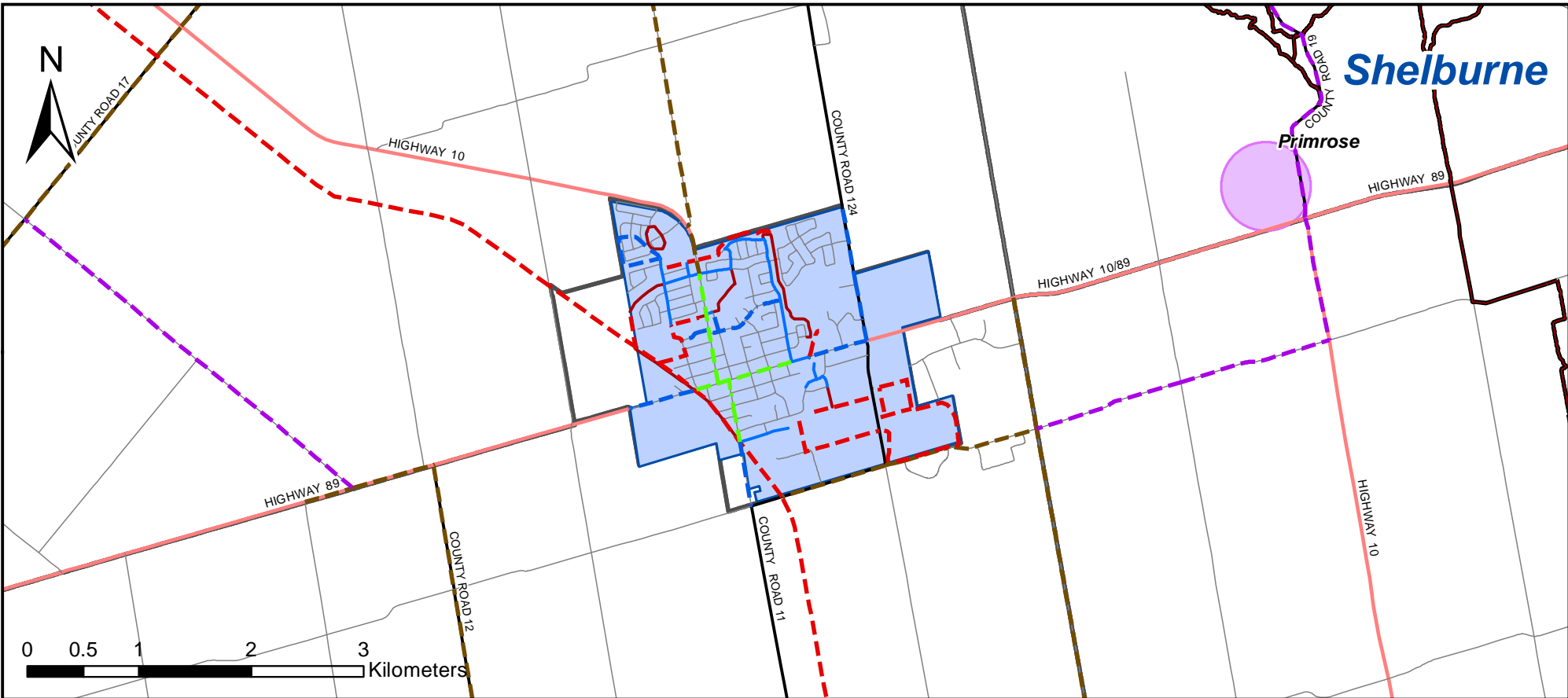




- Existing On Road Route¹
- - - Previously Planned On Road Route¹
- Existing Off Road Route¹
- - - Previously Planned Off Road Route¹
- Bruce Trail



Date: April 1, 2014



Legend

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

Facility Types (S. 6.2.3)

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

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



Draft Schedule G1
Active
Transportation



Sources: LIO (2012), Dufferin County, Grand Valley Conservation, Active Transportation Plan (Oct. 2012)

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

Date: April 1, 2014