



# TOWNSHIP OF MELANCTHON

## A G E N D A

Thursday, November 3, 2016 - 5:00 p.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**
  1. Special Meeting of Council -October 20, 2016
  2. Regular Council Meeting - October 20, 2016
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)
9. **Road Business**
  1. Accounts
10. **Planning Matters**
  1. Loading Dock attached to existing on farm business shop - Paul Martin - Lot 34, Concession 6 NE
  2. Sea containers - Regulating these structures
11. **Police Services Board Matters**
  1. Letter from David Thwaites, Chair dated October 20, 2016, Re - Melancthon Police Services Board - OPP Action Plan 2017-19
12. **Committee Reports**
13. **Correspondence**

### **\*Board & Committee Minutes**

1. Shelburne Public Library - Meeting September 20, 2016
2. Shelburne Public Library - Meeting October 4, 2016

### **\* Items for Information Purposes**

1. Letter to Andrea Cohen Barrak, CEO Ontario Trillium Foundation from the Town of Mono dated October 12, 2016, Re - Regionalization of Ontario Trillium Foundation's Grant Catchment Areas
2. Copy of a resolution passed by Grey County dated October 4, 2016, Re - Structure of Hydro Re-evaluation
3. Email from OMBReview dated October 14, 2016, Re - Ontario Municipal Board (OMB) Review - Town Hall Dates and Locations
4. Copy of a resolution passed by the Township of East Garafraxa dated October 12, 2016, Re - Bill 171, Highway Traffic Act
5. Copy of a resolution passed by the Township of East Garafraxa dated October 12, 2016, Re - Provincial Offences Act Administration
6. Copy of a resolution passed by the Township of East Garafraxa dated October 12, 2016, Re - Proposed Changes to the Niagara Escarpment Plan
7. Email from Michelle Dunne, Deputy Clerk, Dufferin County dated October 17, 2016, Re - Comments on Provincial Plan Reviews

8. Email from Ernie Hardeman, MPP Oxford, PC Critic for Municipal Affairs and Housing dated October 17, 2016, Re - Statement on Local Government Week
9. Council In Brief for October 13, 2016
10. Letter from MPAC (Municipal Property Assessment Corporation) dated October 17, 2016, Re - 2016 Assessment Update - Notices for Farm and Business Properties
11. Letter from Randy Scherzer, Director of Planning, Grey County dated October 14, 2016, Re - Request for Comments - Plan of Subdivision Application
12. Copy of a resolution passed by the Township of Amaranth dated October 19, 2016, Re - Dufferin Municipal Officers Association (DMOA) to support Town of Mono in drafting a new POA agreement with the Town of Caledon
13. Notice of the Passing of By-law 53-2016 By Council of The Town of Shelburne
14. Copy of a resolution passed by the Town of Shelburne dated September 27, 2016, Re - Support the Town of Mono resolution regarding the Dufferin / Caledon POA administration agreement
15. Letter from R.J. Burnside & Associates Limited dated October 17, 2016, Re - Drainage Superintendent Services
16. Copy of a resolution passed by the Municipality of Charlton and Dack dated October 24, 2016, Re - New requirement for nominations for office on council
17. Email from OMAFRA Guidelines dated October 25, 2016, Re - New OMAFRA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas
18. Copy of a resolution passed by the Township of Amaranth dated October 19, 2016, Re - Proposed Changes to the Niagara Escarpment Plan
19. Copy of a resolution passed by the Township of Amaranth dated October 19, 2016, Re - Bill 171, Highway Traffic Amendment Act 2016
20. Copy of a resolution passed by the Township of Amaranth dated October 19, 2016, Re - Supporting Agricultural Experts in Their Fields
21. Email from Loni Pierce, A/Program Specialist, Forest Bioeconomy dated October 27, 2016, Re - Bioheat Opportunities for Rural & Remote Communities, November 2016
22. Copy of an amended resolution passed by the Township of North Frontenac dated October 20, 2016, Re - Request for Support for Ontario's Electrical Bills

**\* Items for Council Action**

1. Niagara Escarpment Commission - Request for Comments - 625515 15 Sideroad
2. Niagara Escarpment Commission - Request for Comments - 132 Main St
3. Niagara Escarpment Commission - Request for Comments - 605095 River Road
4. Email from Evan Bearss dated October 24, 2016, Re - Appeal of Assessment - McCue Drain

**14. General Business**

1. Accounts
2. Applications to Permit
3. Notice of Intent to Pass By-law
  1. Martin Drainage Works Levying By-law
4. New/Other Business/Additions
  1. Mayor White - Upper Grand District School Board - French Immersion Feasibility Study and Changes to school boundaries to accommodate French Immersion
5. Unfinished Business
  1. ROMA Conference - Delegation Requests
  2. Celebrate Ontario 2017 Grant Application - Deadline is November 8, 2016

**15. Delegations**

1. 5:30 p.m. - Public Meeting concerning a Zoning By-law Amendment on Part of Lot 302, Concession 2 SW - Parsons

**16. Closed Session**

**17. Third Reading of By-laws**

**18. Notice of Motion**

**19. Confirmation By-law**

**20. Adjournment and Date of Next Meeting - Thursday, November 17, 2016 - 5:00 p.m.**

**21. On Sites**

**22. Correspondence on File at the Clerk's Office**

1. Thank You Card from the Horning's Mills Hall Board for new concrete and flower beds



**TOWNSHIP OF MELANCTHON**

**POLICE SERVICES BOARD**

**157101 Highway 10, Melancthon, Ontario, L9V 2E6**

October 20, 2016

Corporation of the Township of Melancthon  
157101 Highway 10  
Melancthon, Ontario  
L9V 2E6

Attention: Mayor and Members of Council

Dear Sirs/Madame,

**Re: Melancthon Police Services Board - OPP Action Plan 2017-19**

Pursuant to the Board's mandate set out in the Police Service Act and Regulation, we would advise that we have initiated the process for submission to the OPP of the PSB's recommendations and suggestions for local priorities in policing for the purpose of compiling the 2017-19 OPP Action (Business) Plan.

The Board understands that the OPP have undertaken this process and will be contacting our Board for the aforementioned purpose, although it is likely that any formulation of the Action Plan will not likely be released until well into 2017. We would therefore prefer to be prepared and ready to make our submissions sooner than later to facilitate the process. To this end, the Board would seek the input of Council as to what Council believes are the top priorities for local policing for the upcoming three years. We would suggest that you identify three priorities for our consideration. To assist we have attached the 2014-16 Action Plan of the OPP with the 2015 status report.

We anticipate posting on the Melancthon Website under the Police Services Board Section, a public notice that would invite members of the public to make written submissions to the Police Services Board, also to the same purpose.

...2

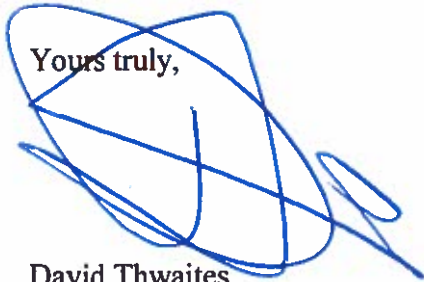
PSB1

NOV - 3 2016



We will be addressing this issue at our next regularly scheduled meeting on December 14, 2016 and we would therefore appreciate receiving your written suggestions in advance, or alternatively you may communicate through your Council Representative.

Yours truly,

A handwritten signature in blue ink, appearing to be 'David Thwaites', written over the 'Yours truly,' text.

David Thwaites  
Chair

Attachment



# 2014-2016

**ACTION PLAN**

Dufferin Detachment

**2015 PROGRESS REPORT**

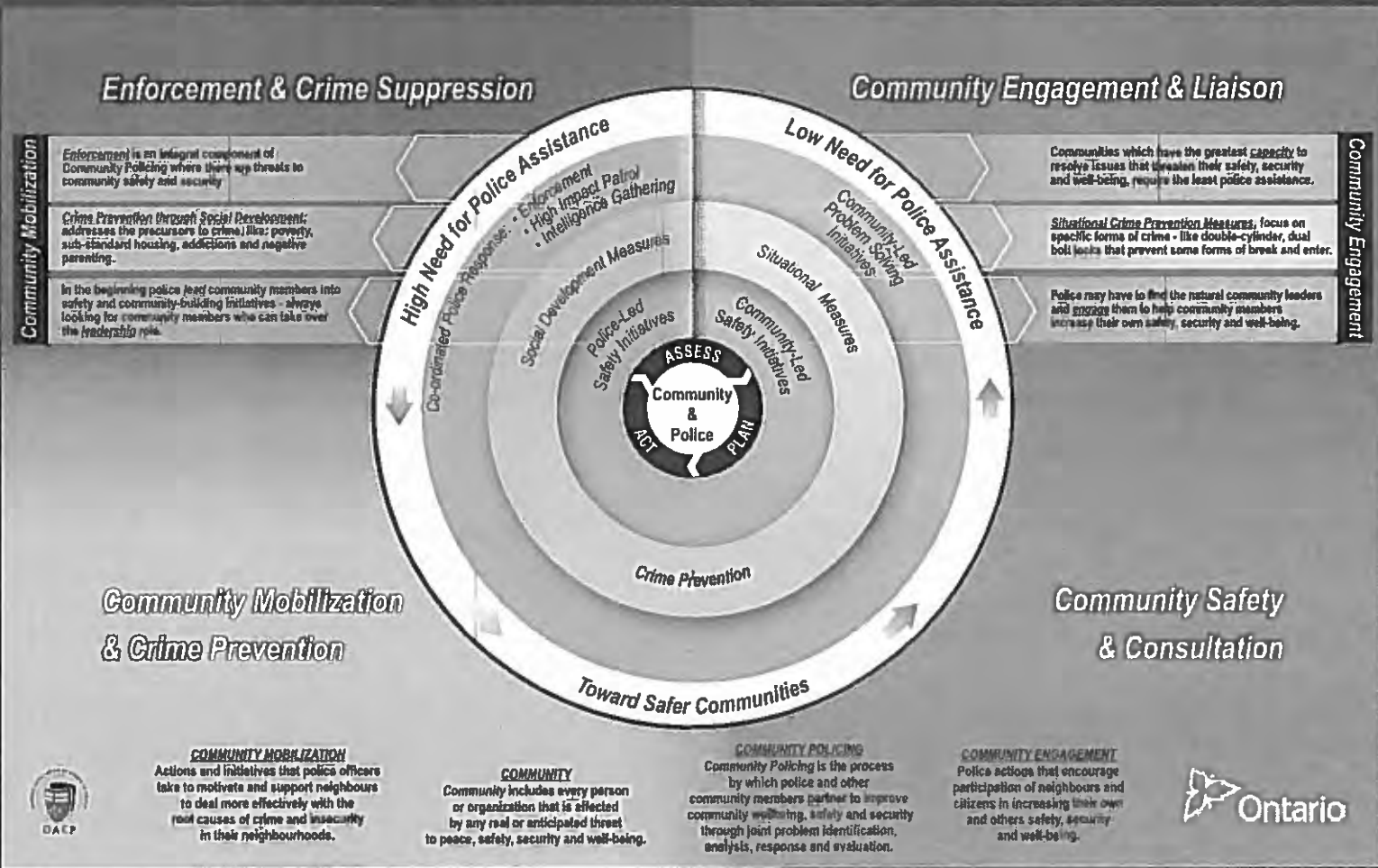


**OUR VISION** Safe Communities... A Secure Ontario

**OUR MISSION** Committed to public safety, delivering proactive and innovative policing in partnership with our communities.

**OUR VALUES** Professionalism, Accountability, Diversity, Respect, Excellence and Leadership

## Ontario's Mobilization & Engagement Model of Community Policing



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## Message from the Detachment Commander

I am pleased to present the 2015 Dufferin Detachment Progress Report. This second report back provides an overview of our integrated, community-wide approach targeting the priorities outlined in our 2014 – 2016 Detachment Action Plan.

Highlighted below are some key achievements and challenges of the past year underscoring successes we can build upon and identifying opportunities for improvement.

### Successes:

- Total motor vehicle collision decreased by 14.86% in 2015.
- Pocket Dial 911 calls in the Dufferin OPP Detachment area decreased by 41%.
- Data driven focus patrols established as a result of motor vehicle collision trends identified by both regional and detachment analysts.

### Challenges:

- Increase in incidents of assaults of 25.81%.
- Increase in incidents of property crime of 33.98%.
- Increase in incidents of alcohol-related motor vehicle collisions of 35.71%.

Dufferin OPP continues to use Ontario's Mobilization and Engagement Model of Community Policing to address issues identified through analysis of crime and traffic statistical data. This information has assisted in ensuring we use the available resources in the most efficient and effective manner by focusing our officer's efforts in areas where they can have the highest impact. As we move into the final year of this action plan, the Dufferin OPP will continue to seek out new opportunities to increase engagement with our local community groups. Working together we will be more effective in providing crime prevention and traffic safety education to the public.

We remain steadfast in our commitment to reduce crime and victimization through sustainable community safety partnerships towards safe communities... a secure Ontario.

Staff Sergeant Steven Sills  
Dufferin Detachment OPP



## Overview

**Detachment Personnel** **Table 1.1**

Uniform	TOTAL
Staff Sergeant	1
Sergeant	5
Constable	24.75
<b>TOTAL Uniform</b>	<b>30.75</b>
Civilian	
Civilian	2.53
<b>TOTAL Civilian</b>	<b>2.53</b>
<b>TOTAL</b>	<b>33.28</b>

**OPP Facilities in Detachment Area** **Table 1.2**

Facility	2015
Number of Host Detachment Facilities	1
Number of Community Policing Offices	2

**Hours (Field Personnel)** **Table 1.3**

	2013	2014	2015	Change 2014/15 (%)
Criminal Code	8,796.50	8,007.75	5,866.00	-26.75%
Traffic	6,497.25	6,769.50	6,455.50	-4.64%
Patrol	13,431.25	12,318.75	11,680.00	-5.19%
Other	27,238.25	27,694.25	32,054.00	15.74%
<b>TOTAL</b>	<b>55,963.25</b>	<b>54,790.25</b>	<b>56,055.50</b>	<b>2.31%</b>

**Criminal Code & Provincial Statute Charges Laid** **Table 1.4**

	2013	2014	2015	Change 2014/15 (%)
Highway Traffic Act	4,909	3,842	4,745	23.5%
Criminal Code Traffic	100	70	78	11.4%
Criminal Code Non-Traffic	353	207	293	41.5%
Liquor Licence Act	54	30	26	-13.3%
Other	338	279	462	65.6%
<b>TOTAL</b>	<b>5,754</b>	<b>4,428</b>	<b>5,604</b>	<b>26.6%</b>

Please refer to endnotes for all data source and note details.

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### **Community Satisfaction Survey**

Community Satisfaction Survey conducted in 2015

This survey is a tool for gathering public opinion on policing issues and ratings of OPP service delivery. It can serve as:

- a report card detailing how the people served by the OPP rate that service;
- a gauge of public concern about crime and policing issues;
- an indicator for making improvements to police services; and
- a means to measure how Ontarians view the OPP's service delivery.

The OPP Community Satisfaction Survey is a telephone survey conducted with the general public by research company R.A. Malatest & Associates Ltd., on behalf of the OPP. The survey is conducted for each OPP detachment every three years and annually province-wide. Randomly selected telephone numbers and Random Digit Dial were used to sample respondents who were at least 16 years old, where no member of the household was employed by the OPP.

The next Community Satisfaction Survey for Dufferin will be conducted in 2018.

1.	98.9% of respondents felt "very safe" or "safe" in their community
2.	Of respondents who had contacted the OPP in the last year, 90.8% said they were "very satisfied" or "satisfied" with the ease of contacting the OPP
3.	Overall, 95.2% of respondents were "very satisfied" or "satisfied" with the quality of police service provided by the OPP
4.	90.9% of respondents were "satisfied" or "very satisfied" with the OPP's ability to work with communities to solve local problems
5.	86.8% of respondents were "satisfied" or "very satisfied" with the OPP's visibility in their community
6.	90.1% of respondents were "satisfied" or "very satisfied" with the OPP's visibility on the highways

## Crime Data

### Violent Crimes

Table 2.1

Offences	2013	2014	2015	Change 2014/15 (%)	2015 Clearance Rate (%)
01-Murder	0	0	0		/0
02-Other Offences Causing Death	0	0	0		/0
03-Attempt Murder	0	0	0		/0
04-Sexual Assault	7	4	4	0.00%	75.00%
05-Assault	43	31	39	25.81%	97.44%
06-Abduction	1	1	1	0.00%	100.00%
07-Robbery	0	0	0		/0
08-Other Crimes Against a Person	14	11	12	9.09%	91.67%
<b>TOTAL</b>	<b>65</b>	<b>47</b>	<b>56</b>	<b>19.15%</b>	<b>94.64%</b>

### Property Crimes

Table 2.2

Offences	2013	2014	2015	Change 2014/15 (%)	2015 Clearance Rate (%)
01-Arson	0	0	1		0.00%
02-Break and Enter	95	43	53	23.26%	26.42%
03-Theft Over \$5,000	30	13	19	46.15%	36.84%
04-Theft Under \$5,000	69	64	96	50.00%	25.00%
05-Have Stolen Goods	6	2	1	-50.00%	100.00%
06-Fraud	33	27	39	44.44%	10.26%
07-Mischief	52	57	67	17.54%	14.93%
<b>TOTAL</b>	<b>285</b>	<b>206</b>	<b>276</b>	<b>33.98%</b>	<b>21.74%</b>

### Other Criminal Code

Table 2.3

Offences	2013	2014	2015	Change 2014/15 (%)	2015 Clearance Rate (%)
01-Offensive Weapons	4	6	3	-50.00%	66.67%
02-Other Criminal Code *excluding traffic	28	27	30	11.11%	76.67%
<b>TOTAL</b>	<b>32</b>	<b>33</b>	<b>33</b>	<b>0.00%</b>	<b>75.76%</b>

### Drugs

Table 2.4

Offences	2013	2014	2015	Change 2014/15 (%)	2015 Clearance Rate (%)
01-Possession	16	15	22	46.67%	100.00%
02-Trafficking	2	3	5	66.67%	100.00%
03-Importation and Production	5	1	1	0.00%	0.00%
<b>TOTAL</b>	<b>23</b>	<b>19</b>	<b>28</b>	<b>47.37%</b>	<b>96.43%</b>

### Federal Statutes

Table 2.5

Offences	2013	2014	2015	Change 2014/15 (%)	2015 Clearance Rate (%)
01-Other Federal Statutes	0	0	0		
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>		

### Intelligence-Led Policing – Crime Abatement Strategy

Table 2.6

Number of Checks	Number of Charges
6	8

Shaded cell indicates percentage change does not allow for dividing by zero.  
Please refer to endnotes for all data source and note details.



## Crime Progress Results

*Provincial Targeted Outcome: 1.9% reduction in overall violent crime by 2016*  
*Provincial Targeted Outcome: 11.3% reduction in overall property crime by 2016*

PRIORITY	PROGRESS
<b>Violent Crime:</b> <ul style="list-style-type: none"> <li>Domestic Violence</li> </ul>	<b>Relevant Activity Underway</b> <ul style="list-style-type: none"> <li>19.15% increase in violent crime.</li> <li>25.81% increase in incidents of assault.</li> <li>Dufferin Detachment's Domestic Violence Coordinator reviews all domestic related incidents and ensures that victim safety issues are addressed through engagement with our community partners in the Caledon/Dufferin Domestic Assault Review Team and the High Risk Reduction Team.</li> </ul>
<b>Property Crime:</b> <ul style="list-style-type: none"> <li>Break &amp; Enter</li> <li>Theft Over \$5,000</li> <li>Theft Under \$5,000</li> <li>Mischief</li> </ul>	<b>Challenges Identified</b> <ul style="list-style-type: none"> <li>33.98% increase overall in property crime.</li> <li>Dufferin Detachment continues to work with our community partners to provide crime prevention education to address the crime trend in their local communities (SafeGuard Ontario and Lock it or Lose It programs). Crime prevention messaging continues to be shared through local media.</li> <li>Local crime trends are identified through data analysis and proactive focused patrols are conducted in the identified areas.</li> <li>In 2016 a detachment officer will be assigned to focus their efforts on property crime and drug offences.</li> </ul>
<b>Illicit Drugs</b>	<b>Relevant Activity Underway</b> <ul style="list-style-type: none"> <li>47.37% increase in drug related incidents. 22 of 28 incidents were for drug possession.</li> <li>The Dufferin Detachment Community Service Officer (CSO) continues to provide the OPP KIDS program to grade six students at six local schools which includes drug abuse prevention education.</li> </ul>
<b>Reducing victimization from cyber and/or technology-enabled crime through engagement and education</b>	<b>Relevant Activity Underway</b> <ul style="list-style-type: none"> <li>The Dufferin OPP CSO has made cybercrime prevention part of their OPP Kids program.</li> <li>The Dufferin OPP CSO has presented on cybercrime to community groups, the five Dufferin OPP Police Service Boards and at public meetings.</li> <li>The Dufferin CSO has disseminated several media releases regarding current scams that are being perpetrated via the phone or internet.</li> </ul>

## Traffic Data

The OPP is focused on the "Big Four" factors in deaths and injuries: lack of occupant restraint, aggressive driving including speeding, impaired and distracted driving.

**Motor Vehicle Collisions (MVC) by Type**  
(Includes roadway, off-road and motorized snow vehicle collisions) **Table 3.1**

	2013	2014	2015	Change 2014/15 (%)
Fatal MVCs	1	6	6	0.00%
Personal Injury MVCs	124	133	134	0.75%
Property Damage MVCs	574	628	513	-18.31%
<b>TOTAL MVCs</b>	<b>699</b>	<b>767</b>	<b>653</b>	<b>-14.86%</b>
Alcohol-related MVCs	13	14	19	35.71%
Animal-related MVCs	200	175	182	4.00%
Persons Killed	1	8	8	0.00%
Persons Injured	222	259		

**Primary Causal Factors in Fatal MVCs on Roadways** **Table 3.2**

		2013	2014	2015	Change 2014/15 (%)
The Big Four	# of Fatal MVCs where speed is a Factor	0	2	1	-50.00%
	# of Fatal MVCs where alcohol is a Factor	0	1	0	-100.00%
	# of Fatalities where lack of seatbelt* use is a Factor	0	1	1	0.00%
	# of Fatal MVCs where driver inattention is a Factor	1	1	1	0.00%
	# of Fatal MVCs where wildlife is a Factor	0	0	0	
Total Fatal MVCs		1	5	6	20.00%

**Fatalities in Detachment Area** **Table 3.3**

Roadways	2013	2014	2015	Change 2014/15 (%)
Fatal Incidents	1	5	6	20.00%
Persons Killed	1	7	8	14.29%
Alcohol-related	0	1	0	-100.00%

Marine	2013	2014	2015	Change 2014/15 (%)
Fatal Incidents	0	0	0	
Persons Killed	0	0	0	
Alcohol-related	0	0	0	

Off-Road Vehicles	2013	2014	2015	Change 2014/15 (%)
Fatal Incidents	0	1	0	-100.00%
Persons Killed	0	1	0	-100.00%
Alcohol-related	0	0	0	

Motorized Snow Vehicles	2013	2014	2015	Change 2014/15 (%)
Fatal Incidents	0	0	0	
Persons Killed	0	0	0	
Alcohol-related	0	0	0	

Shaded cell indicates percentage change does not allow for dividing by zero.

Diagonal shaded cell indicates that the count of injured persons was not available at time of extract due to issues with Involved Persons in the eCRS database.

Please refer to endnotes for all data source and note details

### Traffic Progress Results

*Provincial Targeted Outcome: 1.7% reduction in total motor vehicle collisions by 2016*

PRIORITY	PROGRESS
<u>The Big Four</u> causal factors of fatal, personal injury and property damage collisions on roadways, waterways and trails: impaired (alcohol/drug), speeding/ aggressive and inattentive/distracted driving and lack of occupant restraint and safety equipment	<p>Relevant Activity Underway</p> <ul style="list-style-type: none"><li>• The Dufferin Detachment continues to focus on reducing injuries and deaths caused by motor vehicle collisions.</li><li>• There was an overall decrease in motor vehicle collisions of 14.86% in 2015.</li><li>• Data analysis has assisted our officers to focus their patrols where and when collisions causing injuries are most likely to occur.</li><li>• Dufferin Detachment has engaged our local community partners in forwarding traffic safety messaging on their social media networks.</li><li>• The Dufferin Detachment CSO provided 97 traffic related media releases regarding safety, enforcement and collisions.</li></ul> <p>Dufferin Detachment has been able to benefit from the assistance of the Central Region Traffic Enforcement Team to increase enforcement and visibility during high traffic volume periods.</p>

## Other Policing Priorities

PRIORITY	PROGRESS
Calls for service involving persons with mental health issues or in a mental health (MH) crisis through engagement and education	<p>Success Demonstrated</p> <ul style="list-style-type: none"> <li>Dufferin Detachment officers are completing the Brief Mental Health Screener (BMHS) and providing it to the Emergency Room Charge Nurse as part of the Transfer of Care Protocol that the Headwaters Health Care currently follows. This has assisted our officers in providing medical staff with information and turning the individual over the care of the hospital staff. The average wait time in the hospital for 2015 was 1 hour and 24 minutes.</li> <li>During 2015 community service providers and local emergency service agencies met to establish a collaborative situation table to assist individuals in Dufferin County who were identified as being at an elevated level of risk. Grant funding has allowed the formation of the Dufferin Situation Table and the required training to occur by the end of 2015. Dufferin Detachment has three officers who are trained to attend the Dufferin Situation Table.</li> </ul>
Reducing 9-1-1 "Pocket Dials" through engagement and education	<p>Success Demonstrated</p> <ul style="list-style-type: none"> <li>Decrease in both 911 hang-up calls and confirmed pocket dials.</li> <li>Dufferin Detachment CSO provided education regarding 911 pocket dial calls through media releases, OPP KIDS classes and through various presentations.</li> </ul>

9-1-1 Pocket Dials

Table 4.1

Call Type	2014	2015
Unknown Wireless	338	266
Officer Confirmed Pocket Dial	78	46
% Officer Confirmed	19%	15%

Mental Health Strategy Data

Table 4.2

Occurrences (contact made)*	Occurrences (no contact made)*	Occurrences (empty BMHS forms)	Occurrences (complete BMHS forms)	BMHS Compliance
71	2	1	70	99%

## Endnotes

### Table 1.1 Detachment Personnel

Source: Ontario Public Service, 2015/12/31 Workforce Information Network Employee Extract, 2016/02/17

Notes: 1. Measure is Staff Strength Full-Time Equivalent (ssFTE) 2. Excludes students, seasonal, interns and all leaves of absence 3. Data reflects employees who are "active" in WIN (includes employees using pre-retirement credits to remain on payroll leading up to official retirement, although not available operationally)

### Table 1.3 Hours (Field Personnel)

Source: Ontario Provincial Police, Daily Activity Reporting (DAR) System, Business Intelligence (BI) Cube, (2016/04/09)

Note: Based on Total hours of activity reported in DAR under selected Obligated Duty Codes (CCC, Traffic, Patrol, Total) reported to Home Location

The % change is based on last year over previous year

### Table 1.4 Criminal Code & Provincial Statute Charges Laid

Source: Ministry of the Attorney General Integrated Court Offence Network (ICON) (2016/04/13)

Note: Charges are based on date charge added into the court system (ICON) and not date of offence

"Other" charges is comprised of CAIA, Other Provincial & Federal Offences including drug offences

The % change is based on last year over previous year

### Tables 2.1, 2.2, 2.3, 2.4, 2.5

Source: Records Management System (RMS Niche) All Offence Level BI Cube, (2016/04/16)

Note: Actual occurrences, Stats Can Valid occurrences only, Non-FN Coverage Types only, Primary Offence Level only, Violent & Property Crime, Other Criminal Code and Federal Statute categories aligned with public reporting standards

The % change is based on last year over previous year

For a more detailed explanation of Uniform Crime Reporting Codes see Statistics Canada, Uniform Crime Reporting at [www.statcan.gc.ca](http://www.statcan.gc.ca)

### Table 2.1 Violent Crimes

#### Corresponding Primary Offence Levels

01\* Murder 1st Degree, Murder 2nd Degree, Manslaughter, Infanticide

02 Criminal Negligence Causing Death, Other Related Offences Causing Death

03 Attempted Murder, Conspire to Commit Murder

04 Aggravated Sexual Assault, Sexual Assault with a Weapon, Sexual Assault, Other Criminal Code \* Sec. 151 – Sec. 160, Sexual Interference, Invitation to Sexual Touching, Sexual Exploitation, Sexual Exploitation of a Person with a Disability, Incest, Compromising Morals of a Child, Sexually Explicit Material to Child with Intent, Luring a Child via a Computer, Anal Intercourse, Bestiality – Commit/Compel/Incite Person, Voyeurism

05 Aggravated Assault Level 3, Assault with a Weapon, Assault Level 1, Unlawfully Causing Bodily Harm, Discharge Firearm with Intent, Using Firearm (or imitation) in commission of offence, Pointing a Firearm, Assault Peace Officer, Assault Peace Officer with a Weapon OR Cause Bodily Harm, Aggravated Assault on Peace Officer, Criminal Negligence – Bodily Harm, Trap Likely to or Cause Bodily Harm, Other Assaults / Admin Noxious thing

06 Kidnapping / Confinement, Kidnapping, Forcible Confinement, Hostage Taking, Trafficking in Persons, Abduction Under 14, Abduction Under 16, Remove Child from Canada, Abduction Contravening A Custody Order, Abduction – No Custody Order

07 Robbery, Robbery of Firearms

08 Extortion, Intimidation of a Justice System Participant or a Journalist, Intimidation of a Non-Justice Participant, Criminal Harassment, Threatening / Indecent Phone Calls, Utter Threats, Explosives, Arson – Disregard for Human Life, Other Criminal Code \* against public order

\*Homicide Data is extracted from Homicide Survey

### Table 2.2 Property Crimes

#### Corresponding Primary Offence Levels

01 Arson

02 Break & Enter, Break & Enter – Firearms, Break & Enter – Steal firearm from motor vehicle

03 Theft Over, Theft Over \$5,000 – Motor Vehicle, Theft from Motor Vehicles Over \$5,000, Theft Over \$5,000 Shoplifting, Theft of Motor Vehicle

04 Theft Under \$5,000, Theft Under \$5,000 – Motor Vehicle, Theft from Motor Vehicles Under \$5,000, Theft Under \$5,000 Shoplifting

05 Possession of Stolen Goods, Trafficking in Stolen Goods over \$5,000 (incl. possession with intent to traffic), Possession of Stolen Goods over \$5,000, Trafficking in Stolen Goods under \$5,000 (incl. possession with intent to traffic), Possession of Stolen Goods under \$5,000

06 Fraud, Identity Theft, Identity Fraud

07 Mischief, Mischief to Property Over \$5,000 Exp., Mischief to Property Under \$5,000 Exp., Mischief to Religious Property Motivated by Hate, Altering / Destroying / Removing a vehicle identification number

### Table 2.3 Other Criminal Code

#### Corresponding Primary Offence Levels

01 Offensive Weapons – Explosives, Use of Firearm in Offence, Offensive Weapons – Weapons Trafficking, Possess Firearm while prohibited, Other Criminal Code \* Sec. 78 – Sec. 96, Import / Export – Firearm / Weapon / Ammunition / Device, Offensive Weapons – Point Firearm, Other Criminal Code \* Sec. 105 – Sec. 108, Breach of Firearms Regulation – Unsafe Storage

02 Prostitution – Bawdy House, Live on avails of prostitution, Parent / Guardian Procure sexual activity, Prostitution under 18 – Procuring, Prostitution – Other Prostitution, Betting House, Gaming House, Other Gaming and Betting, Bail Violations, Counterfeit Money, Disturb the Peace, Escape Custody, Indecent Acts, Child Pornography, Voyeurism, Public Morals, Lure Child via Computer, Obstruct Public Peace Officer, Prisoner Unlawfully at Large, Trespass at Night, Fail to Attend Court, Breach of Probation, Threatening / Harassing Phone Calls, Utter Threats to Property / Animals, Advocating Genocide, Public Incitement of Hatred, Unauthorized record for sale, rental, comm. Distribution, Other Criminal Code \* Sec. 46 – Sec. 78.1, Property or Services for Terrorist Activities, Terrorism – Property, Participate in Activity of Terrorist Group, Facilitate Terrorist Activity, Instruct Terrorist Act, Harbour or conceal a Terrorist, Hoax Terrorism, Offensive Weapons – Careless use of firearms, Bribery / Perjury, Other Criminal Code \* Sec. 176 – Sec. 182, Interception / Disclosure of Communication, Other Criminal Code \* Sec. 215 – Sec. 319, Other Criminal Code \* Sec. 337 – Sec. 352, Other Criminal Code \* Sec. 415 – Sec. 427, Intimidation of Justice System Participant, Other Criminal Code \* Sec. 437 – Sec. 447, Offences Related to Currency, Proceeds of Crime, Attempts, Conspiracies, Accessories, Instruct Offence for Criminal Organization, Commission of offence for Criminal Organization, Participate in Activities of Criminal Organization, Other Criminal Code \* Sec. 462 – Sec. 753

## Table 2.4 Drugs

### Corresponding Primary Offence Levels

01 Possession-Heroin, Possession-Cocaine, Possession-Other Controlled Drugs and Substances Act (CDSA), Possession-Cannabis, Possession-Methamphetamine (Crystal Meth), Possession-Methylenedioxymphetamine (Ecstasy)

02 Trafficking-Heroin, Trafficking-Cocaine, Trafficking-Other CDSA, Trafficking-Cannabis, Trafficking-Methamphetamine (Crystal Meth), Trafficking-Methylenedioxymphetamine (Ecstasy)

03 Import/Export-Heroin, Import/Export-Cocaine, Import/Export-Other Drugs, CDSA \*Sec 6 Import/Export

## Table 2.5 Federal Statutes

### Corresponding Primary Offence Levels

01 Other Federal Statutes, Bankruptcy Act, Income Tax Act, Canada Shipping Act, Canada Health Act, Customs Act, Competition Act, Excise Act, Youth Criminal Justice Act (YCJA), Immigration and Refugee Protection Act, Human Trafficking (involving the use of abduction, fraud, deception or use of threat), Human Smuggling fewer than 10 persons, Human Smuggling 10 persons or more, Firearms Act, National Defence Act, Other Federal Statutes

## Table 2.6 Intelligence-Led Policing – Crime Abatement Strategy

Source: Records Management System (RMS Niche) Extract Report, (2016/04/19)

Note: 2012 was a transition year for ILP Data from DAR to Niche therefore data cannot be compared to previous Action Plans. Information is derived from the ILP-CAS Persons Search Report RMS Niche.

## Table 3.1 Motor Vehicle Collisions (MVC) by Type

(Includes roadway, off-road and motorized snow vehicle collisions)

Source: Ontario Provincial Police, Collision Reporting System (CRS), (2016/04/19)

Note: Count of Reportable Fatal, PI and PD Collisions entered into the eCRS for MVC, MSV and ORV Report Types regardless of status, excluding FN detachments. Count of Alcohol-related collisions where Alcohol Involved indicated as Yes in eCRS.

The % change is based on last year over previous year.

## Table 3.2 Primary Causal Factors in Fatal MVCs on Roadways

Source: Ontario Provincial Police Collision Reporting System (CRS), (2016/04/19)

Note: Count of Reportable Fatal Collisions entered into the eCRS where Report Types is MVC only regardless of status, excluding FN detachments. Count of Speed-related collisions where contributing factor speed or speed too fast for conditions OR driver action exceeding speed limit or speed too fast for conditions. Count of Alcohol-related collisions where Alcohol-Involved indicated as Yes in eCRS. Count of collisions where victim type is deceased and safety equipment use is equipment not used but available or no equipment available. Count of collisions where distracted drivers is based on contributing factor of inattentive driver or driver condition reported as inattentive. Count of collisions where wildlife a factor is contributing factor reported as animal - wild or domestic.

The % change is based on last year over previous year.

\* Seatbelt includes: Use unknown, lap and shoulder belt, lap belt only, lap belt only of combined assembly, child safety seat used incorrectly, child safety seat used correctly, other passive restraint device.

## Table 3.3 Fatalities in Detachment Area

Source: Ontario Provincial Police, Collision Reporting System (CRS), (2016/04/19)

Note: Count of Fatal incidents and persons killed entered into the eCRS where Collision Type is reported as Fatal by report type (MVC, Marine, MSV, ORV). Alcohol-related is a count of the incidents where Alcohol-Involved on the Details Screen reported as Yes. First Nation Detachments were excluded from this count. Motorized Snow Vehicles Statistics are reported seasonally from October 1st to March 31st each reporting period. The % change is based on last year over previous year.

## Table 4.1 911 Pocket Dials

Source: Computer Aided Dispatch (CAD) System, (2016/02/16)

Note: CAD data and will not mirror any other data sources on how 911 calls/911 hang ups are reported. 911 Officer Confirmed Pocket Dial data represents CAD occurrences entered by PCC Communicators for calls received with no-voice contact from cellular devices only.

Where an officer confirms that a 911 Wireless call was indeed a 911 Pocket Dial the event types be changed and may not mirror other data sources (e.g. Niche) that reference 911 calls. This represents only a small percentage of all 911 calls handled and dispatched by the OPP.

## Table 4.2 BMHS Compliance Report

Source: Records Management System (RMS Niche), (2016/04/14)

Note: Occurrences between 2015/12/01 00:00 and 2016/01/01 00:00

\* Occurrences with MH UCR Code 8529



# 2014-2016

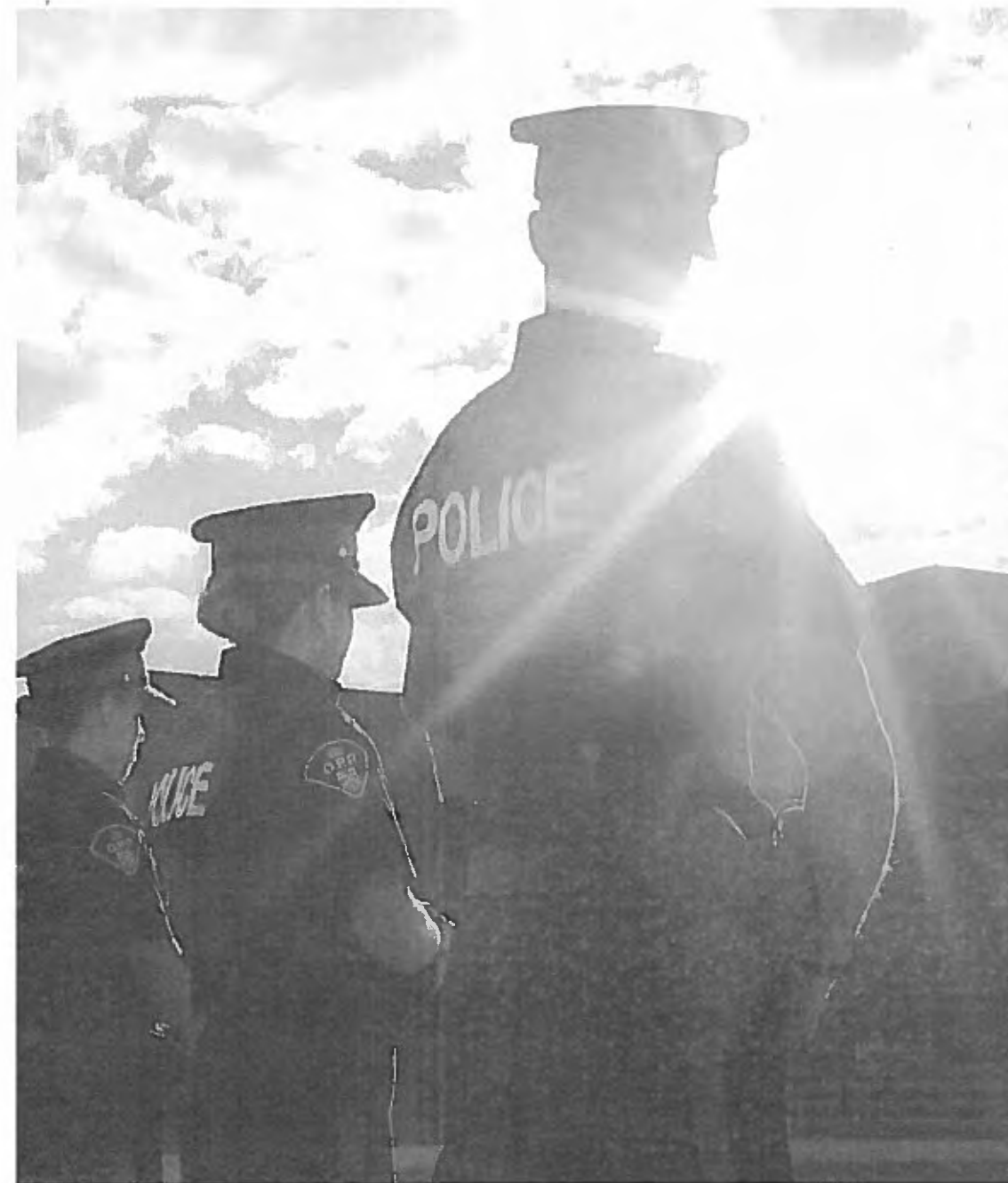
## ACTION PLAN

### OPP PROGRAMS AND SERVICES

24-Hour Proactive and Reactive Policing/Investigation  
Aboriginal Policing  
Auxiliary Policing  
Aviation  
Behavioural Sciences and Analysis  
Canine  
Chemical, Biological, Radiological, Nuclear and Explosive Response  
Child Exploitation Investigation  
Communications  
Community Policing  
Complaint Investigation  
Court Case Management  
Crime Prevention  
Crime Stoppers  
Crisis Negotiations  
Differential Response  
Drug Enforcement  
E-Crime (Electronic Crime)  
Emergency Planning and Response  
Forensic Identification  
Hate Crimes/Extremism Investigation  
Illegal Gaming Investigation  
Incident Command

Intelligence  
Major Case Management  
Marine/Motorized Snow Vehicle/All-Terrain Vehicle  
Media Relations  
Offender Transportation  
Ontario Sex Offender Registry  
Organized Crime Investigation  
Protective Services  
RIDE (Reduce Impaired Driving Everywhere)  
Search and Rescue  
Surveillance - Electronic and Physical  
Tactics and Rescue  
Technical Traffic Collision Investigation  
Traffic Safety  
Training  
Underwater Search and Recovery  
Urban Search and Rescue  
ViCLAS (Violent Crime Linkage Analysis System)  
Victim Assistance

The above list corresponds with the Adequacy & Effectiveness of Police Services Regulation (Adequacy Standards, O. Reg. 3/99). The list further provides an overview of various OPP programs and services but should not be considered complete.



Dufferin  
**DETACHMENT**

---

506312 Highway 89  
Mono, Ontario  
L9V 1H9

Tel: (519) 925-3838  
Fax: (519) 925-6462  
[www.opp.ca](http://www.opp.ca)



*Minutes for Shelburne Public Library Board Meeting  
Tuesday, September 20, 2016*

**Present:** Geoff Dunlop      Larry Haskell      Erika Ulch  
             Dave Besley      Gail Little

**Regrets:** Laurita Townsend, Janet Horner, Sharon Martin

**Also Present:** Rose Dotten, Head Librarian /CEO

**Observer:** Paul Mills, Mayor, Township of Mulmur

---

Chair Dunlop called the meeting to order at 8:00 P.M.

**Motion 32 -16      D. Besley, G. Little**

Be it resolved that we approve the agenda of the board meeting dated September 20, 2016.

**Carried**

**Motion 33-16      E. Ulch, D. Besley**

Be it resolved that we approve the minutes of the board meeting dated June 21, 2016.

**Carried**

**Financial Reports:**

**Motion 34-16      G. Little, E. Ulch**

Be it resolved that we approve the Accounts Payable Register for June, 2016 with invoices and payments in the amount of \$31,869.50.

Be it resolved that we approve the Accounts Payable Register for July, 2016 with invoices and payments in the amount of \$30,011.05.

Be it resolved that we approve the Accounts Payable Register for August, 2016 with invoices and payments in the amount of \$31,081.82.

**Carried**

**CEO/ Head Librarian's Report:**

- **Statistics**

You will see from the statistics for June, July and August that the children's circulation was almost double during the months that our TD Summer Reading program was running. It speaks very much to the need to keep active, engaging programs for children all year long.

- **Partnerships**

**Authors in the Hills of Mulmur:** This was another successful event in which CEO, Rose Dotten participated as a committee member. It was held August 21<sup>st</sup> at Dufferin County

Museum and Archives. Authors Ian Hamilton, Steve Burrows and Ken Weber were present. Unfortunately, Inger Ash Wolfe was ill so Nancy Frater very capably undertook his part in the discussion. Staff members, Jade Noble and Emily Sedgwick assisted on the day.

**One Book One County:**

The three librarians from Shelburne, Orangeville and Grand Valley and Nancy Frater and Brenda Juno of BookLore, met to try and shortlist some authors for this year's Dufferin Reads: One Book, One County.

**UGDSB (Chrome Books):**

We are continuing our partnership with the Upper Grand District School Board by providing access to Chrome books for students to use. This was a very active program with much use of the Chromebooks this summer and continuing throughout the school year.

**NASA and the Kennedy Space Center:**

Thanks to patrons who are involved with these two entities, we have received boxes of bookmarks, posters and activity books for our young "scientists". We are hoping to start a Science club and engaging youngsters in these activities.

**Focus on Seniors (Shelburne Residence and Dufferin Oaks)**

Cathy Earle is steadfastly providing book selections and Daisy Talking Books to our patrons at both these Retirement homes. I know the residents eagerly await Cathy's visits and thanks to her support we are able to provide this service on a monthly basis. At the same time, Anne Crowder selects books and Daisy Talking Books for our patrons who are best served with in-home delivery. We are really happy to provide these services to our Seniors and very much appreciate the dedication of our volunteers.

**Wellington Dufferin Guelph Health Unit:**

This is a new Partnership for us as of October 1, and we are very pleased to offer this service to our community. We have received about 20 kits with a health and wellness focus i.e. amount of sugar in certain foods, handwashing station and more. They are meant to be signed out by teachers for use in their classes. Other community organizations may also borrow these resources for educational purposes. The purpose of this partnership is to make these resources much more accessible in the immediate library area.

**Alzheimer's:**

This month we hosted an Alzheimer's display with information pamphlets and community support contacts and programs. Later that week we also hosted the Alzheimer Coffee Break to raise awareness and funds for the organization.

**Suicide Awareness Council:**

This organization sponsored a very touching campaign donating a small bag of tulips bulbs as a sign of hope. In the Spring, after hardship and darkness, these bulbs of hope will burst forth through the hard earth, growing into beautiful flowers. It was truly inspirational to see patrons read the message and ask questions.

## **Correspondence**

Rose reviewed the correspondence from Township of Mulmur and Township of Amaranth with the Board. Copies of the correspondence are attached to these minutes.

## **New Business**

- **Culture Days—Friday, September 30 from 5 to 8 pm.**  
The Library will be hosting an event called Literacy, Living and Learning to support the Culture Days events. Bookish Bites will be served in connection with novels that contain recipes; an Ancestry workshop will be presented and Poetry walls and six-word Memoires will also be there for participants.

- **Funding Formula Implementation:**

Discussion ensued over this issue once again.

New and Amended Patron Application forms had been attached to the Agenda materials. The Board Chair and CEO had requested a meeting with the Mayor and CAO of Mulmur Township in August to show our intention to follow legal means of obtaining permission to release names to the Township of Mulmur for funding purposes. The Board discussed the letter from Mulmur Township with the motion to withdraw from the Shelburne Public Library Board and pay the non-resident fee of \$100 per user household. The Board was dismayed that despite our efforts to meet the “expressed” concern of obtaining patrons’ permission to release their names for funding purposes, the Mulmur Council still chose to withdraw. The Board also expressed concern at the amount of staff time that has had to be expended to try and resolve the issues collaboratively as well as further staff time to now document all Mulmur Household users. The Board then passed the following motion to ensure that residents of non-participating municipalities will be classified as non-residents and the non-resident fee would be levied.

### **Motion 35-16      L. Haskell, G. Little**

That residents of non-participating municipalities who wish a library card from Shelburne Public Library will be charged the non-resident fee (presently \$100) commencing 1 January 2017.

**Carried.**

**In-Camera Session:** Not required

### **Motion 36-16      L. Haskell, D. Besley**

That we now adjourn at 8:50 p.m., to meet again October 18, 2016, at 8 pm. or at call of the Chair.

**Carried**

*Minutes for Shelburne Public Library Board Meeting  
Tuesday, October 4, 2016*

<b>Present:</b>	Geoff Dunlop	Laurita Townsend	Larry Haskell
	Erika Ulch	Harry Allen	Dave Besley
	Sharon Martin	Janet Horner	Gail Little

**Also Present:** Rose Dotten, Head Librarian /CEO, Gord Gallagher, Treasurer

---

Chair Dunlop called the meeting to order at 8:00 p.m.

Chair Dunlop introduced Harry Allen, the new Board member for Shelburne.

The purpose of this meeting is to review/revisit motion 35/16, passed at the September 20, 2016, meeting of the Shelburne Public Library.

**Motion 37-16      E. Ulch, L. Townsend**

Be it resolved that we approve the agenda of the board meeting October 4, 2016.

**Carried**

The motion 35-16 was reviewed by Board members and it was decided that it could stand as passed at the September 20, 2016, meeting since it does not specify how or by whom the \$100.00 non-resident household user fee would be paid. However, in the interests of clarity, the following motion pertains specifically to the Township of Mulmur and their position re the correspondence and motion outlining their withdrawal from the Shelburne Public Library Board and subsequent payment arrangements.

**Motion 38 -16      L. Haskell, D. Besley**

Shelburne Public Library will invoice the Township of Mulmur on a quarterly basis for library services based on their proportional share as of September 30, 2016, according to the formula passed by SPL resolution on June 21, 2016. A list of household users as of September 30, 2017, shall be presented to Township of Mulmur in the last quarter of 2017, and a reconciliation will be done and adjustments made for the last quarter payment, based on the non-resident user fee of \$100 per user household. Any Mulmur residents who do not consent to the disclosure of their names to Mulmur Township shall pay the non-resident fee directly to the library.

**Carried – Unanimously**

**In-Camera Session:** Not required

**Motion 39-16      L. Haskell, G. Little**

That we now adjourn at 9:05 p.m., to meet again October 18, 2016, at 8 pm. or at call of the Chair.

**Carried**



# Town of Mono

347209 Mono Centre Road  
Mono, Ontario L9W 6S3

October 12, 2016

Andrea Cohen Barrak, CEO Ontario Trillium Foundation,  
BY EMAIL ONLY TO: [corpoffice@otf.ca](mailto:corpoffice@otf.ca)

RE: Regionalization of Ontario Trillium Foundation's Grant Catchment Areas

Dear Ms. Cohen Barrack:

I am writing to you regarding Trillium Grant Review Teams (GRT) and the proposed changes to a "regionalization" model. As a local Council, we see the value that Trillium grants have brought to local communities in Dufferin County and the encouragement this provides for people to volunteer with local GRTs. We are aware that both the Halton-Peel and Waterloo-Wellington-Dufferin Trillium GRTs have numerous vacancies. It is my understanding that only thirteen of nineteen review team positions are filled in Waterloo-Wellington-Dufferin, while seventeen of twenty positions are filled in Halton-Peel. We are advised that numerous well qualified individuals who are willing to serve, but have been waiting for over a year to hear back about their application.

This lack of action to fill GRT vacancies is even more concerning given that representation will be further minimized if the proposed changes occur. As you know the regionalization proposal for the Ontario Trillium Foundation (OTF) includes a plan to greatly increase the size of grant catchment areas and reduce the total GRTs across the province from 16 to 5. This proposed action is precisely the opposite of what engaged communities need. Rural communities like the Town of Mono and the County of Dufferin need more local representation on GRTs, not further dilution as part of a larger regional catchment area dominated by urban centers.

We sincerely request that you and your board stop pursuing the "regionally based model", and further improve and expedite the process for filling vacancies to ensure local representation is maintained.

Sincerely,

Laura Ryan, Mayor  
Town of Mono

C. County of Dufferin  
Dufferin Municipalities  
Dufferin-Caledon MPP Sylvia Jones

October 11, 2016

The Honourable Kathleen Wynne  
Premier of Ontario  
Toronto ON M7A 1A1  
By email only: [premier@ontario.ca](mailto:premier@ontario.ca)

Honourable Madam:

Provincial legislation and Hydro One's strategy regarding hydro costs was discussed at a recent Grey County standing committee meeting. At the October 4, 2016 Council session, resolution SSC70-16 was endorsed as follows:

**WHEREAS there is inequity between the cost of hydro for rural residents as compared to urban residents due to higher distribution charges;**

**AND WHEREAS this practice targets and negatively affects rural residents, especially those who are already unable to pay for the high cost of hydro;**

**NOW THEREFORE BE IT RESOLVED THAT the County of Grey request the Province to re-evaluate the structure of hydro in terms of access and delivery and implement structural changes to address the unfair practice of charging more for delivery for rural residents;**

**AND THAT this resolution be circulated to all municipalities in the Province of Ontario as well as Ontario Small Urban Municipalities (OSUM) and Association of Municipalities of Ontario (AMO).**

Grey County Council respectfully requests consideration of this resolution.

Yours truly,



Sharon Vokes  
Clerk/Director of Council Services  
[sharon.vokes@grey.ca](mailto:sharon.vokes@grey.ca)  
[www.grey.ca](http://www.grey.ca)

cc. Glenn Thibeault, Minister of Energy by email: [gthibeault.mpp.co@liberal.ola.org](mailto:gthibeault.mpp.co@liberal.ola.org)  
AMO by email: [amo@amo.on.ca](mailto:amo@amo.on.ca)  
OSUM by email: [lmccabe@goderich.ca](mailto:lmccabe@goderich.ca)  
K. Wepler, Director of Finance  
All Ontario Municipalities  
Bill Walker, MPP Bruce Grey Owen Sound by email: [bill.wlker@pc.ola.org](mailto:bill.wlker@pc.ola.org)  
Jim Wilson, Simcoe Grey MPP by email: [jim.wilson@pc.ola.org](mailto:jim.wilson@pc.ola.org)

**Denise Holmes**

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**From:** OMBReview (MMA) <OMBReview@ontario.ca>  
**Sent:** Friday, October 14, 2016 4:04 PM  
**To:** Undisclosed recipients:  
**Subject:** Update: Ontario Municipal Board (OMB) Review - Town Hall Dates and Locations

You are invited to participate in a Public Town Hall Meeting to learn about the OMB's current role in the land use planning process, to provide your perspectives, and to review and comment on changes the government is considering. You are encouraged to [RSVP online](#), by email to [OMBReview@ontario.ca](mailto:OMBReview@ontario.ca) or call 416-585-6014 or 1-855-776-8011.

The dates, times and venue locations listed below are subject to change and periodic updates may occur. Please check our [Town Hall Meetings website](#) often to review the most current information.

Registration and an open house will take place from 5:00 p.m. to 6:00 p.m. The town halls will begin at 6:00 p.m. and end at 9:30 p.m.

Town Hall	Date	Location	RSVPs encouraged by:
Newmarket	October 18, 2016	Trinity United Church 461 Park Avenue Newmarket	October 14, 2016
Clarington	October 20, 2016	Newcastle Community Hall 20 King Avenue West Newcastle	October 17, 2016
Hamilton	October 24, 2016	Ukrainian Catholic Church of the Resurrection 821 Upper Wentworth Street Hamilton	October 21, 2016
Windsor	October 26, 2016	Constable John Atkinson Memorial Community Centre, Leisure Gym 4270 Alice Street Windsor	October 21, 2016
London	October 27, 2016	German Canadian Club, Main Hall 1 Cove Road London	October 24, 2016

<b>Town Hall</b>	<b>Date</b>	<b>Location</b>	<b>RSVPs encouraged by:</b>
<b>Guelph</b>	<b>November 1, 2016</b>	University of Guelph, University Centre, Peter Clark Hall 50 Stone Road East Guelph	October 28, 2016
<b>Oakville</b>	<b>November 3, 2016</b>	Oakville Town Hall 1225 Trafalgar Road Oakville	October 30, 2016
<b>Sudbury</b>	<b>November 8, 2016</b>	Lexington Hotel, Salon ABC 50 Brady Street Sudbury	November 4, 2016
<b>Ottawa</b>	<b>November 9, 2016</b>	St. Anthony's Banquet Hall 523 St. Anthony Street Ottawa	November 4, 2016
<b>Toronto</b>	<b>November 15, 2016</b>	Metro Toronto Convention Centre, North Building, Room 201 222 Bremner Boulevard Toronto	November 11, 2016
<b>Mississauga</b>	<b>November 17, 2016</b>	Port Credit Royal Canadian Legion Branch #82 35 Front Street North Mississauga	November 14, 2016
<b>Thunder Bay</b>	<b>November 24, 2016</b>	Da Vinci Centre, Michelangelo Room 340 Waterloo Street South Thunder Bay	November 21, 2016

Members of the public are also invited to **submit their written comments and feedback** on OMB reform by **December 19, 2016**.

Further information about the OMB Review is available online at [ontario.ca/OMBReview](http://ontario.ca/OMBReview). You can also visit our posting on the Environmental Bill of Rights Environmental Registry [EBR Registry No.: 012-7196] at [ebr.gov.on.ca](http://ebr.gov.on.ca).



Should you have any further questions about the Review or the upcoming regional town hall sessions, please do not hesitate to contact us by sending an email to [OMBReview@ontario.ca](mailto:OMBReview@ontario.ca) or calling 1-855-776-8011.

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## Mis à Jour: Examen de la Commission des affaires municipales de l'Ontario (CAMO) - Assemblées publiques Date et Lieux

Nous vous invitons à participer à une assemblée publique pour en apprendre davantage sur le rôle actuel de la CAMO au sein du processus d'aménagement du territoire, fournir vos points de vue, ainsi que passer en revue et commenter les changements que le gouvernement songe à apporter à la CAMO. Nous vous encourageons à **confirmer votre présence par Internet**, par courriel à l'adresse [OMBReview@ontario.ca](mailto:OMBReview@ontario.ca) ou par téléphone au 416 585-6014 ou 1 855 776-8011. Assurez-vous de nous indiquer si vous avez besoin de mesures d'adaptation.

Les dates, heures et lieux indiqués ci-après sont sujets à modification. Veuillez consulter [la page](#) Web du ministère des Affaires municipales régulièrement pour prendre connaissance des renseignements mis à jour, le cas échéant.

L'inscription et l'accueil auront lieu de 17 h à 18 h. Les assemblées publiques débuteront à 18 h et s'achèveront à 21 h 30.

Assemblées publiques	Date	Lieu	Confirmer votre présence avant le
Newmarket	18 octobre 2016	Trinity United Church 461, avenue Park Newmarket	14 octobre 2016
Clarington	20 octobre 2016	Newcastle Community Hall 20, avenue King ouest Newcastle	17 octobre 2016
Hamilton	24 octobre 2016	Ukrainian Catholic Church of the Resurrection 821, rue Upper Wentworth Hamilton	21 octobre 2016
Windsor	26 octobre 2016	Constable John Atkinson Memorial Community Centre, Leisure Gym 4270, rue Alice Windsor	21 octobre 2016

<b>Assemblées publiques</b>	<b>Date</b>	<b>Lieu</b>	<b>Confirmer votre présence avant le</b>
<b>London</b>	<b>27 octobre 2016</b>	German Canadian Club, Main Hall 1, rue Cove London	24 octobre 2016
<b>Guelph</b>	<b>1 novembre 2016</b>	University of Guelph, University Centre, Peter Clark Hall 50, rue Stone est Guelph	28 octobre 2016
<b>Oakville</b>	<b>3 novembre 2016</b>	Oakville Town Hall 1225, rue Trafalgar Oakville	30 octobre 2016
<b>Sudbury</b>	<b>8 novembre 2016</b>	Lexington Hotel, Salon ABC 50, rue Brady Sudbury	4 novembre 2016
<b>Ottawa</b>	<b>9 novembre 2016</b>	St. Anthony's Banquet Hall 523, rue St. Anthony Ottawa	4 novembre 2016
<b>Toronto</b>	<b>15 novembre 2016</b>	Metro Toronto Convention Centre, Immeuble nord, Room 201 222, boulevard Bremner Toronto	11 novembre 2016
<b>Mississauga</b>	<b>17 novembre 2016</b>	Port Credit Royal Canadian Legion 35, rue Front nord Mississauga	14 novembre 2016
<b>Thunder Bay</b>	<b>24 novembre 2016</b>	Da Vinci Centre, Michelangelo Room 340, rue Waterloo sud Thunder Bay	21 novembre 2016

Les membres du public sont également invités à **faire part par écrit de leurs commentaires et points de vue** sur la réforme de la CAMO d'ici le 19 décembre 2016.

Pour des précisions sur l'examen du rôle de la CAMO, veuillez consulter la page située à [ontario.ca/examendelacamo](http://ontario.ca/examendelacamo). Vous pouvez aussi consulter l'avis que nous avons publié dans le Registre environnemental [numéro d'avis 012-7196] à [www.ebr.gov.on.ca](http://www.ebr.gov.on.ca).

Pour toute question concernant l'examen ou les assemblées publiques régionales, n'hésitez pas à communiquer avec nous par courriel à [OMBReview@ontario.ca](mailto:OMBReview@ontario.ca) ou par téléphone au 1 855 776-8011.



## Township of East Garafraxa

374028 6<sup>TH</sup> Line Amaranth, ON L9W 0M6

TEL: (519) 928-5298 or 941-1007 FAX: (519) 941-1802

e-mail : [township@amaranth-eastgary.ca](mailto:township@amaranth-eastgary.ca)

SUSAN M. STONE, CAO/CLERK-TREASURER&TAX COLLECTOR

October 14, 2016

Bonnie Adams, Reeve  
Township of Carlow/Mayo  
3987 Boulter Road  
General Delivery  
Boulter ON K0L 1G0

Dear Reeve Adams:

**Re: Bill 171, Highway Traffic Amendment Act**

At the regular meeting of Council held October 12, 2016, the following resolution was set forth:

**Moved by F. Pinkney – Seconded by L. Banfield**

**Resolved** that Council does hereby support Bill 171, Highway Traffic Amendment Act (Waste Collection Vehicles and Snow Plows), 2016. **Carried.**

Should you require anything further please do not hesitate to contact this office.

Yours truly,

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

SMS/kp

cc: The Honourable Steven Del Duca, Minister of Transportation  
Dufferin County Municipalities

Inf64

NOV - 3 2016



## THE CORPORATION OF THE TOWNSHIP OF CARLOW/MAYO

3987 Boulter Road, General Delivery  
Boulter, Ontario K0L 1G0  
Tel: (613) 332-1760 Fax: (613) 332-2175  
Monday to Thursday 9:00 a.m. to 5:00 p.m.

Arlene Cox – Clerk-Administrator/Deputy Treasurer  
Email – [clerk@carlowmayo.ca](mailto:clerk@carlowmayo.ca)

Jenny Snider –Treasurer /Deputy Clerk  
Email – [treasurer@carlowmayo.ca](mailto:treasurer@carlowmayo.ca)

Ed Whitmore – Chief Building Official  
Direct Line – (613) 332-8207  
Email – [cbo@carlowmayo.ca](mailto:cbo@carlowmayo.ca)

2016 08 17

The Honourable Steven Del Duca  
Minister of Transportation  
Unit 3 5100 Rutherford Road  
Woodbridge, Ontario  
L4H 2J2

Dear Minister Del Duca:

I am writing today to urgently request your support regarding Bill 171, Highway Traffic Amendment Act (Waste Collection Vehicles and Snow Plows), 2016.

The Council of the Township of Carlow/Mayo considers this Bill to be an important initiative that will save lives and ensure that workers whose jobs take place in roadways are made safer.

The following quotation from the Milestones Magazine highlights the concerns in our municipality:

“For many of these workers, their workplace is a vehicle and the edge of the road where there is increased risk from careless and distracted drivers and rear end collisions. The increased risk, resultant injuries and fatalities that are associated with this kind of work are a problem across North America. This Bill would bring Ontario in line with other jurisdictions that have already protected similar workers.” OGRA MILESTONES Spring/Summer 2016

We strongly agree with the above quoted statement as our operators have been involved in motor vehicle accidents due to the inattention and distraction of the public.

Our operators should be treated the same as the O.P.P., EMS and Fire because we also provide essential service to the public.

Yours truly,

Bonnie Adams  
Reeve of the Township of Carlow/Mayo

Copy – All Ontario Municipalities



# Bill 171, Highway Traffic Amendment Act (Waste Collection Vehicles and Snow Plows), 2016



Harris, Michael

Current Status: First Reading Carried

View the Bill

Bill 171

2016

An Act to amend the Highway Traffic Act with respect to waste collection vehicles and snow plows

Her Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

1. (1) Subsections 159 (2) and (3) of the Highway Traffic Act are revoked and the following substituted:

Slow down on approaching certain stopped vehicles

(2) Upon approaching any of the following vehicles that are stopped on a highway, the driver of a vehicle travelling on the same side of the highway shall slow down and proceed with caution, having due regard for traffic on the highway, the conditions of the highway and the weather, to ensure that the driver does not collide with the stopped vehicle or endanger any person outside of it:

1. An emergency vehicle with its lamp producing intermittent flashes of red light or red and blue light.
2. A tow truck with its lamp producing intermittent flashes of amber light.
3. A road service vehicle, other than a waste collection vehicle or a snow plow, with its lamp producing intermittent flashes of amber light.

Same, multiple lanes

(3) Upon approaching a vehicle that is described in any of paragraphs 1, 2 or 3 of subsection (2) and that is stopped on a highway with two or more lanes of traffic on the same side of the highway as the side on which the stopped vehicle is located, the driver of a vehicle travelling in the same lane as the stopped vehicle or in a lane that is adjacent to that lane, in addition to slowing down and proceeding with caution as required by subsection (2), shall move into another lane if the movement can be made safely.

Slow down on approaching waste collection vehicle or snow plow

(3.1) Upon approaching any of the following vehicles that are stopped or travelling on a highway, the driver of a vehicle travelling on the same side of the highway shall slow down and proceed with caution, having due regard for traffic on the highway, the conditions of the highway and the weather, to ensure that the driver does not collide with the other vehicle or endanger any person outside of the other vehicle:

1. A waste collection vehicle while the vehicle is used in the course of collecting garbage or material for disposal or recycling from the side of the highway.
2. A snow plow that has a lamp producing intermittent flashes of blue light.

Same, multiple lanes

(3.2) Upon approaching a vehicle that is described in any of paragraphs 1 or 2 of subsection (3.1) and that is stopped or travelling on a highway with two or more lanes of traffic on the same side of the highway as the side on which the vehicle is located, the driver of a second vehicle travelling in the same lane as the first vehicle or in a lane that is adjacent to that lane, in addition to slowing down and proceeding with caution as required by subsection (3.1), shall move into another lane if the movement can be made in safety.

- (2) Subsection 159 (5) of the Act is repealed and the following substituted:

Stop on approaching certain vehicles

(5) Nothing in subsection (2), (3), (3.1) or (3.2) prevents a driver from stopping his or her vehicle and not passing the other vehicle if stopping can be done in safety and is not otherwise prohibited by law.

(3) Subsection 159 (6) of the Act is amended by striking out "subsection (1), (2), (3) or (4)" and substituting "subsection (1), (2), (3), (3.1), (3.2) or (4)" in the portion before clause (a).

- (4) Subsection 159 (11) of the Act is amended by adding the following definitions:

"snow plow" means a road service vehicle that is used to plow, salt or de-ice a highway or to apply chemicals or abrasives to a highway for snow or ice control; ("chasse-neige")

"waste collection vehicle" means a vehicle that is operated by a person who is employed by or acting on behalf of a municipality, a local board as defined in section 1 of the Municipal Affairs Act, a Local Services Board established under the Northern Services Boards Act or the Crown in right of Ontario. ("véhicule de collecte des déchets")

Commencement

2. This Act comes into force on the day it receives Royal Assent.

Short title

3. The short title of this Act is the Highway Traffic Amendment Act (Waste Collection Vehicles and Snow Plows), 2016.

**EXPLANATORY NOTE**

The Bill amends the Highway Traffic Act to extend the restrictions on approaching stopped emergency vehicles or tow trucks to approaching a stopped road service vehicle. It also extends those restrictions to two other types of vehicles, whether or not they are stopped. Those types of vehicles are vehicles operated for an entity such as a municipality in the course of collecting garbage or material for disposal or recycling from the side of a highway and road service vehicles that are used to plow, salt or de-ice a highway or to apply chemicals or abrasives to a highway for snow or ice control.

## Policy and Advocacy

### Construction Lien Act Review

The Expert Review of the Construction Lien Act has been delivered to the Ministry of the Attorney General and the Ministry of Economic Development, Employment and Infrastructure. OGRA was an expert witness during this review. Staff will continue to monitor this issue and provide members with updates if the government decides to take action.

### Sign Inspections Uncover Surprising Number of Deficiencies

OREg 239/02 MMS for Municipal Highways directly deals with annual retro reflectivity inspections for regulatory and warning signage. A number of issues have arisen that potentially place municipalities in a place of heightened liability exposure regarding their signage.

To date in Ontario, approximately 80 customers have purchased and used retro-reflectometers to measure retro-reflectivity in their annual inspection programs. Others jurisdictions find it more cost effective to contract out the initial data collection.

There are currently no minimum retro-reflectivity values in the OTM. MTO has indicated that OTM Book 4 will be adopting the minimum retro-reflectivity values from the Transportation Association of Canada Guidelines for Selecting Sign Sheeting to Meet Minimum Retro reflectivity Levels.

One of the largest contractors working to assess retro-reflectivity values shared its findings with a group of stakeholders that are working to address this issue.

Here is a snapshot of those 2015 findings:

- Approximately 95,000 signs in 58 Ontario municipalities (all regulatory and warning signage were inspected for each municipality as was retro reflectivity using a handheld retro-reflectometer) were inspected. Of the 95,000 signs inspected:
  - ~30,000 were Priority Signs (per MMS regulations)
  - ~32,000 were Regulatory Signs
  - ~32,000 were Warning Signs
  - ~1,000 were other signs (i.e. informational)
- Approximately 21.5% (or ~16,500 signs) of all signage that was inspected was deemed to be deficient and requiring repair or replacement (usually the latter). The following are the deficiency rates for each category of signage:
  - ~9% (~2,500) of Priority Signs were deficient

- ~15% (~4,200) of Regulatory Signs were deficient
- ~45% (~9,800) of Warning Signs were deficient
- Almost half (~45%) of the warning signs that were inspected (out of a sample of ~32,000 signs) are in poor condition and require replacement. Of the ~9,800 warning signs that were found to be deficient in 2015, ~9,100 (92.8% of deficient signs) were found to be on engineer grade sheeting and were rated to be deficient because of their low retro-reflectivity measurements.

Moving forward, OGRA will be working with likeminded stakeholders to ensure that Ontario municipalities are using a method that will protect them from tort liability. OGRA will also be working to ensure that inspections are recorded and documented properly.

### Bill 171, Highway Traffic Amendment Act (Waste Collection Vehicles and Snow Plows), 2016

On February 24, Michael Harris, the PC Transportation Critic introduced Bill 171, Highway Traffic Amendment Act (Waste Collection Vehicles and Snow Plows), 2016.

This Private Members Bill would provide curbside collection workers protection by requiring motorists to "Slow Down Move Over" when approaching waste and recycling vehicles. Proponents say that Bill 171 is an important initiative that will save lives and help ensure that workers whose jobs take place in roadways are made safer. For many of these workers, their workplace is a vehicle and the edge of the road where there is increased safety risk from careless and distracted drivers and rear end collisions.

The increased risk, resultant injuries and fatalities that are associated with this kind of work are a problem across North America. Many Canadian provinces and U.S. states have already enacted similar legislation. This Bill would bring Ontario in line with other jurisdictions that have already protected similar workers.



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## Township of East Garafraxa

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TEL: (519) 928-5298 or 941-1007 FAX: (519) 941-1802

e-mail : [township@amaranth-eastgary.ca](mailto:township@amaranth-eastgary.ca)

SUSAN M. STONE, CAO/CLERK-TREASURER&TAX COLLECTOR

October 14, 2016

Mark Early, MCIP, RPP, CMO  
CAO/Clerk  
Town of Mono  
347209 Mono Centre Road  
Mono ON L9W 6S3

Dear Mr. Early:

**Re: Provincial Offences Act Administration**

At the regular meeting of Council held October 12, 2016, the following resolution was set forth:

**Moved by T. Nevills – Seconded by J. Stirk**

**Resolved** that Council do hereby support resolution of the Town of Mono calling on the Dufferin Municipal Officers Association (DMOA) to represent the local municipalities and the County of Dufferin in drafting a new POA agreement with the Town of Caledon. **Carried.**

Should you require anything further please do not hesitate to contact this office.

Yours truly,

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

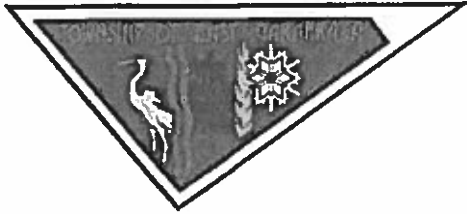
SMS/kp

cc: Ministry of the Attorney General  
Town of Caledon  
Dufferin County Municipalities

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## Township of East Garafraxa

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SUSAN M. STONE, CAO/CLERK-TREASURER&TAX COLLECTOR

October 14, 2016

Terry Horner, AMCT  
CAO/Clerk  
Township of Mulmur  
758070 2<sup>nd</sup> Line East  
Mulmur ON L9V 0G8

Dear Mr. Horner:

**Re: Proposed Changes to the Niagara Escarpment Plan**

At the regular meeting of Council held October 12, 2016, the following resolution was set forth:

**Moved by F. Pinkney – Seconded by L. Banfield**

**Resolved** that Council do hereby support the Township of Mulmur resolution in opposition of the proposed changes or expansion to the Niagara Escarpment Plan until a collaborative consultation process has been completed, including more detailed mapping being provided to allow municipalities and landowners to better understand the proposed changes; and further;

That the deadline for comments be extended until such time as a collaborative process has been completed. **Carried.**

Should you require anything further please do not hesitate to contact this office.

Yours truly,

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

SMS/kp

cc: Niagara Escarpment Commission  
Dufferin County Municipalities

*Info b*

NOV - 3 2016

## Denise Holmes

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**From:** Michelle Dunne <mdunne@dufferincounty.ca>  
**Sent:** Monday, October 17, 2016 1:13 PM  
**To:** dholmes@melancthontownship.ca; jtelfer@townofshelburne.on.ca;  
jwilson@eastluthergrandvalley.ca; Mark Early; suestone@amaranth-eastgary.ca; Susan  
Greatrix; thorne@mulmurtownship.ca  
**Cc:** Pam Hillock  
**Subject:** Comments on Provincial Plan Reviews  
**Attachments:** CC 2016-10-13 Comments on Provincial Plan Reviews - Schedule a.pdf

Good afternoon,

Attached please find a copy of correspondence sent to the Ministry of Municipal Affairs with respect to comments on the Coordinated Land Use Planning Review.

Kindest regards,

Michelle Dunne | Deputy Clerk | Corporate Services  
County of Dufferin | Phone: 519-941-2816 Ext. 2504 | [mdunne@dufferincounty.ca](mailto:mdunne@dufferincounty.ca) | 55 Zina Street,  
Orangeville, ON L9W 1E5

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## WARDEN, COUNTY OF DUFFERIN

October 14, 2016

Land Use Planning Review  
Ministry of Municipal Affairs  
Ontario Growth Secretariat  
777 Bay Street, Suite 425 (4th floor)  
Toronto, ON M5G 2E5

**Subject: Comments on the Coordinated Land Use Planning Review**

The County of Dufferin is pleased to submit the following comments in relation to the province's Coordinated Land Use Planning Review. Specifically, these comments relate to the following proposed plans, as they apply to the County of Dufferin:

- Proposed Growth Plan for the Greater Golden Horseshoe, 2016;
- Proposed Greenbelt Plan, 2016;
- Proposed Niagara Escarpment Plan, 2016; and
- Proposed Oak Ridges Moraine Conservation Plan, 2016.

As you are aware, the first Dufferin County Official Plan was approved by the province in March 2015, and provides an upper-tier planning framework for managing growth and development in the County, for the County's eight local municipalities. In July 2016, the County of Dufferin undertook a Land Needs Update (DCLNU) to assist in informing the County's review of ongoing local municipal official plan reviews. The findings of the DCLNU have been used to inform our comments on the Proposed Growth Plan, 2016.

The County's comments were endorsed by County Council on October 13, 2016, and highlight the key issues and comments which have an impact on planning within the County and its local municipalities. The County's review of the Proposed Provincial Plans included consultation with the local municipalities, including an all Councils workshop on September 7, 2016, to assist in formalizing these comments, and a meeting with the local planners on September 19, 2016. While these comments are intended to reflect County-wide comments on the proposed plans, we also note that the local municipalities are encouraged to submit further comments for consideration.

We appreciate the province's efforts to provide improved consistency and coordination amongst the four provincial plans, as well as the Provincial Policy Statement, 2014 (PPS), which should result in improved implementation of provincial policy.

We wish to thank the province for the opportunity to provide comments and their consideration of these comments on the Proposed Plans, and look forward to future opportunities to participate in this important Coordinated Provincial Plan review.

**COUNTY OF DUFFERIN**

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## **1.0 Proposed Growth Plan for the Greater Golden Horseshoe, 2016**

The proposed revisions to the Growth Plan introduce a number of new policies and directions that are intended to support growth and foster the development of compact, vibrant communities. This is to be achieved through increased intensification, promoting transit, facilitating the movement of goods, protecting and enhancing employment areas, infrastructure management, supporting agriculture, and protecting and enhancing the Greenbelt and natural heritage systems. The following section outlines the County's key comments with respect to the Proposed Growth Plan, 2016.

### **1.1 Growth Forecasts**

We note that the proposed Schedule 3 growth forecasts for the County to 2041 have not been revised. The County of Dufferin is forecasted to accommodate 85,000 persons and 32,000 jobs to 2041. The County supports the proposed changes that allow the County to allocate growth to the planning horizon year of 2041 (beyond the current 20-year planning horizon). The ability to allocate growth to 2041 is an improvement and will better assist in aligning growth management decisions with infrastructure planning.

The County continues to experience challenges in the allocation of the forecasted growth to the local municipalities, primarily due to servicing constraints in the County's three urban settlement areas of Orangeville, Shelburne and Grand Valley. At this time, the County has been unable to allocate 3,057 persons and 4,000 jobs to 2036, it is anticipated that this future reserved allocation will be further increased to 2041. However, in light of the Town of Shelburne's ongoing MCR, the County is looking to allocate a portion of this future reserved population and employment allocation to the Town. Furthermore, a portion of the future reserved employment allocation is anticipated to be allocated to the Town of Orangeville, as part of their on-going Official Plan review.

The County continues to have concerns with respect to the amount of employment growth forecasted to the County on a County-wide basis, and the ability of the County to actually achieve the forecasted employment growth. With the exception of Orangeville, the County anticipates challenges in maintaining the current job to population ratio over the planning horizon.

### **1.2 Intensification Targets**

The County is opposed to increasing the overall minimum intensification target from 40% to 60% of all residential development occurring annually within the built-up area. As an outcome of the County's Growth Management Strategy, 2009, the province approved an overall target of 40% for the County, and alternative intensification targets for the urban settlement areas, which include: Grand Valley: 12%; Shelburne: 38% and Orangeville: 50%. We note that a higher intensification area target was approved for Orangeville, to compensate for reduced targets in the other urban centres, with the intent to maintain an overall County target of 40%.

We understand that the approved alternative minimum intensification targets contained in the County Official Plan will apply until the time of the next Municipal Comprehensive Review (MCR).

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As Dufferin County is within the outer ring and does not have an urban growth centre, the proposed policies require that at the time of each MCR the County would need to revisit and, if required, request alternative minimum intensification targets. If no request is made, or the Minister does not permit an alternative target, the minimum intensification targets in the Growth Plan will apply.

Based on the Dufferin County Land Needs Update (DCLNU), July 2016, the County's urban settlement areas are currently facing challenges in achieving the approved alternative minimum intensification targets. These challenges relate to only being able to achieve more modest intensification/redevelopment, the smaller urban and less intensive character of the County's urban settlement areas, the local economic realities, infrastructure and servicing constraints, and the lack of available opportunities for redevelopment/intensification. At present Shelburne and Orangeville have insufficient residential built boundary supply (intensification opportunities) to 2031. Their built boundary supply is anticipated to be depleted around 2023 and 2026 respectively. Grand Valley may exhaust its built boundary supply around 2031. Unless additional built boundary supply could be added, such as through selected employment land conversions, Orangeville and Shelburne would require reduced intensification targets of approximately 33% and 31% respectively to extend their built boundary intensification supply to 2031. As of 2016, Orangeville has 1,056 units of built boundary supply available, while Shelburne has 131 units, and Grand Valley has 166 units.

As the urban settlement areas are currently experiencing challenges in achieving the approved alternative minimum intensification targets, an increase to the overall minimum intensification target will pose an even greater challenge, and the County and local municipalities will need to justify substantially reduced intensification targets at the time of the next County Official Plan MCR. The County is seeking assurance from the Province, that at the time of the next County Official Plan MCR, the Province will be receptive to approving reduced alternative intensification targets based on further detailed analysis at that time.

Applying the same intensification target to all municipalities is not reflective of the character and challenges facing each individual municipality, and greater flexibility should be considered. In addition, striving to achieve the proposed intensification targets would substantially alter the character of the urban settlement areas due to changes in built forms and densities required to meet the intensification targets. This would be particularly pronounced in areas where housing is predominately lower density built forms. Consideration should be given to establishing a lower overall intensification target for municipalities within the outer ring, without an urban growth centre, through the proposed changes to the Growth Plan, while maintaining their ability to seek alternative minimum intensification targets.

### **1.3 Designated Greenfield Area Density Targets**

The County is opposed to increasing the overall minimum designated greenfield density target from 50 residents and jobs combined per hectare to 80 residents and jobs combined per hectare (rj/ha). As an outcome of the County's Growth Management Strategy, 2009, the province approved an overall alternative target of 44 rj/ha for the County, and for the urban settlement areas, which include: Grand Valley: 44 rj/ha; Shelburne: 41 rj/ha and Orangeville: 46 rj/ha.

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We understand that the approved alternative designated greenfield area targets contained in the County Official Plan will apply until the time of the next County MCR. However, at the time of the next MCR the County would need to revisit and if required, request alternative minimum intensification targets. If no request is made, or the Minister does not permit an alternative target, the minimum density targets in the Growth Plan will apply.

The urban settlement areas are currently planning to achieve the approved alternative minimum greenfield density targets, and even greater greenfield density targets in the case of Orangeville. However, such a substantive increase in the greenfield density target would substantially alter the character and built form of new development in the greenfield areas, which would not be achievable in the context of Dufferin County, particularly for Grand Valley and Shelburne (i.e., nearly double). The County is seeking assurance from the Province, that at the time of the next County Official Plan MCR, the Province will be receptive to approving alternative minimum greenfield density targets based on further detailed analysis at that time.

The County has concerns regarding the challenges that the local municipalities would face in achieving a density target of 80 rj/ha, and how this would impact the character and built form of the greenfield areas, the marketability of the higher density housing forms in a smaller urban centre and less “urban” context in comparison to other GTA municipalities, and the increased demands on municipal services and community infrastructure. Furthermore, applying the same greenfield area density target to all the urban settlement areas is not reflective of the individual character of each municipality. It is strongly recommended that a lower overall greenfield area density target be established for municipalities within the outer ring, while maintaining their ability to seek alternative minimum greenfield area density targets.

It is noted that not including prime employment areas in the greenfield density target calculations is desirable, given the land intensive nature of these uses, however, consideration should also be given to excluding all employment areas from the minimum greenfield area density targets, as it is often difficult to anticipate the type and nature of the employment uses that may locate in employment areas. Furthermore, the density of employment development in the County’s urban settlement areas, and generally within the outer ring, is much less than what would be directed to or achievable in a more urban municipality. Consideration should also be given to excluding other land intensive and low employment yielding uses from the greenfield density targets, such as larger institutional uses (i.e., schools, places of worship), which would otherwise result in requiring higher greenfield density targets in smaller urban centres to compensate for these uses. The County recommends that further consideration and details be given to provide guidance and a consistent methodology for measuring greenfield density targets.

Further clarification is required as to how the minimum density target of 80 residents and jobs combined per hectare over the planning horizon to 2041 is to be measured, evaluated, or “phased in”. The urban settlement areas have very limited uncommitted greenfield areas remaining within the settlement areas and applying the density target across the entire “designated greenfield area” would require much greater densities in the uncommitted greenfield areas to compensate for greenfield areas that have already been developed or approved at the lower greenfield density targets. The minimum greenfield density target should not be applied

## COUNTY OF DUFFERIN

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across the entire greenfield area, but should only apply to uncommitted greenfield areas which have yet to be planned or developed. Furthermore, increasing greenfield densities on uncommitted greenfield areas on the periphery of the urban settlement areas, will result in more intensive development that is further removed from the downtown core areas, and less accessible with respect to transit, public services and community amenities. Consideration could be given through policy amendments, or by updating the built boundary to reflect the existing greenfield areas that have already been developed at lower greenfield densities or are subject to ongoing planning applications.

Although the County's alternative greenfield area density targets would apply until the time of the next MCR, is opposed to any further increase in the greenfield density targets for the County, and further clarification is required on the application of the revised greenfield targets to planning initiatives and development applications in process.

#### **1.4 Employment Areas**

The County supports the proposed policies to strengthen the protection for employment areas. The Proposed Growth Plan distinguishes between prime employment and employment areas. It is our understanding that the Proposed Growth Plan would require the County to designate prime employment areas in the County Official Plan. The County Official Plan does not designate employment areas, but defers to local municipal official plans for designating employment lands. The County is opposed to requiring prime employment areas to be designated in the County Official Plan and the designation or identification of prime employment areas should be optional at the County level. Employment lands should only be required to be designated in the local municipal official plans, which provide more detailed land use policies, and the County Official Plan should provide a stronger policy basis for the identification of strategic / prime employment areas in the local Official Plans.

Clarification of the definition of prime employment areas is required, as the proposed definition of prime employment areas may inadvertently limit office uses within these areas. It is recommended that the definition of prime employment areas provide greater flexibility to accommodate stand-alone office uses. The County is concerned that delineating between prime employment areas and employment areas may inadvertently limit certain employment uses in certain areas. Local Official Plans should provide the policy basis for directing the nature and type of employment uses within the municipality.

While the County supports the protection of employment areas, the proposed prohibition on the re-designation of prime employment lands is overly restrictive, and the redesignation should be contemplated through the same employment area conversion policies that apply to employment areas (i.e., municipal comprehensive review). The County anticipates issues where users in prime employment areas may wish to relocate to other employment areas, as a result of their expanding business or evolving access/servicing needs; in such instances a municipal comprehensive review would be an appropriate process to evaluate the conversion of the prime employment lands to meet the needs of the community, particularly in areas that have sufficient employment lands in more suitable locations. The proposed policies which would require the redesignation of a prime employment area to an employment area, prior to considering non-

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employment uses, is redundant and overly restrictive when the conversion has been adequately demonstrated through a single municipal comprehensive review process. Greater flexibility should be provided to the County and local municipalities to establish more stringent employment area conversion policies for lands deemed to be prime employment areas.

The implementation of the proposed policies pertaining to employment areas and employment land conversions requires further consideration, and how these policies are to be implemented in light of ongoing planning initiatives and planning applications.

### **1.5 Settlement Area Boundary Expansions / “Excess Lands”**

The proposed Growth Plan provides new direction to upper-tier municipalities in the outer ring to identify and manage any “excess lands” that will not be required for growth to 2041, by prohibiting development on all excess lands.

The County is opposed to the proposed changes that would require the prohibition of development on lands that are identified as excess lands, and this should be an optional component to the settlement area expansion policies. The County is concerned that the de-designation of excess lands in other local municipalities (not directly affected by a proposed settlement area expansion in another municipality) will have substantial impacts on the growth opportunities of other local municipalities. Municipalities are already guided by and planning to achieve the growth forecasts and allocations to the local municipalities. There is concern that the excess lands policy is not appropriately applied on a County-wide basis, but may be better implemented within each individual municipality at a local municipal level. Furthermore, the County is concerned of the legal ramifications that may be associated with de-designating lands or restricting existing development permissions or entitlement, and should not be put in a position to legally defend any such challenges.

Finally, the County understands that the province will be developing a methodology for assessing land needs to accommodate growth, and looks forward to reviewing and commenting on the proposed methodology. We request that the County and local municipalities have an opportunity to provide input and comment on the proposed methodology for assessing land needs.

### **1.6 Smaller Urban Centres**

The policies of the Growth Plan do not adequately address the issues and challenges faced by smaller urban centres in the outer ring, without an urban growth centre. As identified above, the minimum intensification targets and greenfield density targets are more urban-centric and based on assumptions that community infrastructure and transit opportunities are available or planned to be available to accommodate more intensive development.

The ability of a local municipality to achieve the increased intensification and greenfield density targets is very contingent upon the availability of municipal infrastructure and services (i.e., particularly public transit) to accommodate the proposed increased level of density and intensification. Dufferin County, with the exception of the existing limited GO Transit bus service

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between Brampton and Orangeville does not accommodate any regional serving public transit. As such, the Growth Plan should consider unique policies for smaller urban centres in the outer ring, and their ability to plan to achieve such increased levels of density and intensification. The Growth Plan should encourage and promote the growth of smaller urban centres in a manner that is in keeping with the character of the settlement and promotes the creation of complete communities, without imposing greenfield density and intensification targets which are not reflective of the community's character, nor achievable in the context of a smaller urban centre.

## **1.7 Supporting Agricultural**

The proposed Growth Plan establishes that the Province will identify and map the agricultural system for the Greater Golden Horseshoe (Policy 4.2.6.1). The agricultural system would include prime agricultural areas, specialty crop areas and rural lands, as well as an agricultural support network (Policy 4.2.6.2). Further details regarding the province's identification and mapping of the agricultural system will be required to better understand what is trying to be achieved through this exercise as current mapping of the agricultural and rural areas is based on mapping already provided by the province. The County recommends that this process build upon the work and agricultural assessments already undertaken by the local municipalities, and should not impose any additional fiscal requirements on the County or local municipalities. Agricultural related businesses and industries should form an important component of the agricultural support network, and greater flexibility should be considered for accommodating such new and expanding businesses. In this regard, it is recommended that the County, municipalities, and agricultural organizations and rural landowners should have a proactive role in identifying the agricultural system and agricultural support network.

The County supports the protection of prime agricultural lands, and the proposed policy amendments to improve the viability of agriculture and the agri-food sector through greater flexibility in the types of agriculture, agriculture-related and on-farm diversified uses that are permitted as a component to the agricultural system and agricultural support network.

## **1.8 Protecting Natural Heritage and Water**

The County supports the proposed Growth Plan policies which direct municipalities to consider natural heritage features and areas in a comprehensive, integrated and long-term approach, in order to maintain, restore and enhance their diversity and connectivity, and their long term ecological function (Policy 4.2.2.1). We understand the province proposes to map natural heritage systems and municipal official plans will be required to incorporate the systems, and apply appropriate designations and policies to maintain, restore or improve the diversity and connectivity of the system, and the long term hydrological functions of the features and areas (Policy 4.2.2.2).

Further details regarding the province's identification and mapping of the natural heritage system will be required to better understand the extent of the province's natural heritage system. It is the County's recommendation that any such provincial natural heritage system be based on features and areas of a provincial significance and defer to the local municipalities, in consultation with conservation authorities to provide flexibility in mapping more detailed natural

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heritage systems at a County and local level. The delineation of any natural heritage system should be augmented by supporting policies which contemplate refinement and flexibility at the County and local level. While enhancing connectivity is a prime consideration in a natural heritage systems approach, it should be recognized that plant and animal movements are not restricted to natural corridors but are also facilitated through rural and agricultural uses (i.e., fields). Furthermore, existing agricultural and rural uses should not be negatively impacted or further restricted by a natural heritage system framework. The County, local municipalities, conservation authorities, and other organizations should have a proactive role in identifying and mapping the natural heritage system.

The County is currently undertaking a work program to develop a County-wide natural heritage system in support of the Provincial Policy Statement, 2014, which will provide input into any provincial mapping of the natural heritage system.

## 1.9 Implementation

As the County already has approved alternative greenfield density targets and alternative intensification targets for the three urban settlement areas, we understand that these targets (as well as the existing growth forecasts) will continue to apply until the time of the next County Official Plan review. The County supports the implementation policies with respect to maintaining the existing minimum intensification and greenfield density targets, and the County's ability to request alternative targets at the time of the County's next Official Plan MCR. Notwithstanding, and as previously noted, the County is opposed to the increased minimum intensification and greenfield density targets, as they are not achievable on a County-wide basis and would not reflect the character and built forms of the individual municipalities.

The County is supportive of the proposed changes that allow the County to allocate growth to the planning horizon year of 2041 (beyond the current 20-year planning horizon), at the time of the next MCR to better assist in aligning planning and infrastructure investment decisions.

It is our understanding that the proposed Growth Plan changes would be "effective immediately", coming into force on the date the Growth Plan is approved. This often poses challenges for municipalities in implementing the policies, in the absence of County and local municipal official plan policies being revised and updated through conformity amendments. For example, the delineation of prime employment areas and employment areas would need to be first undertaken in order to implement the proposed Growth Plan policies. In this regard, it is the County's recommendation, that the Growth Plan policies should not come into force and effect until such time as the County's Official Plan conformity amendments are approved and in effect. Furthermore, the County and local municipalities have concerns regarding the financial implications of undergoing another Official Plan conformity exercise, particularly as some municipalities are still in the process of undertaking conformity exercises as a result of the PPS, 2014, and amendments to the Growth Plan, 2006. Financial assistance from the province should be provided to assist the County and local municipalities in addressing their Official Plan conformity amendments and provide better funding for effective implementation.

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Prior to the proposed Growth Plan and the County undertaking a MCR and conformity exercise, it is recommended that supporting work and methodology (i.e., growth forecast methodology, natural heritage system mapping, and agricultural system mapping) be completed by the province in consultation with municipalities to ensure a comprehensive and integrated planning framework is in place, prior to implementing the proposed Growth Plan.

## **2.0 Proposed Greenbelt Plan, 2016**

### **2.1 Settlement Area Expansions**

The County is supportive of proposed policy changes to allow upper and single tier municipalities to consider expansions to settlement area boundaries for settlements within the Greenbelt Plan, at the time of a MCR.

Specific criteria for settlement area expansions are provided in the Growth Plan (S. 2.2.8), specific matters related to the Greenbelt Plan include: that the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village (m i.); the proposed expansion would be serviced by municipal water and wastewater systems (m iii.); and expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited (m iv.). These policies are overly restrictive and greater flexibility should be provided which may contemplate minor expansions for Hamlets, settlements on partial services and any additional detailed natural heritage investigations that may result in a more refined Natural Heritage System, than currently identified in the Greenbelt Plan. As such, the County recommends revisions to these criteria to provide greater flexibility in considering minor boundary adjustments through a MCR.

While the County is supportive of limiting expansions of settlement areas within the Greenbelt, we understand that the proposed Greenbelt Plan removes the policy that would permit the minor rounding out of Hamlet boundaries at the time of municipal conformity, as settlement area boundary expansions would now be subject to the Growth Plan policies pertaining to settlement area boundary expansions (S. 2.2.8). However, as noted above, this policy should provide greater flexibility to accommodate minor boundary adjustments to Hamlets.

### **2.2 Natural Heritage System and Agricultural System**

The comments provided above in relation to the proposed Growth Plan for the province to identify and map a natural heritage system and agricultural system are also applicable in the context of the proposed Greenbelt Plan.

### **2.3 Growing the Greenbelt**

The proposed Greenbelt Plan also introduces a new policy that would support the province in leading a process, working with municipalities, conservation authorities and other key stakeholders, to identify potential areas (with a focus on areas of ecological and hydrological significance where urbanization should not occur) to be added to the Protected Countryside of the Greenbelt. Where such areas are identified, the Minister of Municipal Affairs may initiate

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amendments to the Greenbelt boundary regulation and Greenbelt Plan to grow the Greenbelt (Policy 5.7.1.2).

The proposed Greenbelt Plan introduces a new policy establishing that the Province will consider requests from municipalities to grow the Greenbelt with the Protected Countryside and/or Urban River Valley designations. In considering municipal requests, the Province is to guide its decision-making on the basis of the following criteria:

- Providing supportive council resolutions;
- Demonstrating how the proposed lands connect physically or functionally to the Greenbelt; and
- Demonstrating that a proposal would complement the Growth Plan and support other related provincial initiatives such as the Great Lakes Strategy and Climate Change Strategy and Action Plan.

In June 2016, the Province met with representatives of the County and Conservation Authorities to discuss and review hydrologic feature and area data as part of the process to grow the Greenbelt Plan. The County looks forward to continuing to work with the province in this regard, and to better understand any future proposals to modify the extent of the Greenbelt Plan. Furthermore, the County is concerned of the impact that any expansion to the Greenbelt Plan may have on agricultural lands and the continued viability of the agricultural industry. We recommend that consultation with the local municipalities, other stakeholders, the agricultural community, and landowners potentially impacted by any proposed additions to the Greenbelt Plan be engaged directly.

### **3.0 Proposed Niagara Escarpment Plan, 2016**

#### **3.1 Land Use Designation Mapping Updates**

The Proposed NEP includes substantive changes to the land use designations to reflect more recent data, studies and mapping. In Dufferin County, there are significant changes in the delineation of Escarpment Natural Areas, Escarpment Protection Areas, and Escarpment Rural Areas. The Proposed NEP proposes a 17% increase in the extent of the Escarpment Natural Areas designations, with corresponding decreases in the extent of the Escarpment Protection Areas and Escarpment Rural Areas within the County. The extent of the Escarpment Natural Area designation is proposed to increase substantially. The restrictive nature of the Escarpment Natural Area and Escarpment Protection Area designation, coupled with the proposed changes, are anticipated to have a significant impact on future land uses within these designations.

The County and local municipalities also have significant concerns related to the negative impacts on tax revenues that will result from the redesignation of lands to a Natural Area designation, given the associated tax relief that would be available to impacted landowners through the Conservation Land Tax Incentive Program. If redesignations are being proposed, further consideration of the fiscal impacts to the municipality and a means for compensation to the municipality should be established.

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There has been dialogue with Provincial ministries, the NEC and the municipalities of Bruce, Grey, Simcoe and Dufferin with respect to the proposed land use designation changes and the proposed addition of lands to the Niagara Escarpment Plan. On September 8, 2016, County Council passed a motion stating that “the County of Dufferin does not support the proposed changes or expansion of the Niagara Escarpment Plan until a collaborative consultation process has been completed, including more detailed mapping being provided to allow municipalities and landowners to better understand the proposed changes.” The County wishes to reiterate this position, as the County and local municipalities are not supportive of the proposed land use designation changes and proposed additional lands at this time, until further information is available and further consultation is undertaken.

### **3.2 Addition of Lands to the Niagara Escarpment Plan**

In March 2014, the Niagara Escarpment Commission endorsed criteria to be used to consider the addition of lands to the NEP Area as part of the Co-ordinated Land Use Planning Review. In a separate document the NEC is recommending ten areas for land additions for a total of 7,886 ha within Dufferin County. The lands proposed for addition are located primarily in the Township of Mulmur and lands within Melancthon (Horning’s Mills area). Evaluated areas recommended for addition to the NEP Area are outlined in green as shown on Map 5.

We understand that the proposed additions do not form part of the Proposed NEP, however, the additions are being proposed at this time by the Commission and no decision has been made on any expansion of the area covered by the NEP. Furthermore, land use designations for the proposed additional lands have not yet been applied, and further information on the proposed land use designations would be required to assess the impact of the proposed additions on the local municipalities.

As identified by the Township of Mulmur, there is very limited growth potential available in the Township, and the Township has expressed concerns that the NEP expansion, as proposed, will have a significant impact on growth opportunities in the Township. Terra Nova (D13) has been identified as a Rural Settlement Area with land designated for future residential development. The Mansfield Ski club located within Area D14 is an established recreational center with growth aspirations. Furthermore, the proposed addition of D4 would encompass the community settlement area of Horning’s Mills, Township of Melancthon, within the NEP Area.

The expansion of the NEP area would place an additional level of review and permitting requirements on the additional lands. The existing provincial policies, DCOP and local municipal official plan policies afford protection to natural areas, features and functions, in accordance with Provincial policy. As such, there is concern that these areas already have planning policies that would afford them the necessary protection to ensure that they would be protected in an appropriate manner, and the inclusion of additional lands within the NEP is not required to ensure they are appropriately protected while balancing growth needs within the Township, particularly as it relates to Terra Nova and Mansfield, in the Township of Mulmur, and Horning’s Mills, Township of Melancthon.

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In light of the above comments and as previously stated, the County is not supportive of the proposed additional lands at this time, and until further consultation is undertaken. Further details regarding the proposed land use designations within the other additional lands are also required to better understand the potential land use impacts.

#### **4.0 Proposed Oak Ridges Moraine Conservation Plan, 2016**

Within Dufferin County, a small portion of lands within the southeast corner of the Town of Mono are impacted by the Oak Ridges Moraine Conservation Plan (ORMCP). The County is supportive of the proposed regulation changes to improve coordination amongst the provincial plans and provide better alignment with the PPS, 2014 policies. At this time, the County does not have comments on the proposed changes to the ORMCP.

#### **5.0 Conclusion**

We appreciate the province's efforts to provide improved consistency and coordination amongst the four provincial plans, as well as the Provincial Policy Statement, 2014 (PPS), which should result in improved implementation of provincial policy.

We wish to thank the province for the opportunity to provide comments and their consideration of these comments on the Proposed Plans, and look forward to future opportunities to participate in this important review and update.

Respectfully submitted by:

The Corporation of the County of Dufferin

---

Laura Ryan  
County Warden

**Denise Holmes**

---

**From:** Hardeman, Ernie <ernie.hardeman@pc.ola.org>  
**Sent:** Monday, October 17, 2016 1:32 PM  
**To:** 'dholmes@melancthontownship.ca'  
**Subject:** Statement on Local Government week

Today I was happy to rise in the Ontario Legislature to recognize the contributions of Ontario's municipal sector during Local Government Week. Please find a copy of my statement below.

I think this a great opportunity to recognize all the hard work and dedication that goes into providing municipal services and building strong, healthy communities.

As always, if I can be of assistance please feel free to contact me.

Ernie Hardeman, MPP Oxford  
PC Critic for Municipal Affairs and Housing  
-----

Mr. Speaker, as we begin local government week I want to rise to commend all of those in the municipal sector who work to provide the services that people rely on every day.

Across Ontario municipalities will be holding events this week to educate people on municipal government and the important role they play.

From the drinking water and roads we depend on - to the police that protect us - to the places our children play - to the planning that shapes our communities - municipal government impacts people's lives every day.

This week is an opportunity to celebrate the thousands and thousands of people who work hard in the municipal sector to ensure that everyone can rely on those services.

It is an opportunity to celebrate the thousands of elected officials who give their time to help build strong, healthy and vibrant communities.

We recognize that municipalities are a mature level of government and an important part of our democracy.

We know they need a real partner in the provincial government - one who will listen to them and respect that each community has different needs. They need a partner that will provide the support and predictability that they need and that will work with them to reduce costs, rather than adding new burdens.



We understand the challenges in delivering all the services that people depend on and we understand that municipalities persevere because they know that their residents rely on them.

So as we celebrate local government week I want to commend our municipal sector and thank them for everything they do.

Thank you.

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## Denise Holmes

---

**From:** Michelle Dunne <mdunne@dufferincounty.ca>  
**Sent:** Monday, October 17, 2016 1:36 PM  
**To:** kathryn.mcgarry@ontario.ca  
**Cc:** Pam Hillock; dholmes@melancthontownship.ca; jtelfer@townofshelburne.on.ca; jwilson@eastluthergrandvalley.ca; Mark Early; suestone@amaranth-eastgary.ca; Susan Greatrix; thorner@mulmurtownship.ca  
**Subject:** Conservation Act Review

Good afternoon Hon. Kathryn McGarry,

The Council of the County of Dufferin at its regular meeting of council held on October 13, 2016 adopted the following resolution:

**THAT the following resolution from the Township of Amaranth dated September 14, 2016 with respect the Conservation Act be supported.;**

**Whereas there is only one taxpayer in Ontario to support 4 levels of government, multiple Conservation Authorities, and a host of public and property services; and**

**Whereas the Provincial Government continues to limit their focus to non-science based policy creation and reduced fund transfers with the obvious assumption that lower-tier Municipalities along with Conservation Authorities will become the planning, implementing and enforcement agencies; and**

**Whereas Municipalities and Conservation Authorities are the integrators of multi-Ministerial polices and are the majority funding source for landscape management and new program development and implementation; and**

**Whereas the current review of many Provincial acts, including the Conservation Act, should provide the opportunity for greater recognition of the integrated and expanded roles of Municipalities and Conservation Authorities, especially the need for increased multi-Ministerial coordination and funding; and**

**Whereas front-line Municipalities and Conservation Authorities are facing extreme challenges to develop solutions that are legally, financially and socially defensible given the depth of new issues, such as climate change, source water protection, importing fill into wetlands, and education; and**

**Whereas the legal challenges needed to enforce Provincial policies have also become the responsibility of Municipalities and Conservation Authorities;**

**Now therefore be it resolved that the Township of Amaranth does not support the current Conservation Act Review proposals by the Minister of Natural Resources as they completely fail to recognize the current realities and roles of lower-tier Municipalities and Conservation Authorities; and further**

**That the Ministry of Natural Resources needs to withdraw their "Proposed Priorities for Renewal" and recognize the wide-range of watershed management needs and the support that Municipalities and Conservation Authorities provide on a daily basis throughout Ontario.**

Kindest regards,

Michelle Dunne | Deputy Clerk | Corporate Services

County of Dufferin | Phone: 519-941-2816 Ext. 2504 | [mdunne@dufferincounty.ca](mailto:mdunne@dufferincounty.ca) | 55 Zina Street,  
Orangeville, ON L9W 1E5

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# COUNCIL IN BRIEF

## For October 13th, 2016

The following is a brief overview of the latest Dufferin County Council Meeting. [For the full agenda and minutes, please visit our website by clicking here.](#)

### Happy Trails...

Orangeville Councilor Sylvia Bradley presented a proposal to County Council for the development of a new trail linking Centre Street and Dawson Road. The proposed 210 m trail will cross the county owned land adjacent to the Edelbrock Centre. Council endorsed the proposal and the project will move forward.



### Council Proclaims Waste Reduction Week in Dufferin

Warden Laura Ryan and County Council proclaimed October 17th through the 23rd as Waste Reduction Week in Dufferin County. Waste Reduction Week in Canada is a national environmental campaign that builds awareness around issues of sustainable and responsible consumption, encourages choice for more environmentally responsible products/services, and promotes actions that divert more waste from disposal and conserve natural resources.





Melissa Kovacs-Reid, Waste Services Manager for the County attended the meeting and received the proclamation certificate (printed on and presented in eco-friendly FSC certified paper products of course) from Warden Ryan.

## 2017 Draft Budget

County Treasurer Alan Selby (shown working on the 2017 budget below) made an engaging presentation to County Council which provided the first look at the budget game plan for 2017. Through a series of graphs and in-depth analysis Mr. Selby was able to explain some of the plays he is recommending that Council call in the coming years. With a new "asset management" approach to budgeting Dufferin County will be able to consistently move the ball down field and score points against our nemesis, the "Infrastructure Gap". By searching out and increasing pressure on infrastructures weaknesses we will be able to score touchdowns without having to resort to last minute Hail Mary's that seldom produce the desired result.

For the armchair quarterbacks out there this approach would be like putting \$16,000 a week into an "offensive line account" for the next 12 years. Then, when the Toronto Argonauts get serious about winning another Grey Cup, they'd be able to acquire some real talent.



## Coordinated Land Use Planning

The provincial government has circulated several proposed plans that have direct implications for Dufferin County. Council expressed their appreciation to the province for their efforts to provide improved consistency and coordination amongst four provincial plans. The approved report to the Ministry of Municipal Affairs identified several key issues and provided comments on areas that impact the County and its local municipalities.



The proposed plans that were the subject of this report included the Proposed Growth Plan for the Greater Golden Horseshoe, 2016; the Proposed Greenbelt Plan, 2016; the Proposed Niagara Escarpment Plan, 2016 and the Proposed Oak Ridges Moraine Conservation Plan, 2016.

### Upcoming Committee Meetings

- Community Services and Dufferin Oaks October 25th, 2016
- General Government Services October 26th, 2016
- Public Works October 26th, 2016

*Agendas and minutes for all council and committee meetings can be found on the County's website here:*

<http://www.dufferincounty.ca/government/council-and-committee-meetings>

**The next County Council Meeting is scheduled for November 10th, 2016 at 7:00 pm.**

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MUNICIPAL PROPERTY ASSESSMENT CORPORATION

October 17, 2016

**To:** Heads of Council  
Chief Administrator Officers  
Chief Finance Officers, Treasurers and Tax Collectors

**From:** Carla Y. Nell, Vice-President, Municipal and Stakeholder Relations

**Subject:** 2016 Assessment Update – Notices for Farm and Business Properties

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I would like to take this opportunity to provide an update on this fall's mailing of Property Assessment Notices.

To date, more than 4.5 million Property Assessment Notices have been mailed to residential property owners across Ontario updating property assessments to reflect the legislated January 1, 2016 valuation date. As of October 11, Property Assessment Notices for farm and business properties were also mailed. Some key dates, including the associated Request for Reconsideration (RfR) deadlines are noted below:

Property Type	Notice Mailing Date	RfR Deadline
Farm Properties	October 11, 2016	February 8, 2017
Business Properties	October 18, 2016	February 15, 2017
Multi-Partition Residential Properties	October 24, 2016	February 21, 2017
Special Purpose and Business Properties, Landfills, Managed Forests and other Amended Notices	November 28, 2016	March 28, 2017

In addition to these important milestones, on October 4, MPAC distributed updated preliminary values for large and special purpose business properties to affected property owners and municipalities. Final Notices for these properties will be mailed on November 28.

October 17, 2016

2016 Assessment Update – Notices for Farm and Business Properties

Page 2 of 2

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Throughout the 2016 assessment update, we have placed careful and deliberate focus on increased transparency and shared understanding of property assessments. With this in mind, AboutMyProperty has been redesigned to offer enhanced information for farm and business property owners.

- Market trends for farms and business properties will be available on the AboutMyProperty™ home page as Property Assessment Notices are mailed in October.
- Using a secure login, property owners can view a copy of their Property Assessment Notice, detailed information about farmland, commercial, industrial and farm structures, and the valuation information for their property and neighbouring properties that may be comparable to their own.
- We have also created a new Farm Brochure and other tools to specifically help farmers understand how MPAC assesses the various components on their property (e.g., the farm residence, farm land, outbuildings, etc.).

In addition, new Methodology Guides are available on [mpac.ca](http://mpac.ca) for a broad range of property sectors, including farm, golf courses, shopping centres and standard commercial and industrial properties.

Over the coming weeks, we will continue to engage municipalities, stakeholders and property owners as we finalize property assessments for the 2016 Assessment Update. With the expanded availability of information and licences for Municipal Connect and the recently-posted Notice-based Municipal Change Profile Reports, I encourage you to actively monitor preliminary values for your communities and engage your regional and account managers in discussions.

We look forward to continuing to work closely with you as we finalize 2016 values. If you have any questions about this fall's Notice mailing, please contact your Regional Manager or Account Manager, Municipal and Stakeholder Relations.

Yours truly,

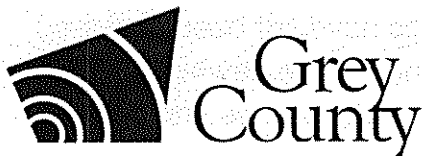


Carla Y. Nell

Vice-President, Municipal and Stakeholder Relations

cc: Regional and Account Managers





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19-10-2016

# Request for Comments

October 14, 2016

**To:** Saugeen Ojibway Nation - Environmental Office  
Six Nations of the Grand River  
Metis of Ontario  
Historic Saugeen Metis  
Township of Southgate  
Ministry of Municipal Affairs and Housing  
Grand River Conservation Authority  
Department of Fisheries and Oceans  
County of Grey Transportation Services  
Ministry of Transportation Ontario – London Office  
Township of Melancton  
County of Dufferin  
Bruce Grey Separate School Board  
Blue Water District School Board  
Canada Post  
Bell Canada  
Rogers Communications  
Ontario Power Generation Inc.  
Hydro One  
Union Gas  
Grey Bruce Health Unit

**Applicant:** 2358737 Ontario Inc. c/o Shakir Rehmatullah

**Legal Description:** Part of Lot 232, Concession 1, Township of Southgate (geographic Township of Proton)

**File Number:** 42T-2016-05 – Flato North

Please find attached Notice of Complete Application for a proposed Plan of Subdivision. The proposed Plan of Subdivision would create a total of 267 residential units, consisting of 205 single detached units and 62 semi-detached units on a 16.58 hectare parcel of land. Proposed access would be from a proposed plan of subdivision known as Flato East (42T-2015-05), a draft approved subdivision known as Flato West (42T-2006-10) as well through Russell Street. The subject lands are designated as Primary Settlement Area in the County Official Plan. A zoning by-law amendment application has also been submitted to the Township of Southgate.

Grey County: Colour It Your Way

Info 11

NOV - 3 2016

Paper copies of the background reports and technical studies have not been enclosed in this circulation, as all materials are available for viewing and can be downloaded online. Information pertaining to the Plan of Subdivision can be accessed under the Township of Southgate section at the following webpage:

<https://www.grey.ca/planning-development/planning-applications>

If you would prefer a paper copy, or a compact disc of the materials, please contact us at [planning@grey.ca](mailto:planning@grey.ca) at the address below and I can have them sent along.

The County of Grey would ask that you have any comments back to the County by 4:30pm on **December 23, 2016**. Please advise County staff if this date does not work for you.

Should you have any questions regarding the proposed plan of subdivision, please do not hesitate to contact me at 519-372-0219 extension 1237 or [randy.scherzer@grey.ca](mailto:randy.scherzer@grey.ca)

All comments should be forwarded by either email to [planning@grey.ca](mailto:planning@grey.ca) or mailed to the Planning & Development office, County Administration Building, 595-9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3 or, by fax to 519-376-7970.

Thank you.

*Randy Scherzer*  
Director of Planning

Encl.

**NOTICE OF COMPLETE APPLICATION FOR  
A PLAN OF SUBDIVISION APPLICATION**

**TAKE NOTICE** that the Planning and Community Development Committee of the Corporation of the County of Grey has received an application for approval of a Plan of Subdivision and deemed it to be a complete application.

The proposed Plan of Subdivision (County File# 42T-2016-05) is located at:

**Part of Lot 232, Concession 1**  
**Township of Southgate (Geographic Township of Proton)**

The proposed Plan of Subdivision application proposes to create a total of two hundred and sixty seven (267) residential units consisting of 205 single detached units and 62 semi-detached units on approximately 16.58 hectares of land. A Key Map is provided to show the location of the lands to which the proposed Plan of Subdivision pertains. Please note that the Applicant has also submitted a zoning by-law amendment application which will be processed by the Township of Southgate.

**IF AND WHEN A PUBLIC MEETING** is scheduled, you will be notified in accordance with Provincial regulations.

**ADDITIONAL** information relating to the proposed Plan of Subdivision may be obtained by contacting the County or by visiting:

<https://www.grey.ca/planning-development/planning-applications>

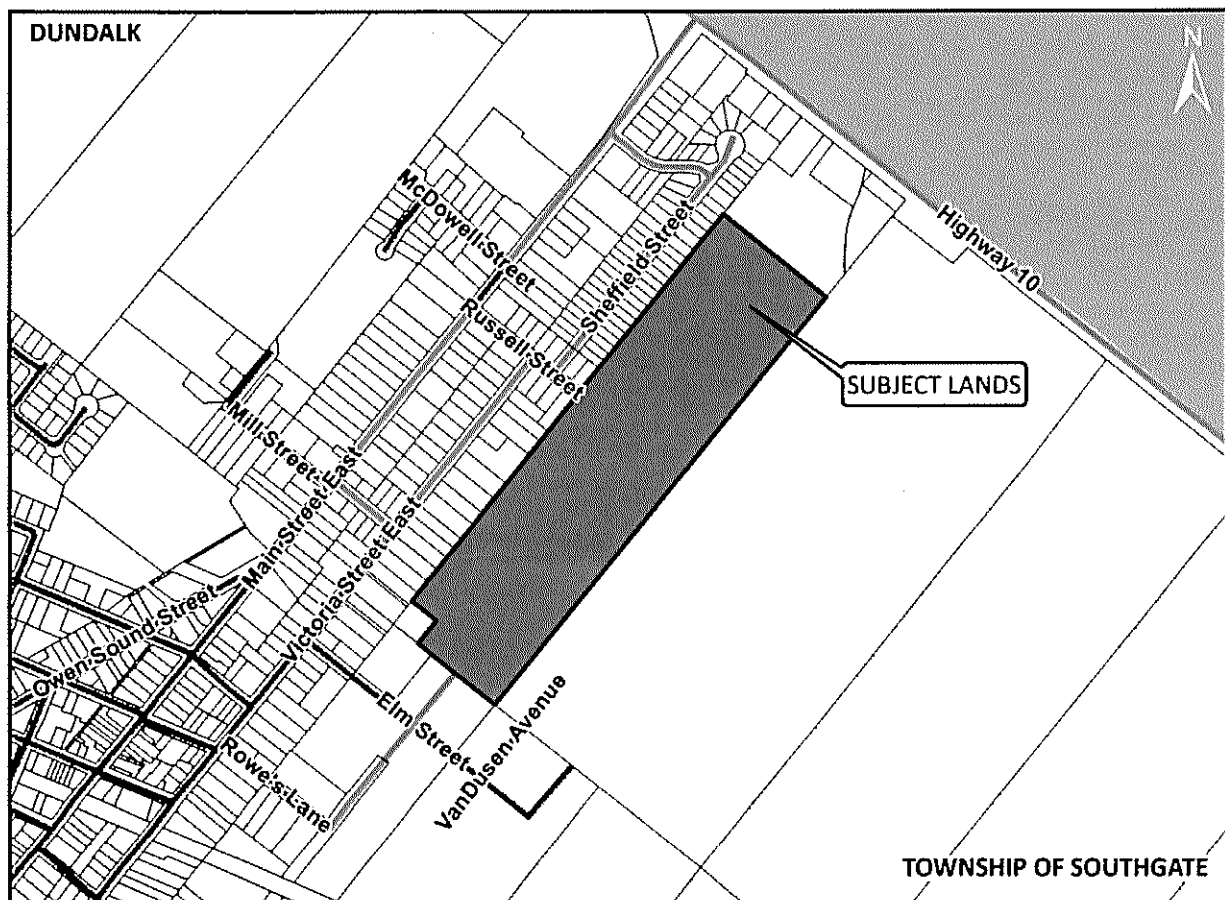
The file is also available for public inspection between the times of 8:30 AM and 4:30 PM at the office address listed below.

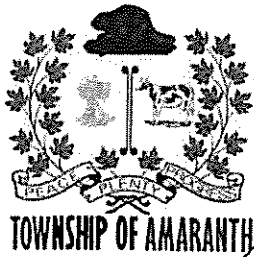
**IF YOU WISH TO BE NOTIFIED** of the decision of the County of Grey in respect of the proposed Plan of Subdivision, you must make a written request to the County of Grey at the address listed below.

**DATED AT** Owen Sound this 14<sup>th</sup> day of October, 2016

County of Grey  
595 9<sup>th</sup> Avenue East,  
Owen Sound, Ontario, N4K 3E3  
Phone: 519-372-0219 extension 1237  
Toll Free: 1-800-567-4739      Fax: 519-376-7970

**KEY MAP**





# THE CORPORATION OF THE TOWNSHIP OF AMARANTH

NUMBER \_\_\_\_\_

MOVED BY: \_\_\_\_\_

DATE: October 19, 2016

SECONDED BY: Chris

## BE IT RESOLVED THAT:

Council do hereby support the resolution of the Town of Mono calling on the Dufferin Municipal Officers Association (DMOA) to represent the local municipalities and the County of Dufferin in drafting a new POA agreement with the Town of Caledon.

Defeated ☐

Carried ☐

Head of Council

Carried

### Recorded Vote

Yea

Nay

Abstain

Deputy-Mayor Jane Aultman  
Councillor Heather Foster  
Councillor Chris Gerrits  
Councillor Gail Little  
Mayor Don MacIver

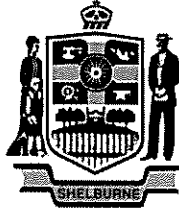
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Info 12

NOV - 3 2016



**NOTICE OF THE PASSING OF  
BY-LAW 53-2016  
BY COUNCIL OF THE TOWN OF SHELBURNE  
UNDER SUBSECTION 34 OF THE PLANNING ACT**

**TAKE NOTICE** that the Council of the Corporation of the Town of Shelburne passed By-Law 53-2016 on October 17, 2016, under Section 34 of the Planning Act, R.S.O., 1990, C.P. 13, as amended.

The purpose and effect of this By-law is to change the zoning of the property at 16-18 School Road from Residential Type One Exception One (R1-1) Zone to Residential Type Three (R3) Zone to zone the properties according to the minimum lot frontages and areas and with appropriate development standards for the three residential lots provisionally granted by consent (application file numbers B15/03 and B15/04). A public meeting was held by Council and one written submission was received at the public meeting, prior to the decision by Council. Oral submissions were also made at the public meeting in conjunction with the written submission and also by the applicant in response to questions raised by the public and Council regarding the proposed grading and drainage of the properties and potential impacts to existing trees on adjoining properties. In accordance with the related consent applications B15/03 and B15/04, the owners of 16-18 School Road are required to enter into a development agreement with the Town, and to submit a lot grading and drainage plan for Town engineering review and approval, to ensure that there are no impacts to adjoining properties as a result of the development of the proposed lots. By resolution, Council directed that the Development Agreement shall also address the requirement to protect the existing trees on adjoining properties that could potentially be impacted by the development. The development agreement has been amended to require the owners of 16-18 School Road to have a qualified professional review the existing trees and identify protective measures which shall be implemented by the owners to prevent harm to the trees during the development of the proposed lots, and further to require the owners to replace any trees that are damaged by the development if any harm to the existing trees is caused by the development of the lots.

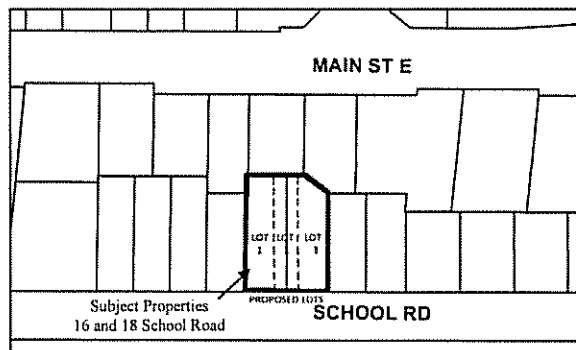
The accompanying map illustrates the location of the land subject to the Zoning By-law Amendment. The Zoning By-law amendment is in keeping with the Town of Shelburne Official Plan.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Municipal Board in respect of By-law 53-2016 by filing with the Clerk of the Corporation of the Town of Shelburne, not later than the 11<sup>th</sup> day of November, 2016, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection accompanied by the prescribed fee required by the Ontario Municipal Board in the amount of \$125.00, payable to the Minister of Finance. Only individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law is passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

A copy of the complete By-law 53-2016 is available to the public for inspection at the Municipal Offices during normal business hours.

Dated this 27<sup>th</sup> day of October, 2016.

John Telfer, CAO/Clerk  
Town of Shelburne  
203 Main Street East  
Shelburne, ON L9V 3K7  
Telephone: 519-925-2600  
Fax: 519-925-6134



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NOV - 3 2016

THE CORPORATION OF THE TOWN OF SHELBURNE

**BY-LAW NO. 53-2016**

BEING A BY-LAW TO AMEND BY-LAW 38-2007, AS AMENDED.

**WHEREAS** an Official Plan has been approved for the Town of Shelburne.

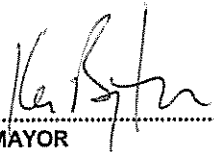
**AND WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, C.P.13 and amendments thereto, to enact this By-law.

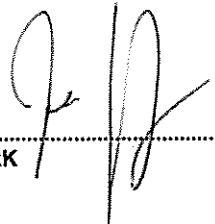
**NOW THEREFORE** the Council of the Corporation of the Town of Shelburne enacts as follows:

1. That Schedule "A" of By-law 38-2007, as amended, be further amended by rezoning the lands described legally as Concession 2 East, Part Lot 32, Registered Plan 7R360, Part 8 and Part 9, geographic Township of Amaranth, in the Town of Shelburne, County of Dufferin, from Residential Type One Exception One (R1-1) Zone to Residential Type Three (R3) Zone as shown on Schedule "A1" to this By-law.
2. That except as amended by this By-law; the subject lands as shown on Schedule "A1" to this By-law, shall be subject to all other applicable regulations of By-law 38-2007, as amended.
3. Schedule "A1" attached hereto forms part of this By-law.
4. This By-law shall take effect from its date of passage by Council and shall come into force either upon approval by the Ontario Municipal Board or upon compliance with Section 34 of the Planning Act, R.S.O. 1990, C.P. 13.

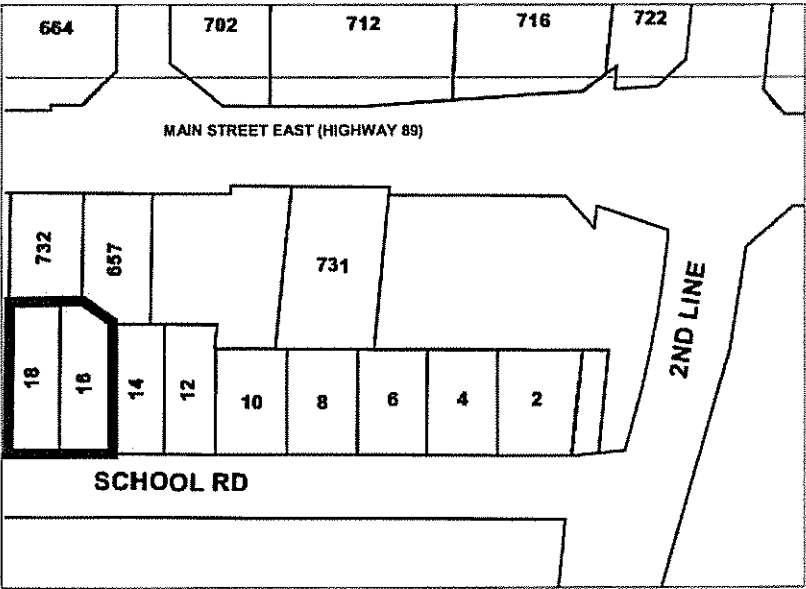
**BY-LAW READ A FIRST AND SECOND TIME THIS 17<sup>th</sup> DAY OF OCTOBER, 2016**

**BY-LAW READ A THIRD TIME AND ENACTED THIS 17<sup>th</sup> DAY OF OCTOBER, 2016**

  
.....  
MAYOR

  
.....  
CLERK

SCHEDULE A1 TO BY-LAW NO. 53-2016



Zone change from R1-1 to R3

#### **EXPLANATORY NOTE**

The purpose and effect of this amendment to Zoning By-law 38-2007 is to change the zoning of the property described legally as Concession 2 East, Part Lot 32, Registered Plan 7R360, Part 8 and Part 9, geographic Township of Amaranth, in the Town of Shelburne, County of Dufferin, from Residential Type One Exception One (R1-1) Zone to Residential Type Three (R3) Zone as shown on Schedule "A1" to this By-law.

The amendment relates to two consent applications, file numbers B15/03 and B15/04, which create 3 residential lots from 2 existing vacant residential lots. The re-zoning of the land to R3 applies appropriate zone standards as required for the size and frontage of the 3 residential lots and for the proposed development of a dwelling on each lot.





TOWN OF SHELburne  
COUNCIL RESOLUTION

No. 19

Date: October 17, 2016

Moved by:

Seconded by:

*[Signature]*  
*Shatter Benotto*

**BE IT RESOLVED THAT** the Council of the Town of Shelburne supports the resolution from the Town of Mono dated September 27, 2016 regarding the Dufferin/Caledon POA administration arrangement;

**AND THAT** a new POA agreement be drafted with the Town of Caledon to replace the current one, with the DMOA representing the local municipalities and Dufferin County;

**AND THAT** this decision be circulated to all local municipalities, the County of Dufferin and the Town of Caledon.

*Carried*  
*[Signature]*

Requested Vote to be recorded

☐ Yes

☐ No

Mayor Bennington  
Councillor Benotto  
Councillor Chambers  
Deputy Mayor Dunlop  
Councillor Egan  
Councillor Mills  
Councillor Sample

Yea

☐

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Nay

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*Inf 14*

NOV - 3 2016



BURNSIDE

[ THE DIFFERENCE IS OUR PEOPLE ]

RECU/RECEIVED

24 -10- 2016

October 17, 2016

**Via: Mail**

Ms. Wendy Atkinson  
Treasurer / Deputy Clerk  
Township of Melancthon  
157101 Highway No. 10  
Melancthon, ON L9V 2E6

Dear Wendy:

**Re: Drainage Superintendent Services**  
**File No.: D-ME-SUP**  
**Project No.: MSO019743.2016**

As we are into the last quarter of the business year, we would appreciate updating our account for Professional Services. The enclosed invoice covers the time period from July 1, 2016 through September 30, 2016.

The work undertaken during this period includes the following:

**July 2016**

- On-site to Coutts Drain to check for return of beaver and dam.
- Site meeting with Alvin Martin owner of Lot 249, Concession 3 S.W. and Nathan Garland (GRCA) regarding the installation of a low level crossing in the natural watercourse on his property.
- Site meeting with Walter Petrozzi owner of Pt. Lot 291, Concession 1 S.W. regarding the cleanout of a portion of the Curphy Drain.
- Prepared and delivered our findings and recommendations for maintenance work on the Westicott Drainage Works, James Foley Drain and Christie Johnston Extension Drainage Works.
- Completed DFO "Notification of Drain Maintenance or Repair" form for James Foley Drain cleanout and for Christie Johnston Extension Drainage Works cleanout. Forward the forms to Department of Fisheries and Oceans and to Grand River Conversation Authority for review.

Jnf015

NOV - 3 2016

## **August 2016**

- Completed plan for proposed minor cleanout of Curphy Drain.
- Request from Public Works regarding required culvert size for concrete structure replacement on Sideroad 270. Review drain file and calculate size required for Gray Drain road crossing.
- Received authorized DFO "Notification of Drain Maintenance or Repair" form for James Foley Drain proposed cleanout.
- Request locates for buried conduits for James Foley Drain cleanout. General discussion with County representative and with Contractor regarding timing for commencing the proposed cleanout work. Also review, for current design standards, existing size of a replaced road and driveway culverts.
- Received authorized DFO "Notification of Drain Maintenance or Repair" form for Christie Johnston Extension Drainage Works proposed cleanout.
- Request from Tiling Contractor regarding removal of nuisance beaver and dam on Mather Drain. Complete nuisance beaver form and forward to County for action.
- Request from trapper regarding further beaver noted on McCue Drain. Complete nuisance beaver form and forward to County for action.
- Site meeting with Road Superintendent regarding the Broster Drain crossing on the 250 Sideroad in Concession 1 S.W. On site review of drainage concerns along the south side of the Sideroad between the drain and Highway No. 10.
- Telephone discussion with Joe B. Martin owner of Lot 23, Concession 5 S.W., regarding the installation of a culvert on the Crowder Drain. General discussion regarding report recommendation and options for the proposed crossing.
- Completed and forwarded "Application for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit" to the NVCA for the proposed cleanout of the Westicott Drainage Works.
- Preparation and distribution of notice to all affected owners regarding the pending cleanout of the Westicott Drainage Works.

## **September 2016**

- Preparation and attendance at site meeting regarding the extension of proposed tile drainage in Lots 299 and 300, Concession 3 S.W. across the 300 Sideroad to the outlet in the bush area in Lot 301.
- Prepared and forwarded letter to the Township regarding the request from Evan Bearss joint owner of Pt. Lot 11, Concession 4 N.E. for a reduction in assessment for completed maintenance work on the McCue Drainage Works.

- Request from Cheema for on-site meeting regarding James Foley Drain cleanout. Attend meeting with owner and general discussion regarding extent of cleanout; placement of spoil; and request a culvert for a drain crossing. General discussion on drainage procedures and crossings are at owner's expense.
- Obtain locates from utilities for buried conduits for proposed James Foley Drain cleanout. General discussion with Contractor regarding timing for commencing the proposed cleanout work.
- Review governing schedule from 1925 for Curphy Drain proposed maintenance and repair.
- On-site with Contractor to James Foley Drain to commence cleanout work. General discussion with owners regarding concerns and check progress of the work.
- Assist Township staff with preparation of schedule and levying by-law for completed maintenance work on Coutts Drain including updated drain plan. Forward all to and general discussion with Treasurer.

As you are aware, the cost of employing a Drainage Superintendent is eligible for a 50% grant. The Ministry has requested that the grant application be submitted yearly. As such the application will be completed for you at year's end.

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

Yours truly,

**R.J. Burnside & Associates Limited**  
Drainage Superintendent



T.M. Pridham, P.Eng.  
Drainage Engineer  
TMP:jh

Enclosure: Invoice No. MSO019743.2016-3

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R.J. Burnside & Associates Limited  
15 Townline  
Orangeville, ON L9W 3R4  
Phone: (519) 941-5331 Fax: (519) 941-7721  
www.rjburnside.com

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

October 18, 2016  
Invoice No: MSO019743.2016 - 3

Project MSO019743.2016 RJB File: D-ME-SUP - 2016  
Professional Services through September 30, 2016

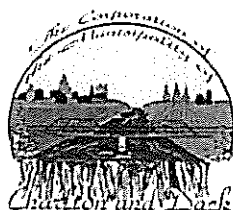
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Senior Engineer I			
Pridham, Thomas	27.50		
Tech IV			
Uderstadt, Gerd	52.00		
Field/Survey Tech I			
Mackenzie, Colin	1.50		
Project Support III			
Carlisle, Kristy	5.60		
Project Support IV			
Hunter, Jackie	4.60		
Totals	91.20		
<b>Total Labour</b>			<b>11,393.50</b>
Travel - Mileage		190.40	
Misc Reimbursable Expense		304.06	
<b>Total Reimbursables</b>		<b>494.46</b>	<b>494.46</b>
HST #885871228	13.00 % of 11,887.96	1,545.43	
<b>Total Tax</b>			<b>1,545.43</b>
<b>Total Amount Due</b>			<b><u><u>\$13,433.39</u></u></b>

**Billings to Date**

	Current	Prior	Total
Labor	11,393.50	30,412.00	41,805.50
Expense	494.46	992.73	1,487.19
Tax	1,545.43	4,082.61	5,628.04
<b>Totals</b>	<b>13,433.39</b>	<b>35,487.34</b>	<b>48,920.73</b>

Please reference your client number [61] when making payments via direct deposit or electronic transfer.

Project Manager: Thomas Pridham



# MUNICIPALITY OF CHARLTON AND DACK

## Resolution of Council

MOVED BY:

Debbie Veerman

MOTION NO:

16-271

SECONDED BY:

Jim Huff

DATE: October 24<sup>th</sup>, 2016

WHEREAS the Ministry of Municipal Affairs has implemented a new requirement that anyone wishing to run for office on a council must submit the signatures of 25 voters supporting the nomination;

AND WHEREAS in many small municipalities it has become increasingly difficult to attract councillors and this requirement will discourage qualified and new candidates;

AND WHEREAS in rural communities accessibility is even more difficult and infringes Ontarians with Disabilities (AODA);

AND WHEREAS the Province has stated that they want to encourage more local decision making.

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Charlton and Dack request the Province to re-evaluate this requirement and allow it to be an optional local decision to avoid negative consequences to many municipalities.

FURTHER THAT this resolution be circulated to the Minister of Municipal Affairs, the Critics for Municipal Affairs, the Association of Municipalities of Ontario, the Federation of Northern Ontario Municipalities, and all municipalities in the Province of Ontario for consideration.

<input checked="" type="checkbox"/>	CARRIED
<input type="checkbox"/>	DEFEATED
<input type="checkbox"/>	DEFERRED

Signature of Presiding Officer:

M. N. Bond

### DIVISION VOTE

Position	Name	Yeas	Nays
Councillor	Chauncey Corley	Certified to be a true copy from the Corporation of the Municipality of Charlton and Dack, passed in Council on the 24 day of October, 2016.	
Councillor	Jim Huff		
Councillor	Debbie Veerman		
Councillor	Clem Yantha		
Reeve	Merrill Bond		

Dan Thibeault, Clerk Treasurer CAO  
Municipality of Charlton and Dack

### DECLARATION OF CONFLICT OF INTEREST

declared their interest, abstained from the discussion and did not vote on the question.

Info 16

NOV - 3 2016

## Denise Holmes

---

**From:** OMAFRA Guidelines (OMAFRA) <OMAFRA-Guidelines@ontario.ca>  
**Sent:** Tuesday, October 25, 2016 4:48 PM  
**To:** Undisclosed recipients:  
**Subject:** New! OMAFRA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas -  
NOUVEAU! Lignes directrices sur les utilisations permises dans les zones agricoles à fort rendement de l'Ontario du MAAARO

OMAFRA would like to advise decision-makers, planners, economic developers and farmers that the final Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas have been posted on [OMAFRA's website](#).

You can order a free printed copy of the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851, through ServiceOntario:

- Online: [ServiceOntario Publications](#)
- By phone:  
Monday to Friday, 8:30 AM to 5:00 PM  
416-326-5300  
416-325-3408 (TTY)  
1-800-668-9938 toll-free across Canada  
1-800-268-7095 TTY toll-free across Ontario

---

Le MAAARO aimerait aviser les responsables de la prise de décisions, les planificateurs, les promoteurs du développement économique et les agriculteurs que la version finale des *Lignes directrices sur les utilisations permises dans les zones agricoles à fort rendement de l'Ontario* a été affichée sur le [site Web du MAAARO](#).

Vous pouvez commander un exemplaire gratuit de la publication 851F intitulée *Lignes directrices sur les utilisations permises dans les zones agricoles à fort rendement de l'Ontario* auprès de ServiceOntario :

- En ligne à [ServiceOntario Publications](#)
- Par téléphone :  
Lundi à vendredi, 8 h 30 à 17 h  
416 326-5300  
416 325-3408 (TTY)  
1 800 668-9938 Sans frais au Canada  
1 800 268-7095 ATS Sans frais en Ontario

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Total Control Panel

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To: [dholmes@melanctontownship.ca](mailto:dholmes@melanctontownship.ca)  
From: [omafra-guidelines@ontario.ca](mailto:omafra-guidelines@ontario.ca)

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High (60): Pass  
Medium (75): Pass  
Low (90): Pass

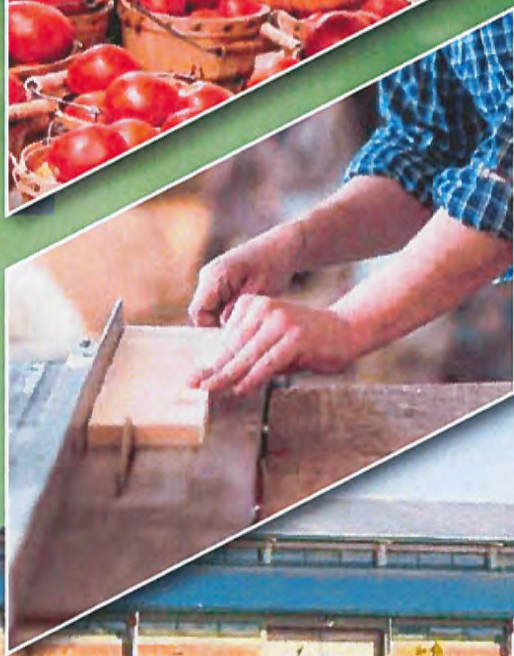
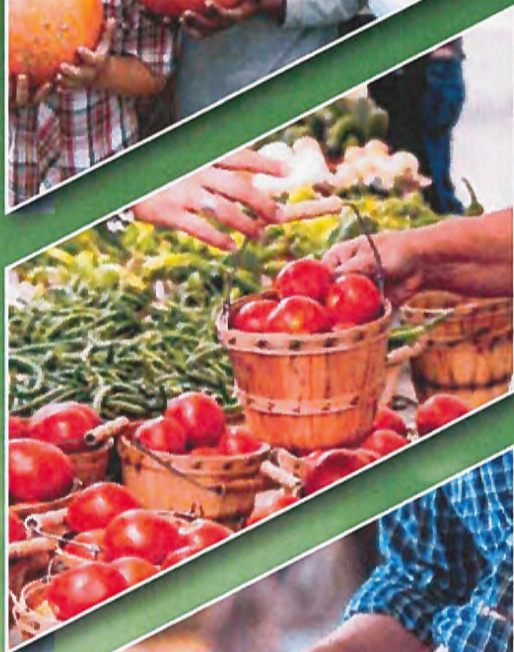
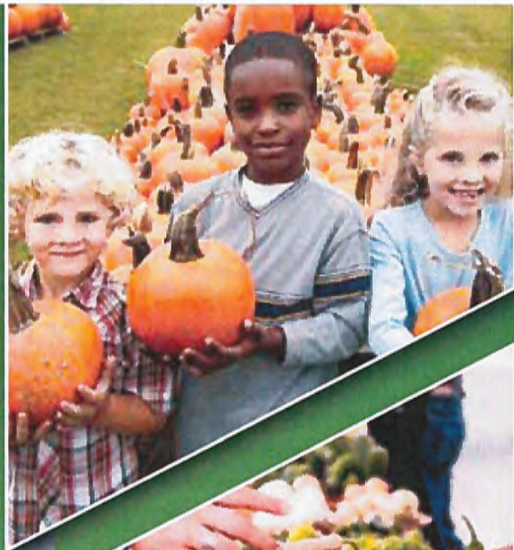
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# Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

Publication 851





**Editor**

Arlene Robertson, Ontario Ministry of Agriculture,  
Food and Rural Affairs (OMAFRA)

**Author**

Helma Geerts, MSc, MCIP, RPP OMAFRA

**Acknowledgements**

The author would like to thank the dedicated municipal and OMAFRA planners who contributed invaluable insights and experiences to the development of the guideline.

Special thanks to Drew Crinklaw and Jackie Van de Valk (OMAFRA) and Barbara Adderley from the Ministry of Municipal Affairs (MMA) for their considerable support on this project.

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  - 1-800-268-7095 TTY Toll-free across Ontario

**Disclaimer**

This document is for informational purposes only.  
It is intended to serve as a guide to the Provincial Policy  
Statement, 2014, and not as expert advice.

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# 1. INTRODUCTION

## 1.1 Purpose and Scope of the Guidelines

The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas will help municipalities, decision-makers, farmers and others interpret the policies in the Provincial Policy Statement, 2014 (PPS) on the uses that are permitted in *prime agricultural areas*<sup>1</sup>. It comprises the provincial guidelines referred to in Policy 2.3.3.1 of the PPS.

This document provides guidance on:

- *agricultural, agriculture-related and on-farm diversified* uses described in Policy 2.3.3. of the PPS
- removal of land for new and expanding *settlement areas* (PPS Policy 2.3.5) and limited non-agricultural uses in *prime agricultural areas* (PPS Policy 2.3.6)
- mitigation of impacts from new or expanding non-agricultural uses (PPS Policy 2.3.6.2)

Relevant policies and definitions from the PPS referred to in these guidelines are included in Appendix 1.

These guidelines are meant to complement, be consistent with and explain the intent of the PPS policies and definitions. Where specific parameters are proposed, they represent best practices rather than specific standards that must be met in every case. These parameters are based on the judgement and experience of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and the Ontario Ministry of Municipal Affairs (MMA) as well as consultation with municipalities and stakeholders on how to be consistent with PPS policies.

### PPS Policy 2.3.3.1

In *prime agricultural areas*, permitted uses and activities are: *agricultural uses, agriculture-related uses and on-farm diversified uses*.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objective.

## 1.2 Ontario's Prime Agricultural Areas

Ontario's *prime agricultural land* is a finite, non-renewable resource comprising less than 5% of Ontario's land base. It is the foundation for food, fibre and fur production, the local food economy, agri-food exports, economic prosperity and the growing bio-based economy.

The PPS states that Ontario's *prime agricultural areas* shall be protected for long-term use for agriculture and defines *prime agricultural areas* as areas where *prime agricultural lands* predominate. Planning authorities (e.g., municipalities) are required to designate<sup>2</sup> *prime agricultural areas* in their official plans, including *specialty*

<sup>1</sup> Words in *italics* are defined in Appendix 1 in accordance with the PPS.

<sup>2</sup> The term "designate" is not defined in the PPS. The province's preferred approach to designating *prime agricultural areas* in official plans, and one that is followed by most municipalities, is to have "agriculture" or "*prime agricultural area*" as a category of land use identified on a land use schedule or map with corresponding policies in the official plan. Other approaches that achieve the same objectives of 1) mapping the lands and 2) through policies, provide for their protection and identify permitted uses, may also be acceptable.



*crop areas*, Canada Land Inventory Classes 1, 2 and 3 land, associated Classes 4–7 land and additional areas where there is a local concentration of farms which exhibit characteristics of on-going agriculture. Controlling the types and scale of uses that are permitted in *prime agricultural areas* is a key way of protecting Ontario's best farmland.

#### Application to Rural Lands

These guidelines focus on the land uses permitted in *prime agricultural areas*, but they also have relevance for *rural lands*. Policy 1.1.5.8 of the PPS states that “*agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices* should be promoted and protected on *rural lands* in accordance with provincial standards.” In this context, the provincial standards include the PPS policy that these guidelines support.

Permitted uses on *rural lands* are more permissive than in *prime agricultural areas*. The province's **Introduction to the Provincial Policy Statement, 2014: Rural Ontario** provides more detail ([ontario.ca/cvg5](http://ontario.ca/cvg5)).

### 1.3 Objectives and Criteria for Permitted Uses

The criteria for the uses permitted in *prime agricultural areas* are specifically derived from PPS policies and definitions. They revolve around two key objectives:

1. maintaining the land base for agriculture (PPS Policy 2.3.1)
2. supporting a thriving agricultural industry and rural economy (PPS Vision and PPS Policy 1.1.4)

These objectives may at times compete with each other. These guidelines are intended to help decision-makers balance the objectives. This can be done by ensuring all applicable criteria are met for the permitted uses.

Table 1 summarizes the specific criteria for *agricultural, agriculture-related and on-farm diversified uses*. The criteria cover all key descriptors referred to in Policies 2.3.3.1, 2.3.3.2 and 2.3.3.3 of the PPS and the applicable PPS definitions. Each criterion is discussed in detail in these guidelines.

These guidelines focus on meeting the PPS policies and definitions of permitted uses for land use planning purposes. This focus may be different from the categorization of land uses for tax assessment purposes. Users of this document should be aware that a change in land use may result in a change in tax assessment. More information on tax assessment may be obtained from the Municipal Property Assessment Corporation. New buildings or additions or modifications to or changes in the use or occupancy of buildings, could also have building code implications (Section 2.5.7).



**Table 1.** Criteria for permitted uses in *prime agricultural areas*

Type of use	Criteria as provided by PPS policies and definitions
<b>Agricultural</b>	<ol style="list-style-type: none"> <li>1. The growing of crops, raising of livestock and raising of other animals for food, fur or fibre</li> <li>2. Includes 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</li> <li>3. All types, sizes and intensities of <i>agricultural uses</i> shall be promoted and protected in accordance with provincial standards</li> <li>4. <i>Normal farm practices</i> shall be promoted and protected in accordance with provincial standards</li> </ol>
<b>Agriculture-Related</b>	<ol style="list-style-type: none"> <li>1. Farm-related commercial and farm-related industrial uses</li> <li>2. Shall be compatible with and shall not hinder surrounding agricultural operations</li> <li>3. Directly related to farm operations in the area</li> <li>4. Supports agriculture</li> <li>5. Provides direct products and/or services to farm operations as a primary activity</li> <li>6. Benefits from being in close proximity to farm operations</li> </ol>
<b>On-Farm Diversified</b>	<ol style="list-style-type: none"> <li>1. Located on a farm</li> <li>2. Secondary to the principal <i>agricultural use</i> of the property</li> <li>3. Limited in area</li> <li>4. Includes, but is not limited to, home occupations, home industries, <i>agri-tourism</i> uses and uses that produce value-added agricultural products</li> <li>5. Shall be compatible with, and shall not hinder, surrounding agricultural operations</li> </ol>

## 1.4 Principles of Permitted Uses

The intent of the PPS and these guidelines is to allow uses in *prime agricultural areas* that ensure *settlement areas* remain the focus of growth and *development* and:

- agriculture remains the principal use in *prime agricultural areas*
- *prime agricultural areas* are protected for future generations
- land taken out of agricultural production, if any, is minimal
- regard is given to the long-term (multi-generational) impact on *prime agricultural areas*
- *normal farm practices* are able to continue unhindered
- agricultural and rural character and heritage are maintained as much as possible
- uses are compatible with *agricultural uses*
- they make a positive contribution to the agricultural industry, either directly or indirectly
- servicing requirements (e.g., water and wastewater, road access, fire services, policing) fit with the agricultural context



Permitting a wide range of compatible uses in *prime agricultural areas* is intended to enable:

- agriculture and farm operators to prosper
- development of new farm products
- valued/necessary rural services to be available
- diversification of the rural economy and tax base
- job creation that helps stabilize and grow rural communities
- greater awareness and appreciation of agriculture in the area

## 1.5 Municipal Consistency

Given the wide differences in municipal approaches to permitted uses, these guidelines aim to increase the consistency across the province. To maintain the wide variety of uses that the PPS permits, municipalities are encouraged to adopt policies that explicitly reflect PPS policies and the criteria identified in this document.

While consistency with these guidelines is preferred, Policy 2.3.3.1 of the PPS allows municipalities to develop their own criteria for permitted uses in municipal planning documents as long as they achieve the same objectives as the provincial guidelines. To do so, municipalities would need justification that ensures they are consistent with all PPS policies and criteria for the permitted uses.

Policy 4.9 of the PPS indicates that planning authorities and decision-makers may go beyond the PPSs minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the PPS.

Some municipalities have elected to be more restrictive than the PPS on the types of uses permitted in their *prime agricultural areas*, where further restrictions may be warranted based on local circumstances. While this is appropriate in some instances, being more restrictive may limit options for farmers and local economic development. Being more restrictive may also be inconsistent with the PPS and the objectives and criteria for permitted uses.

When assessing municipal consistency with the PPS, the following should be considered:

- Municipal approaches shall be consistent with **all** PPS policies.
- The PPS permits *agricultural, agriculture-related and on-farm diversified uses in prime agricultural areas*. None of these categories of uses can therefore be excluded.
- PPS policy 2.3.3.2 states that all types, sizes and intensities of *agricultural uses* shall be protected and promoted, in accordance with provincial standards<sup>3</sup>. Therefore, prohibiting or restricting any types, sizes or intensities of *agricultural uses* must be avoided (Section 2.1.1 (3)).

## 1.6 Relationship to Provincial Plans

These guidelines are specific to the PPS and may not address all aspects covered by provincial plans including the Greenbelt Plan, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Growth Plan for the Greater Golden Horseshoe. Provincial plans build upon the policy foundation in the PPS and are to be read in conjunction with the PPS. Provincial plans take precedence over the PPS to the extent of any conflict, except where legislation establishing provincial plans provides otherwise. Decision-makers in areas covered by provincial plans will need to rely on the specific policy direction of provincial plans and any associated guidance material, where it exists.

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<sup>3</sup> Provincial standards are established in legislation and policy statements such as the *Farming and Food Production Protection Act, 1998*; *Nutrient Management Act, 2002*; other laws; and the Provincial Policy Statement, 2014.



## 2. PERMITTED USES

Three categories of uses permitted in *prime agricultural areas* are discussed in this section: *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*. If a use proposed for a *prime agricultural area* does not meet PPS policies and definitions for at least one of these three categories of uses, then consider proceeding under PPS Policy 2.3.5 and Policy 2.3.6, as discussed in Section 3 of these guidelines.

The PPS states that all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in *prime agricultural areas*. Where *agriculture-related* or *on-farm diversified uses* are located in *prime agricultural areas* in accordance with the PPS, they are intended to support agriculture as the dominant use in *prime agricultural areas*.

If an *agriculture-related* or *on-farm diversified use* is to be located in a *prime agricultural area*, a best practice is to place the use on lower-capability agricultural lands. In addition, consideration should be given to directing *agriculture-related* and *on-farm diversified uses* to *settlement areas* (the focus of growth and development) or *rural lands* (where recreation, tourism and other economic opportunities are promoted).

When siting, designing and operating permitted uses in *prime agricultural areas*, care must be taken to ensure PPS environmental policies are met. For example, the environment is clean and healthy; any undesirable effects of *development*, including impacts on air, water and other resources, are minimized; land, resources and biodiversity are conserved; and the quality and quantity of water resources are protected, improved and restored.

### 2.1 Agricultural Uses

As described in the PPS definition for *agricultural uses*, these uses comprise the farms and farmland that produce agricultural products. These uses are undertaken with the expectation of gain or reward. *Agricultural uses* are the primary use in *prime agricultural areas* and the basis of the agri-food industry.

**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.

PPS, definitions

#### 2.1.1 PPS Criteria for Agricultural Uses

The PPS criteria for *agricultural uses* recognize that these uses include the growing of crops and raising of animals. They may be of any type, size or intensity and should respect *normal farm practices*. *Agricultural uses* may also include associated on-farm buildings and structures.

1. **The growing of crops, raising of livestock and raising of other animals for food, fur or fibre.**  
(from the PPS *agricultural uses* definition)

The PPS definition of *agricultural uses* is purposefully broad, with a range of examples provided.

To qualify as an *agricultural use*, crops generally produce a harvestable product such as fruit, vegetables, mushrooms, field crops including cereal crops, corn, soybeans and forage crops, biomass, nursery crops, trees for harvest/agro-forestry, medicinal herbs, sod/turf grass and seeds.



Crops may be used for a variety of purposes such as food for humans, livestock feed, bedding, medicinal purposes, bio-products, firewood and Christmas trees.

Cover crops planted to improve soil health (e.g., reduce soil erosion, improve soil fertility) or reduce weeds or pests, may or may not be harvested. These are also considered crops under *agricultural uses*.

Woodlots, riparian buffers and fencerows may or may not be harvested, but are integral to *agricultural uses*. Other conservation uses such as interpretative centres are not included as *agricultural uses*.

*Agricultural uses* include the raising of livestock and other animals for food, fur or fibre. Animals must be raised, live on or be used on the farm; this would not include companion animals or zoo animals. Some examples from the PPS definition and the *Farming and Food Production Protection Act, 1998* are livestock (including horses), poultry and ratites, fish/aquaculture, apiaries, fur-bearing animals, deer and elk, game animals and birds.

- 2. Includes 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.**  
(from the PPS *agricultural uses* definition)

On-farm buildings and structures that are used for agricultural purposes and that are integral to the farm operation are *agricultural uses*. Such buildings and structures are used by the farm operator. Examples include livestock barns, manure storages, feed storages, silos, grain bins, drive sheds, tobacco kilns, farm implement buildings/drivesheds, greenhouses for growing plants, a primary farm residential dwelling and value-retaining facilities.

Value-retaining facilities located on farms serve to maintain the quality of raw commodities produced on the farm (i.e., prevent spoilage) to ensure they remain saleable. This includes facilities involving refrigeration (cold storage), controlled-atmosphere storage, freezing, cleaning, grading, drying (e.g., grains, oilseeds, tobacco), as well as simple, bulk packaging that helps maintain the quality of farm commodities. Value-retaining facilities may also include operations that provide a minimum amount of processing to make a farm commodity saleable, such as grading eggs, evaporating maple syrup and extracting honey. Agricultural commodities undergoing value-retaining processes are often shipped in bulk to value-added operations.

Based on the PPS definition of *agricultural uses*, a value-retaining facility is an example of “associated on-farm buildings and structures.” This requires the use to be on-farm and related to the type of farm operation where it is located. For example, a cold storage facility for apples that are grown on the same farm would be an *agricultural use*, while a cold storage facility serving multiple farms would not be. Such a facility could be an *agriculture-related* or *on-farm diversified use*, depending on the operation.

Policy 2.3.3.2 of the PPS states that all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected. Value-retaining facilities on the farm must be recognized and permitted as *agricultural uses* in official plans and zoning by-laws. Zoning requirements such as location of buildings or structures may need to be met and where applicable, site plan control may be required to address matters such as site specific layout details (Section 2.5.3).

Value-added facilities differ from value-retaining facilities. Value-added facilities process agricultural commodities into new forms or products that enhance their value. They may involve the addition of ingredients or processing of agricultural commodities (e.g., chopping and canning vegetables, pressing apples and bottling



cider, making wine, milling grain, cherry pitting and preserving, and preserving and roasting grain for livestock feed). Value-added uses may include retail-oriented packaging. Value-added facilities do not meet the PPS definition of *agricultural uses* but may still satisfy the PPS definition for *agriculture-related uses* or *on-farm diversified uses*, depending on the nature of the facilities and if they are located on a farm.

### Value-Retaining Facilities

#### Characteristics

- maintain the quality of agricultural commodities (i.e., prevent spoilage) or provide a minimum amount of processing to make an agricultural commodity saleable
- agricultural commodities are produced on the farm

#### Examples

- controlled-atmosphere storage, cleaning, grading, drying, sorting, evaporating maple sap into syrup, honey extraction, simple (bulk) packaging

#### Type of Use

- *agricultural uses* or *agriculture-related uses*

### Value-Added Facilities

#### Characteristics

- process agricultural commodities into new forms that enhance their value
- may add off-farm inputs

#### Examples

- pressing apples and bottling cider, wine-making, grain milling, cherry pitting and preserving, chopping and canning carrots, grain roasting for livestock feed, retail-oriented packaging

#### Type of Use

- *agriculture-related uses* or *on-farm diversified uses*

PPS policy allows “accommodation for full-time farm labour when additional labour is required” in *prime agricultural areas*. This applies to farms of a size and nature requiring additional labour on a year-round basis for the day-to-day operation of the farm (e.g., livestock operations) or on a seasonal basis over an extended growing season (e.g., horticultural operations that require labour for several months each year to amend the soil, and to plant, transplant, prune, weed and harvest crops). To minimize impacts on agriculture, locate housing for full-time farm labour within the farm building cluster. If this is not possible, place housing on lower-priority agricultural lands that meet the province’s *minimum distance separation* (MDS) *formulae* requirements and take as little land out of agricultural production as possible.

While the PPS permits accommodation for farm help, the labour needs of farms may change over time. A best practice is for farmers to consider alternatives to building a new, separate, permanent dwelling for farm help. Alternatives include:

- a second dwelling unit within an existing building on the farm
- a temporary structure, such as a trailer or other portable dwelling unit
- an existing dwelling on a parcel of land that is part of the extended farm operation, or located in a nearby settlement area or on a rural lot

Severance of land with housing for farm labour is not permitted as land division fragments the agricultural land base. Fragmentation of the land base can affect the future viability of agriculture over the long term.



Farms in *prime agricultural areas* requiring temporary workers for just a few weeks a year (i.e., NOT requiring day-to-day or extended seasonal labour as noted above) must provide an alternative form of housing to a new permanent dwelling structure (e.g., a temporary structure on the farm or off-farm housing). Housing for workers must meet minimum health and living conditions and may be subject to zoning and building permit requirements. Information on the minimum conditions is found in the Seasonal Farm Worker Housing Guidelines ([www.farmsontario.ca/pdf/MOH\\_Rec.pdf](http://www.farmsontario.ca/pdf/MOH_Rec.pdf)). However, prospective employers are urged to consult with local public health officials, building departments and other agencies to ensure they comply with all applicable regulations and policies for their circumstances.

**3. All types, sizes and intensities of *agricultural uses* shall be promoted and protected in accordance with provincial standards.**  
(from PPS policy 2.3.3.2)

The PPS protects and promotes all types, sizes and intensities of *agricultural uses* in *prime agricultural areas*. Therefore, it would be inappropriate for a municipality to adopt policies in its planning documents to prohibit certain types of *agricultural uses* (e.g., mushroom farms or aquaculture) or farm sizes (e.g., livestock facilities for a certain number of animals) except in specific circumstances where it is necessary to meet other PPS policies or legislation (e.g., *Nutrient Management Act, 2002*). Agriculture is a dynamic industry and changes over time depending on consumer demands/preferences, equipment, plant varieties, farmers' skills, labour, processing capacity and technology. Changes in the type of *agricultural uses* should not trigger *Planning Act, 1990*, applications or approvals, but may have MDS implications. While the PPS does not limit the establishment or intensity of livestock operations, other provincial standards (e.g., guidelines or regulations) may affect the location, intensity or design of these operations, such as:

- *minimum distance separation formulae* (MDS) requirements (e.g., odour setbacks between livestock facilities and other land uses)
- *Nutrient Management Act, 2002* (provincial nutrient management standards)
- *Clean Water Act, 2006* (protection of drinking water)
- *Conservation Authorities Act, 1990*

This criterion is not intended to suggest that small farm lots may be created. In general, the larger the farm parcel, the more adaptable it is to changing conditions and the more efficient it is to run the farm. Keeping farms large enough to maintain flexibility is key to agricultural viability and to achieving the PPS requirement of protecting *prime agricultural areas* for long-term use in agriculture.

Lot size may vary depending on the *agricultural use*. For traditional field crops, large lots are optimal. Higher-value specialty crops tend to be located on smaller parcels. In all cases, lots must still be large enough to maintain flexibility for future changes in the type or size of the agricultural operation. Policy 2.3.4 of the PPS addresses lot creation in *prime agricultural areas*. Other guidelines will address lot creation in more detail.



**4. Normal farm practices shall be promoted and protected in accordance with provincial standards.**  
(from PPS Policy 2.3.3.2)

A *normal farm practice* follows accepted customs and standards for farm operations or makes use of innovative technology to advance farm management. The *Farming and Food Production Protection Act, 1998*, (FFPPA) protects the rights of all rural Ontario residents. It protects farmers from nuisance complaints made by neighbours related to noise, odour, dust, light, vibration, smoke or flies if *normal farm practices* are used. It also protects neighbours from unacceptable nuisances from farms where a farm practice is determined to not be normal.

**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.

PPS, definitions

The FFPPA protects farmers from municipal by-laws that restrict their *normal farm practices*. Such by-laws would not apply to a practice that has been established as a *normal farm practice*. The Normal Farm Practices Protection Board (NFPPB) is responsible for determining whether an activity in a particular location qualifies as a *normal farm practice*.

Some *agricultural uses* may involve activities that are *normal farm practices*, but may not be fully understood or accepted by neighbours or visitors (e.g., the use of bird bangers and wind machines for growing tender fruit and grapes, or the spreading of manure as part of raising livestock and maintaining soil nutrients). When these practices have been determined to be *normal farm practices* by the NFPPB, the FFPPA allows the farmer to continue operating without interference. This provides the operational flexibility for the farm to succeed. Communication between neighbours is often the key to maintaining good relations.



## 2.1.2 Examples of Agricultural Uses

Figure 1 provides examples of uses that may be *agricultural uses* if they meet all of the applicable PPS criteria.



Cropland (all crops including biomass and sod)\*



Pastureland



Feedlot



Aquaculture



Christmas trees and nurseries\*



Barns, manure storages and other associated buildings and structures



Grain dryers and feed storages (e.g., bunkers, silos or gravity bins for farm's own use only)



Accommodation for full-time farm labour\*



Cold storage (farm's own use only)



Mushroom farm\*\*



Washing, sorting, grading (farm's own commodities only)\*



Farm implement/driveshed (farm's own use only)\*



Greenhouse for growing plants



Minimum amount of processing to make a produce saleable (e.g., evaporating maple sap, extracting honey)\*



Horse farm (breeding, raising, boarding, maintaining, training) including stables and indoor or outdoor riding arena/tracks\*



Tobacco kiln or smoke barn\*

**Figure 1.** Examples of *agricultural uses* provided all PPS criteria are met.

\*Source: Shutterstock

\*\*Source: Mushrooms Canada



### 2.1.3 Examples of Uses that Would Typically Not be Agricultural Uses

Examples of uses that would typically not be *agricultural uses* because they do not meet PPS definitions or criteria include:

- dog kennels
- grain dryers or mechanical garages serving several producers/customers
- retail operations
- landscape businesses
- off-season vehicle storages
- recreational facilities such as campsites, golf courses, fairgrounds, racetracks or ball parks
- restaurants

While not satisfying the definition and criteria of *agricultural uses*, some of these uses may meet the definitions and criteria for *agriculture-related uses* or *on-farm diversified uses*.

## 2.2 Agriculture-Related Uses

As described in the PPS definition, *agriculture-related uses* are farm-related commercial and industrial uses. They add to the vitality and economic viability of *prime agricultural areas* because they are directly related to and service farm operations in the area as a primary activity. These uses may be located on farms or on separate *agriculture-related* commercial or industrial properties.

**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.

PPS, definitions

### 2.2.1 PPS Criteria for Agriculture-Related Uses

All of the following criteria must be met to qualify as *agriculture-related uses* in *prime agricultural areas*.

1. **Farm-related commercial and farm-related industrial use.**  
(from the PPS definition of *agriculture-related uses*)

Farm-related commercial uses may include uses such as retailing of *agriculture-related* products (e.g., farm supply co-ops, farmers' markets and retailers of value-added products like wine or cider made from produce grown in the area), livestock assembly yards and farm equipment repair shops if they meet all the criteria for this category of uses.

Farm-related industrial uses may include uses such as industrial operations that process farm commodities from the area such as abattoirs, feed mills, grain dryers, cold/dry storage facilities, fertilizer storage and distribution facilities, food and beverage processors (e.g., wineries and cheese factories) and agricultural biomass pelletizers if they meet all the criteria for this category of uses. Many of these uses add value to the agricultural commodities produced in the area.

Residential, recreational and institutional uses do not fit the definition of *agriculture-related uses*.



**2. Shall be compatible with, and shall not hinder, surrounding agricultural operations.**

(from PPS Policy 2.3.3.1) Note: this policy applies to both *agriculture-related uses* and *on-farm diversified uses*.

"Surrounding agricultural operations" are interpreted in these guidelines to include both the property on which the use is located and the area of potential impact around the property. The area of impact may vary depending on the use. To be compatible with and not hinder surrounding agricultural operations, *agriculture-related uses* should meet all of the following:

- **Ensure surrounding agricultural operations are able to pursue their agricultural practices without impairment or inconvenience.** While *agriculture-related uses* (and *on-farm diversified uses*) may or may not be subject to the *minimum distance separation formulae*<sup>4</sup>, proximity to nearby livestock facilities may still be a consideration in locating these uses. This will help to avoid conflict between new uses and farming due to odour or other nuisances related to *normal farm practices*. Examples of other potential sources of conflict include noise that disturbs nearby farm operators and their livestock, trespass incidents, soil compaction, dust and impacts on water quantity or quality. Some uses can result in an increase in traffic that may conflict with slow-moving farm vehicles on local roads. Avoid these uses or mitigate their impacts in *prime agricultural areas*.
- **Uses should be appropriate to available rural services (e.g., do not require the level of road access, water and wastewater servicing, utilities, fire protection and other public services typically found in *settlement areas*).** Approval for a new land use on a property with individual, on-site water and sewage services requires demonstration of "no *negative impacts*" as per Policy 1.6.6.4 of the PPS. Urban-type uses typically unsuitable in *prime agricultural areas* include large food or beverage processing plants. These facilities should be on municipal services.

Wineries and cideries may fit the definition of *agriculture-related uses* if they are able to meet all PPS criteria for that category of uses. These uses require licensing from the Alcohol and Gaming Commission of Ontario ([www.agco.on.ca](http://www.agco.on.ca)) in order to operate. Ensure these uses are appropriate to available water and wastewater services. High water use/effluent generation operations would normally be incompatible in *prime agricultural areas* and may require capacity beyond what is available on the site. The appropriate scale to qualify as an *agriculture-related use* needs to be assessed on a case-by-case basis. A necessary first step is to identify required approvals and other requirements to be met to support the use. Examples include a Permit to Take Water or Environmental Compliance Approval under the *Ontario Water Resources Act, 1990*, and a Building Permit under the *Ontario Building Code, 1992*.

*Agriculture-related uses* that are compatible when first established may expand and grow over time. Before building permits are issued, the municipality needs to be satisfied that zoning requirements are met. If the compatibility criterion or any other PPS criteria cannot be met, the building permit may be withheld and the expanded business may need to be relocated to a suitable location outside of the *prime agricultural area*.

PPS Policy 2.3.4.1 b) addresses lot creation for *agriculture-related uses*. Lot creation may be permitted for *agriculture-related uses* provided that any new lot is limited to a minimum size needed to accommodate the use and its wastewater and water servicing requirements. A best practice is to consider alternatives before creating a new lot.

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<sup>4</sup> See Minimum Distance Separation Implementation Guidelines for details ([ontario.ca/cvge](http://ontario.ca/cvge)).

- **Maintain the agricultural/rural character of the area (in keeping with the principles of these guidelines and PPS Policy 1.1.4).** Compatibility may be achieved by:
  - re-using existing buildings or locating businesses within existing buildings unless an alternative location reduces overall impacts on agriculture in the area
  - designing new structures to fit in aesthetically with the agricultural area
  - minimizing outdoor storage and lighting
  - avoiding major modification of land and removal of natural heritage features
  - visually screening uses from neighbours and roadways
  - limiting the use of signage and ensuring that any signage fits with the character of the area
- **Meet all applicable provincial air emission, noise, water and wastewater standards and receive all relevant environmental approvals.** A use that will result in air, noise or odour emissions (e.g., fabrication plant or equipment repair shop) may require an Environmental Compliance Approval issued under the *Environmental Protection Act, 1990*. Some uses that have high water requirements or generate a significant amount of wastewater (e.g., produce washing, food processing and wine-making) could require a Permit to Take Water and/or sewage works approvals under the *Ontario Water Resources Act, 1990*.
- **The cumulative impact of multiple uses in *prime agricultural areas* should be limited and not undermine the agricultural nature of the area.** Whether a proposed new use is compatible depends in part on other uses in the area and how the area would be affected by all of these uses. For example, the cumulative impact on ground and surface water in the area, wear and tear on roads, traffic safety and demand for policing and fire protection are basic compatibility considerations. The principles of permitted uses identified in Section 1.4 and all compatibility components discussed in this section are to be maintained.

The PPS requires *prime agricultural areas* be protected for long-term *agricultural use* and that impacts from non-agricultural uses in the *prime agricultural area* are mitigated. The discussion on impact mitigation in Sections 3.1.3 and 3.2.4 may also be applicable to *agriculture-related uses* and *on-farm diversified uses*.

### 3. Directly related to farm operations in the area. (from the PPS definition of *agriculture-related uses*)

*Agriculture-related uses* must be directly related to farms in the area, primarily providing products or services that are associated with, required by or that enhance agricultural operations in the area. “Directly related to” means that the use should reflect the type of agricultural production in the area. Examples include:

- vegetable processing around the Holland Marsh
- processing tomatoes in the Leamington and Chatham-Kent areas
- farm equipment repair, farm input suppliers and grain drying in major cash crop areas
- ginseng drying and distributing in Ontario’s Sand Plain area

For a value-added facility to be classified as an *agriculture-related use*, “in the area” would refer to the area where the feedstock (e.g., crops or livestock) originates. “In the area” is not based on a set distance or on municipal boundaries. It is based on how far farmers will reasonably travel for the agriculture-related products or services. Some commodities are transported further than others. In Ontario, grain elevators usually store bulk grain for farms within a few kilometers as it is not economical to transport grain a long distance. Reasonable travel distance varies, however, with the bulk of the commodity and the density of agricultural operations. In areas with a high density of agricultural activity, the area within which feedstock is transported may be closer than in Northern Ontario or elsewhere where the density of agricultural activity is relatively low.



For example, a winery primarily using grapes grown in the area could be an *agriculture-related use*. A winery making wine from grapes or concentrate shipped in from another region of Ontario, another province or another country, would not be. A winery that brings in grapes or concentrate from another area, may, however, be an *on-farm diversified use* if all the criteria for that category of uses are met. Uses that are not directly related to farm operations in the area, because they use agricultural products from outside the area, may be *on-farm diversified uses* if all the criteria for those uses are met.

There may be instances when *agriculture-related uses* that normally provide products or services to farm operations in the area need to bring agricultural commodities in from outside of the area. An apple storage and distribution facility may need to bring in apples grown elsewhere in the province or country to meet customer demand when crop losses occur locally. However, the primary feedstock for *agriculture-related uses* must be farms in the area.

To qualify as *agriculture-related uses*, farmers' markets must sell produce grown in the area. Farmers' markets selling a variety of produce, both from the area and beyond, and potentially non-agricultural items like baked goods, coffee and crafts, could have both *agriculture-related* and *on-farm diversified* components. The criteria for both categories of use would need to be met.

Uses that provide products or services beyond the immediate agricultural area such as cold storage facilities near airports or other transportation hubs, or meat packing plants that process meat from a long distance, often shipped by transport truck or shipping container, are not *agriculture-related uses*. They do not directly relate to farm operations in the area. Even if these uses provide some products or services to farms in the area, they are located in serviced industrial or commercial land in *settlement areas*, rather than *prime agricultural areas*.

#### **4. Supports agriculture.**

(from the PPS definition of *agriculture-related uses*)

This criterion limits uses to those primarily focused on supporting agriculture. For example, a grain elevator used by farmers in the area supports and benefits area farms.

An example of an operation in a *prime agricultural area* that supports area agriculture is the Elmira Produce Auction. The co-operatively-run produce auction creates a market for regional produce in the Waterloo area. It aims to support growers in the area and increase family farm revenue by encouraging local farms to diversify into higher-value fruits and vegetables. The auction has affected crop production in the area, with more land now devoted to fruit and vegetable production to supply a growing number of area restaurants and institutions.

#### **5. Provides direct products and/or services to farm operations as a primary activity.**

(from the PPS definition of *agriculture-related uses*)

This criterion requires that *agriculture-related uses* directly service farm operations as a primary activity.

"Direct products and/or services" refers to uses that serve an agricultural need or create an opportunity for agriculture at any stage of the supply chain (e.g., seed or fertilizer supplier, farm equipment repair, value-added food and beverage processing and distribution or retail of agricultural commodities grown in the area).

General-purpose commercial and industrial uses that serve a broad customer base (e.g., building supply centres, window manufacturers, fencing companies, paint stores, pre-cast concrete businesses and contractors' yards) are not *agriculture-related uses* even if they have farm operators as customers.



Serving farm operations must be a primary function or main activity of the business. As a rule, general purpose commercial and industrial uses should be located outside of *prime agricultural areas* (i.e., in *settlement areas* or on *rural lands*).

Many hamlets, villages and towns near active agricultural areas cluster general purpose and *agriculture-related uses* within their *settlement areas*, within easy access to farm operations. Some provide servicing to encourage economic development. Directing growth and *development* that is not imperative in *prime agricultural areas* to *settlement areas* is consistent with PPS Policy 1.1.4.2.

In the past, some farm implement dealerships and repair shops have located in *prime agricultural areas* because of land availability and proximity to customers. Municipalities may have permitted this to achieve efficient development patterns in *settlement areas*. Given that current PPS policy emphasizes the need for *agriculture-related uses* to provide direct products and/or services to farm operations as a primary activity, a farm equipment dealership or farm equipment repair shop might be justified as an *agriculture-related use* in a *prime agricultural area* if servicing farm operations in the area is a primary focus of the business and all other *agriculture-related uses* criteria are met. However, businesses that sell or repair farm implements, along with items catering to a broad customer base such as lawn mowers, snow blowers, other machinery, parts, toys and clothing, should be directed to *settlement areas*, *rural lands* or lower priority agricultural lands as discussed in Section 3.2.

Uses that process and/or store predominantly non-agricultural source materials (e.g., compost, leaf and yard waste, food processing waste, sewage biosolids) are not *agriculture-related uses*, even if the products of such facilities are spread on farmland. The primary function of such facilities is to manage non-agricultural waste streams, rather than produce a product for application to farmland. Facilities that process and/or store agricultural source materials from agricultural operations in the area as their primary activity may fit the definition of *agriculture-related uses*.

Uses that do not benefit from being close to farm operations but wish to take advantage of lower costs in *prime agricultural areas* would not be classified as *agriculture-related uses*.

Since *agri-tourism uses* do not provide products or services to farm operations, they would not qualify as *agriculture-related uses*. If located on farms and meeting all other criteria, these uses may be *on-farm diversified uses*.

To assess whether a proposed use meets the test of providing direct products and/or services to farm operations as a primary activity, municipalities should require evidence demonstrating that the use will service farm operations as a primary business activity (i.e., inputs are primarily produced in the area or customers are primarily farm operators in the area). As a best management practice, municipalities may require evidence that the use cannot be located in *settlement areas* or on *rural lands*.

#### **6. Benefits from being in close proximity to farm operations.** (from the PPS definition of *agriculture-related uses*)

To meet this criterion, *agriculture-related uses* must benefit from or need to be located near the farm operations they serve. Benefits may include more effective or efficient operations due to access to feedstock, roads suited to slow-moving farm vehicles, reduced transportation distance and risk of spoilage and marketing opportunities associated with being part of an agricultural cluster.



## 2.2.2 Examples of Agriculture-Related Uses

Figure 2 provides examples of uses that could be classified as *agriculture-related uses* if they meet all of the PPS criteria.



Apple storage and distribution centre serving apple farm operations in the area



Farmers' market primarily selling products grown in the area\*



Processing of produce grown in the area (e.g., cider-making, cherry pitting, canning, quick-freezing, packing)\*



Grain dryer farm operations in the area



Agricultural research centre\*



Winery using grapes grown in the area\*



Abattoir processing and selling meat from animals raised in the area\*



Flour mill for grain grown in the area



Farm equipment repair shop\*



Livestock assembly yard or stock yard serving farm operating in the area



Auction for produce grown in the area



Farm input supplier (e.g., feed, seeds, fertilizer) (serving farm operations in the area)

**Figure 2.** Examples of *agriculture-related uses* provided all PPS criteria are met.

\* Source: Shutterstock



### 2.2.3 Examples of Uses that Would Typically Not be Agriculture-Related Uses

Examples of uses that would typically not be *agriculture-related uses* because they do not meet PPS definitions or criteria include:

- large food processing plants, large wineries and other uses that are high-water-use or effluent generators and are better suited to locations with full municipal services
- micro-breweries and distilleries
- contractors' yards, construction companies, landscapers, well drillers, excavators, paint or building suppliers
- sewage biosolids storage and composting facilities for non-agricultural source material
- antique businesses
- art or music studios
- automobile dealerships, towing companies, mechanics shop or wrecking yards
- rural retreats, recreational uses and facilities, campgrounds or fairgrounds
- conference centres, hotels, guest houses or restaurants
- furniture makers
- institutions such as schools or clinics
- seasonal storage of boats, trailers or cars
- veterinary clinics
- trucking yards

While not meeting the criteria for *agriculture-related uses*, some of these uses may fit under *on-farm diversified uses* if all criteria for that category of uses are met.

## 2.3 On-Farm Diversified Uses

A wide variety of uses may qualify as *on-farm diversified uses* based on the PPS definition, as long as they meet the criteria described below. *On-farm diversified uses* should be related to agriculture, supportive of agriculture or able to co-exist with agriculture without conflict. *On-farm diversified uses* are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and *agri-tourism uses* in *prime agricultural areas*.

**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.

PPS, definitions

### 2.3.1 PPS Criteria for On-Farm Diversified Uses

All of the following criteria must be met to qualify as *on-farm diversified uses*, in accordance with the PPS.

#### 1. Located on a farm.

(from the label "*on-farm*" *diversified uses* and from the definition's requirement that the use be secondary to the principal "*agricultural use*" of the property)

*On-farm diversified uses* must be located on a farm property that is actively in *agricultural use*. The *on-farm diversified uses* provisions in the PPS do not apply to small residential lots in the *prime agricultural area*.



As noted in Section 2.1 of these guidelines, *agricultural uses* occur on a farm with the expectation of gain or reward. This does not include production primarily for use or consumption by members of the household of the owner or operator of the agricultural operation, for purposes of pastime or recreation, or in a park, on a property used primarily for residential purposes or in a garden located in a public space. The planning authority may require evidence that the property is actively farmed. For example, proof may be required that shows the property qualifies for the Farm Property Class under the *Assessment Act, 1990*.

**2. Secondary to the principal agricultural use of the property.**  
(from the PPS definition of *on-farm diversified uses*)

While the PPS definition of *on-farm diversified uses* allows for a wide range of on-farm economic opportunities, it also requires those uses be secondary to the principal *agricultural use* of the property. In other words, *agricultural uses* must remain the dominant use of the property. This is measured in spatial and temporal terms. Spatially, the use must be secondary relative to the *agricultural use* of the property. The spatial limits are addressed below under the “limited in area” criterion.

Temporal considerations apply to uses that are temporary or intermittent, such as events. Given that *on-farm diversified uses* (and *agriculture-related uses*) must be compatible with surrounding agricultural operations, the frequency and timing of any events must not interfere with cropping cycles or other *agricultural uses* on the farm or in the surrounding area.

Even temporary uses must meet all criteria for *on-farm diversified uses*. Acceptable uses must be compatible with and able to coexist with surrounding agricultural operations, and:

- permanently displace little-to-no agricultural land, within the limits discussed under the “limited in area” criterion
- do not require site grading and/or drainage unless it improves conditions for agricultural production
- are one-time uses or held infrequently when impacts to agriculture are minimal
- any land used for a temporary use must be immediately returned to agriculture
- a harvestable crop is produced on the land the year in which the temporary use is implemented (if applicable)
- meet compatibility requirements (e.g., do not require significant emergency, water and wastewater services; maintain reasonable noise and traffic levels in the area)
- impacts to the site itself and surrounding agricultural operations are mitigated (e.g., compaction, drainage, trespassing)

If all criteria are met, events may be accommodated through a temporary use zoning by-law under the *Planning Act, 1990*, provided no permanent alterations are proposed to the land or structures (e.g., stages, washrooms or pavilions). The temporary zoning must be structured in a way that the farmland is returned to agriculture immediately following the event (e.g., detailed provisions to avoid soil compaction, timing events to avoid impacts on cropping systems). The intention is that these uses are permitted only on an interim basis.

*The Municipal Act, 2001*, authorizes municipalities to pass by-laws, issue permits and impose conditions on events. These by-laws may require site plans, traffic plans, emergency plans and security plans. These by-laws can help ensure uses are reasonable without the need for other approvals.

Large-scale, repeated or permanent events are not *on-farm diversified uses* and should be directed to existing facilities such as fairgrounds, parks, community centres and halls, *settlement areas or rural lands*. Guidelines on new venues in *prime agricultural areas* are provided in Section 3.2 Limited Non-Agricultural Uses.

### 3. Limited in area.

(from the PPS definition of *on-farm diversified uses*)

While PPS policies enable a wide variety of on-farm economic opportunities, the PPS also requires those uses are limited in area. This criterion is intended to:

- minimize the amount of land taken out of agricultural production, if any
- ensure agriculture remains the main land use in *prime agricultural areas*
- limit off-site impacts (e.g., traffic, changes to the agricultural-rural character) to ensure compatibility with surrounding agricultural operations

Many municipalities limit the scale of *on-farm diversified uses* by limiting the number or place of residence of employees, number of businesses, percentage of products sold that are produced on the farm or floor area of buildings and outdoor storage. However, these factors do not have a direct bearing on the amount of farmland displaced or fully account for all the land occupied by the uses. A preferred approach is to base “limited in area” on the total footprint of the uses, on a lot coverage ratio basis.

Guidance on the “limited in area” criterion is based on a review of existing municipal approaches in Ontario, observations and experiences of OMAFRA staff across the province, benchmarking against existing diverse farms, development of scenarios and stakeholder input. Realistic scenarios to predict how much land could be used for *on-farm diversified uses* on small, medium and large farms are provided in Appendix 2. Appendix 3 offers an example of an existing, diversified farm with a combination of permitted uses, illustrating how the *on-farm diversified uses* portion of the property is calculated.

The approach to the “limited in area” criterion is intended to:

- achieve the balance between farmland protection required by the PPS and economic opportunities for farmers
- improve consistency among municipalities in terms of the land area that could be used for such uses
- level the playing field for different types of *on-farm diversified uses*
- provide flexibility as *on-farm diversified uses* and owners change
- simplify implementation

The “limited in area” requirement should be based on the total land area that is unavailable for agricultural production as a result of the *on-farm diversified use* (i.e., the footprint occupied by the use, expressed as a percentage of lot coverage). The area calculation should account for all aspects related to an *on-farm diversified use* such as buildings, outdoor storage, landscaped areas, berms, well and septic systems, parking and new access roads. The lot coverage ratio should be based on the size of the individual parcel of land where the use is located, not the total area of a farm operation which could include several parcels. The rationale for using a lot coverage ratio is built on the premise that a large property is generally able to accommodate a larger *on-farm diversified use* than a small property while meeting compatibility requirements.

Where available, uses should be within existing agricultural buildings or structures no longer needed to support agricultural production. Reusing existing buildings or structures can help to:

- reduce the amount of farmland consumed
- maintain the agricultural/rural character of the area
- ensure existing buildings are kept in good repair or improved



As farmers expand and modernize their agricultural operations, they often prefer to build new structures based on current standards rather than retrofit older buildings. This can result in surplus buildings that could be repurposed. It is recommended that for “limited in area” calculations, the area of existing buildings used for *on-farm diversified uses* be discounted at an appropriate rate (e.g., 50%). Be aware that a change in the use of a building may result in a change in building code requirements (Section 2.5.7).

If an *on-farm diversified use* occupies the same footprint as a demolished building, the land area for the use may be similarly discounted. This recognizes that it is unlikely that land under a demolished building will be returned to an *agricultural use*. However, preference should be given to reuse of existing buildings where possible.

It is recommended that the area of existing laneways not be included in area calculations. This will encourage *on-farm diversified uses* to locate within existing farm building clusters and minimize impacts on agricultural production.

If an existing barn (or a barn destroyed by fire,) is restored for an *on-farm diversified use* with the same footprint as the existing barn, only 50% of the building's footprint is counted in the area calculations. Likewise, the footprint of a home occupation in an existing residence or outbuilding may be calculated at 50% of the area of the office. However, 100% of the area needed for parking and outdoor storage would be included. Existing laneways are not counted in the area calculations but 100% of the area for new laneways would be included.

These guidelines recommend that “limited in area” be relative to the size of the farm property on which the *on-farm diversified use* is located. The size of the entire farm property, including land subject to an easement, and not just the portion of a farm that is in *agricultural use*, should be considered. For example, a use occupying 1 ha on a 50 ha farm may be “limited in area,” while a 1 ha use on a 15 ha farm may not be. These guidelines recommend that the standard for the acceptable area occupied by an *on-farm diversified use* is up to 2% of a farm parcel to a maximum of 1 ha (10,000 m<sup>2</sup>). The examples of *on-farm diversified uses* in Appendix 2 show the variety of uses that could be placed on different-sized parcels of land, while staying within the recommended maximum lot coverage of 2%.

In the case of *on-farm diversified uses* that are intermittent, such as events, “limited in area” may mean an area greater than the general recommendations above (Section 2.3.1.1). When calculating the area for *agri-tourism uses* such as wagon rides or corn mazes, lands producing a harvestable crop are *agricultural uses* that are not included in area calculations. However, areas such as playgrounds and loading areas for hayrides should be included.

If more than one *on-farm diversified use* is proposed on a single property, the combined area of all *on-farm diversified uses* should be within the above area and lot coverage guidelines.

If the area of a proposed *on-farm diversified use* exceeds the recommended area thresholds in these guidelines, give consideration to PPS Policy 2.3.6 on non-agricultural uses in the *prime agricultural areas*. *On-farm diversified uses* that are proposed to grow beyond the area limits, either incrementally or otherwise, are not supported.

Since the PPS requires *settlement areas* to be the focus of growth and *development*, large-scale industrial and commercial buildings appropriate in *settlement areas* (due to servicing, accessibility, etc.) are not permitted in *prime agricultural areas*. It is recommended that the gross floor area of buildings for *on-farm diversified uses* be capped at a scale appropriate to *prime agricultural areas*. Municipalities may set the building size cap based on a maximum lot coverage ratio (i.e., proportion of the 2% of the property that may be used for *on-farm*



*diversified uses* to be covered by buildings).<sup>5</sup> Alternatively, municipalities may define maximum gross floor area limits numerically (e.g., maximum gross floor area for properties 15–20 ha is 600 m<sup>2</sup>, and so on for different sized properties). Regardless of how the cap is set, the area of existing buildings, should not be discounted when calculating the gross floor area of buildings for *on-farm diversified uses*.

#### Recommended Area Calculations for On-Farm Diversified Uses

- existing laneways shared between *agricultural uses* and *on-farm diversified uses* are not counted
- area of **existing** buildings or structures, built prior to April 30, 2014, occupied by *on-farm diversified uses* is discounted (e.g., 50%)
- area of **new** buildings, structures, setbacks, outdoor storage, landscaped areas, berms, laneways, parking, etc. are counted at 100%
- *on-farm diversified uses* may occupy no more than 2% of the property on which the uses are located, to a maximum of 1 ha
- the gross floor area of buildings used for *on-farm diversified uses* is limited (e.g., 20% of the 2%)

4. **Includes, but is not limited to, home occupations, home industries, *agri-tourism uses* and uses that produce value-added agricultural products.**  
(from the PPS definition of *on-farm diversified uses*)

The PPS definition provides a number of examples of *on-farm diversified uses*. Beyond these examples, other uses may also be suitable, subject to meeting all PPS criteria.

The PPS language related to uses that are not related to agriculture (i.e., home occupations, home industries), suggests that in *prime agricultural areas*, these operations must be at a reasonable scale, as discussed under the “secondary to...” and “limited in area” criteria.

Municipalities may wish to encourage *on-farm diversified uses* that relate to agriculture (e.g., *agri-tourism* and value-added uses) by streamlining approvals for these uses.

5. **Shall be compatible with, and shall not hinder, surrounding agricultural operations.**  
(from PPS Policy 2.3.3.1)

Refer to the discussion of this policy under *agriculture-related uses* (Section 2.2) as it applies equally to *on-farm diversified uses*. Some uses that meet other *on-farm diversified uses* criteria may not meet the compatibility criterion. For example, uses that attract large numbers of people onto the farm for non-farm events or for recreational purposes could result in soil compaction on the farm itself, excessive noise and trespass issues that may be incompatible with surrounding agricultural operations. Commercial or industrial uses that have a large number of employees or attract a large number of customers may also not be compatible in the *prime agricultural area*. In addition, some uses may be better suited to *settlement areas* where municipal services are available (PPS Policy 1.6.6). Municipalities should consider how effectively any impacts can be mitigated before allowing different uses in *prime agricultural areas*.

<sup>5</sup>Maximum lot coverage ratios for rural commercial or rural industrial lots might provide a useful perspective in setting the cap on gross floor area for buildings used for *on-farm diversified uses*. For example, if the maximum lot coverage ratio for rural commercial or rural industrial lots is 30%, the appropriate ratio for the *on-farm diversified uses* portion of the farm might be lower given the agricultural setting (e.g., 20% of the 2%).



### Compatibility Considerations

- does not hinder surrounding agricultural operations
- appropriate to available rural services and *infrastructure*
- maintains the agricultural/rural character of the area
- meets all applicable environmental standards
- cumulative impact of multiple uses in *prime agricultural areas* is limited and does not undermine the agricultural nature of the area

Nano or micro-breweries and small distilleries may fit the definition of *on-farm diversified uses* if they are able to meet all PPS criteria for that category of uses. However, these uses should be appropriate to available rural water and wastewater services. High water use/effluent generation operations are generally inappropriate in *prime agricultural areas* and may require capacity beyond what is available on the site. The appropriate scale to qualify as an *on-farm diversified use* needs to be assessed on a case-by-case basis.

In *prime agricultural areas* with multiple *on-farm diversified uses* on several farms, the collective impact of these uses should be limited and not undermine the agricultural nature of the area or the health of the environment. Whether a proposed new *on-farm diversified use* is compatible depends on other uses in the area and how the area would be affected by all of these uses.

### 2.3.2 Examples of On-Farm Diversified Uses

Figure 3 provides examples of the uses that could be classified as *on-farm diversified uses* if they meet all the PPS criteria.

#### Veterinary Clinics

Veterinarians who treat farm animals are usually based out of mixed animal clinics and provide mobile veterinary services. Mixed animal clinics are often located within *settlement areas*, but they could be *on-farm diversified uses* if all PPS criteria can be met.

Besides these examples, uses that share some characteristics with *agriculture-related uses* but that do not meet all of the criteria for *agriculture-related uses* (e.g., primarily provide products or services to agriculture in the area), could qualify as *on-farm diversified uses*. Storage for non-regional agricultural products is an example.





Value-added uses that could use feedstock from outside the surrounding agricultural area (e.g., processor, packager, winery, cheese factory, bakery, abattoir)



Home occupations (e.g., professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, veterinary clinic, kennel, classes or workshops)\*



Home industries (e.g., sawmill, welding or woodworking shop, manufacturing/fabrication, equipment repair, seasonal storage of boats or trailers)



Agri-tourism and recreation uses (e.g., farm vacation suite, bed and breakfast, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, equine events, wine tasting, retreats, zip lines)\*



Retail uses (e.g., farm market, antique business, seed supplier, tack shop)\*



Café/small restaurant, cooking classes, food store (e.g., cheese, ice cream)\*

**Figure 3.** Examples of *on-farm diversified uses* provided all PPS criteria are met.

\* Source: Shutterstock

### 2.3.3 Examples of Uses that Would Typically Not be On-Farm Diversified Uses

Examples of uses that would typically NOT be *on-farm diversified uses* because they would not meet PPS definitions or criteria include:

- large-scale equipment or vehicle dealerships, hotels, landscape businesses, manufacturing plants, trucking yards
- uses with high water and sewage needs and/or that generate significant traffic, such as large food processors, distribution centres, full-scale restaurants, banquet halls
- large-scale recurring events with permanent structures
- institutional uses (e.g., churches, schools, nursing homes, cemeteries)<sup>6</sup>
- large-scale recreational facilities such as golf courses, soccer fields, ball diamonds or arenas

<sup>6</sup>Churches, schools and cemeteries that serve communities reliant on horse-drawn vehicles as a primary means of transportation may be limited non-residential uses, as discussed in Section 3.2 of these guidelines. The MDS Implementation Guidelines include a special provision for these types of uses.



## 2.4 Categories of Permitted Uses

Categorizing a use as an *agricultural*, *agriculture-related* or *on-farm diversified* use depends on a number of considerations. These include where the use is located (farm/off-farm), if it is used primarily for the farm operation on which it is located and if it services farm operations in the area. For example, a grain dryer would be an *agricultural* use if it dries grain primarily produced on the farm where it is located. A grain dryer used to dry and store grain from multiple farms in the area could be an *agriculture-related* use.

In terms of the scale of the operation, *agricultural* uses and *agriculture-related* uses do not have specific size limits, but their scale may be affected by servicing and other compatibility considerations. *On-farm diversified* uses must be secondary to the principal *agricultural* use of the property and limited in area according to the PPS policy criteria. *Agriculture-related* and *on-farm diversified* uses must be compatible with and shall not hinder surrounding agricultural operations.

Table 2 provides examples of uses and when they are permitted as *agricultural* uses, *agriculture-related* uses or *on-farm diversified* uses. These examples are not necessarily the same as those provided in Figures 1, 2 or 3. Together, all of the examples in these guidelines help to identify the many situations that may arise.

It is important to consider that uses may begin as one type of use and evolve into another over time. If this happens, the criteria for the new category of permitted uses would need to be met. For example, if the operator of an *agriculture-related* use wishes to expand their business, the municipality may need to consider who the business is serving and may serve in the future. If the expanded use would not meet all PPS criteria, the operator may need to consider a location outside of the *prime agricultural* area in order to expand.

**Table 2.** Categories of uses permitted in *prime agricultural areas* provided all PPS criteria are met

Type of Use	Agricultural Use	Agriculture-Related Use	On-Farm Diversified Use
	Growing of crops or raising of animals; includes associated on-farm buildings and structures; all types, sizes and intensities; <i>normal farm practices</i> are promoted and protected	May or may not be on a farm; farm-related commercial or industrial use; compatible with surrounding agricultural operations; directly related to farms in the area; supports agriculture, provides products or services to farms; benefits from proximity to farms	On a farm; secondary use; limited in area; includes, but is not limited to, home occupations, home industries, <i>agri-tourism</i> uses and value-added uses; compatible with surrounding agricultural operations
<b>Greenhouse</b>	<b>Yes</b> For growing plants	<b>Yes</b> For retailing plants grown in the area	<b>Yes</b> For growing or retailing plants or a variety of non-plant items
<b>Value-retention of farm products</b> (e.g., grain drying, cold storage, grading, maple sap evaporating)	<b>Yes</b> Primarily for products produced on own farm	<b>Yes</b> Would service farms in the area	<b>Yes</b> No restriction on products or where they are from
<b>Accommodation for full-time farm labour</b>	<b>Yes</b> On-farm housing for own workers	<b>No</b>	<b>Yes</b> Could house workers from own or neighbouring farms
<b>Value-added process</b> (e.g., food processing)	<b>No</b>	<b>Yes</b> Could do value-added processing of farm products grown in the area	<b>Yes</b> No restriction on what could be processed or its origin
<b>Pick-your-own operation</b> (with associated uses)	<b>Yes</b> Includes harvesting of crops	<b>Yes</b> Could include retailing of farm products grown in the area (e.g., farm stand)	<b>Yes</b> Could include retailing of products grown beyond the area or unrelated to agriculture, as well as visitor amenities (e.g., playground)



Type of Use	Agricultural Use	Agriculture-Related Use	On-Farm Diversified Use
	Growing of crops or raising of animals; includes associated on-farm buildings and structures; all types, sizes and intensities; <i>normal farm practices</i> are promoted and protected	May or may not be on a farm; farm-related commercial or industrial use; compatible with surrounding agricultural operations; directly related to farms in the area; supports agriculture, provides products or services to farms; benefits from proximity to farms	On a farm; secondary use; limited in area; includes, but is not limited to, home occupations, home industries, <i>agri-tourism</i> uses and value-added uses; compatible with surrounding agricultural operations
<b>Winery, cidery, meadery</b>	<b>No</b>	<b>Yes</b> Fruit or honey used is primarily from farms in the area; could include tasting and retailing; appropriate servicing (water and wastewater) must be available <sup>7</sup>	<b>Yes</b> No restriction on where fruit or honey is produced; may include other permitted uses (e.g., tasting and retailing); appropriate servicing (water and wastewater) must be available <sup>7</sup>
<b>Small-scale micro-brewery, distillery</b>	<b>No</b>	<b>No</b> Unless agricultural products from the area (e.g., grains) are the main input and appropriate servicing (water and wastewater) are available <sup>7</sup>	<b>Yes</b> Appropriate servicing (water and wastewater) must be available <sup>7</sup>
<b>Agri-tourism venture</b> (e.g., bed and breakfasts, playgrounds, hayrides, corn mazes, haunted barns)	<b>No</b>	<b>No</b>	<b>Yes</b> <sup>8</sup>
<b>Home occupation</b>	<b>No</b>	<b>No</b> Unless it primarily provides products or services to farms in the area (e.g., farm business advisor)	<b>Yes</b> All types
<b>Commercial use</b>	<b>No</b>	<b>Yes</b> Must provide products or services to farms in the area	<b>Yes</b> All types that are appropriate in <i>prime agricultural areas</i>

<sup>7</sup> High water uses/effluent generators should be on full municipal services.<sup>8</sup> Area limits, rural servicing and building code requirements may restrict uses such as large wedding and banquet facilities.



Type of Use	Agricultural Use	Agriculture-Related Use	On-Farm Diversified Use
	Growing of crops or raising of animals; includes associated on-farm buildings and structures; all types, sizes and intensities; <i>normal farm practices</i> are promoted and protected	May or may not be on a farm; farm-related commercial or industrial use; compatible with surrounding agricultural operations; directly related to farms in the area; supports agriculture, provides products or services to farms; benefits from proximity to farms	On a farm; secondary use; limited in area; includes, but is not limited to, home occupations, home industries, <i>agri-tourism</i> uses and value-added uses; compatible with surrounding agricultural operations
<b>Landscaping business</b>	<b>No</b>	<b>No</b>	<b>Yes</b>
<b>Industrial use</b>	<b>No</b>	<b>Yes</b> Must support farms in the area	<b>Yes</b> All types that are appropriate in <i>prime agricultural areas</i>
<b>Machine repair shop</b>	<b>Yes</b> For own use	<b>Yes</b> Must support agriculture in the area	<b>Yes</b> All types that are appropriate in <i>prime agricultural areas</i>
<b>Agricultural research and training centre</b> (i.e., government or associated with an academic institution)	<b>Yes</b> The growing of crops or raising of animals would need to be the primary activity	<b>Yes</b> Would need to provide products or services to farms in the area as a primary activity	<b>Yes</b>
<b>Veterinary clinic</b>	<b>No</b>	<b>No</b>	<b>Yes</b> Mixed or small animal clinic
OTHER USES			
<b>Renewable energy facilities under the Green Energy Act, 2009</b> (e.g., solar, wind, biogas)	These uses fall under the <i>Green Energy Act, 2009</i> , and do not need approval under the <i>Planning Act, 1990</i> . See Section 4.1 #5		
<b>Mobile/non-stationary use</b> (e.g., cider press, pelletizer, hoof trimmer, seed cleaner)	These uses do not require a building permit or land use change under the <i>Planning Act, 1990</i> . If they are <i>normal farm practices</i> , they are promoted and protected in <i>prime agricultural areas</i> .		



## 2.5 Implementation

This section identifies tools available to municipalities to implement the PPSs permitted uses policies under the *Planning Act, 1990*, and *Municipal Act, 2001*. More information is available on the Ministry of Municipal Affairs website ([ontario.ca/mmah](http://ontario.ca/mmah)). Municipalities should be consulted on any local requirements.

### 2.5.1 Official Plans

The official plan is the most important tool for implementing the PPS. PPS Policy 2.3.3.1 permits *agricultural uses, agriculture-related uses and on-farm diversified uses* in *prime agricultural areas*. Accordingly, municipal official plan policies under the Planning Act must explicitly state that these uses are permitted in *prime agricultural areas*. Criteria for these uses may be based on these provincial guidelines or municipal approaches that achieve the same objectives. Uses that meet the criteria may then be permitted without the need for an official plan amendment. They may however, be subject to zoning by-law requirements, site plan control and other local requirements. Some municipalities may be more restrictive on the types of uses permitted in their *prime agricultural areas* based on local circumstances, unless doing so would conflict with any policy in the PPS or any other applicable provincial plan. This may be appropriate in some instances but may limit options for farmers and local economic development.

#### Partial Lot Zoning

Municipalities may wish to consider using partial lot zoning for *on-farm diversified uses*. The portion of the property dedicated to *on-farm diversified uses* would be zoned for those uses, with the remainder of the property remaining in an agricultural zone. The area zoned for *on-farm diversified uses* may be up to the recommended land area limit discussed in these guidelines.

The PPS does not permit severances for *on-farm diversified uses* so partial lot zoning should not be considered a step towards lot creation.

### 2.5.2 Zoning By-laws

Under the *Planning Act, 1990*, municipal zoning by-laws may regulate matters such as:

- use of the land
- erection of buildings or structures
- type of construction and its height, bulk, location, size, floor area, spacing, character and use of buildings or structures, frontage and depth and proportion of the land area that any building or structure may occupy
- loading or parking facilities
- area, density and height

Municipalities may choose to specify setbacks for some of the permitted uses in *prime agricultural areas* (e.g., to protect a municipal drinking water system<sup>9</sup>, provide fire protection, mitigate odour, noise or dust or meet requirements under the *Nutrient Management Act, 2002* or Conservation Authority regulations). Setbacks will vary with the use and applicable legislation.

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<sup>9</sup> Municipalities with Source Protection Plans in place may require setbacks based on the *Clean Water Act, 2006*.



Municipalities should adopt “as-of-right” zoning for *agricultural uses* and other permitted uses that are clearly compatible and appropriate in *prime agricultural areas*. This means that landowners could establish any of these uses as long as they comply with applicable by-law requirements for the uses. For example, value-retaining uses (e.g., storage, grading, drying), home offices in existing buildings and small produce stands could be permitted as-of-right. Other uses may be located in *prime agricultural areas* subject to a minor variance or zoning by-law amendment to ensure issues such as site layout and traffic are compatible with surrounding *agricultural uses*.

Temporary use zoning by-laws permit the temporary use of land, buildings or structures for up to 3-year periods, as provided for in the *Planning Act, 1990*. They are inappropriate for uses involving physical changes to the site, new or improved buildings or structures, or uses that result in the creation of a new lot. Temporary use zoning by-laws are also an effective way to deal with event-type uses such as concerts, rodeos and farm shows. As a general rule, avoid using on-farm locations if these temporary uses can be accommodated in existing facilities nearby that are designed for such uses (e.g., fairgrounds, parks and band shells).

### 2.5.3 Site Plan Control

The *Planning Act, 1990*, allows municipalities to control the form of development through the use of site plan control. Areas under site plan control must be described in the municipal official plan and designated in a site plan control by-law.

As a best practice, most municipalities exempt *agricultural uses* from site plan control and this practice should continue. Municipalities may find it useful to apply site plan control to *on-farm diversified uses* given the broad range of uses permitted (both farm- and non-farm-related uses). Site plan control is also useful to apply to *agriculture-related uses* (Figure 4).

Site plan control may be used to ensure that new uses fit in with the agricultural character of the area and are compatible with surrounding agriculture. Use of this tool avoids the need for official plan and zoning by-law amendments. For example, municipalities could use site plan control to address elements such as:

- entrances, parking, pedestrian pathways and emergency vehicle access
- lighting, walkways and the appearance and design of buildings
- site grading, fencing, landscaping and drainage
- outdoor storage, visual screening and loading areas

It is recommended that where any *agriculture-related uses* and *on-farm diversified uses* are under site plan control, municipalities consider an expedited site plan approval process (e.g., delegated authority for planning departments to approve).



**Figure 4.** Clustering of farm buildings.



## 2.5.4 Development Permits

Municipalities may use a development permit system to streamline the land-use planning process by combining zoning, site plan and minor variance processes under the *Planning Act, 1990*. This can provide greater certainty upfront and speed up approvals. More information is available from the Ministry of Municipal Affairs website ([ontario.ca/mmah](http://ontario.ca/mmah)).

## 2.5.5 Lot Creation

The PPS discourages lot creation in *prime agricultural areas* (PPS Policy 2.3.4).<sup>10</sup>

Lots may only be created for *agricultural uses* provided:

- the severed and retained lots are of a size appropriate for the type of *agricultural use(s)* common in the area
- the lots are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations (PPS Policy 2.3.4.1 a))

Lots may only be created for *agriculture-related uses* provided that any new lot is limited to a minimum size needed to accommodate the use and appropriate *sewage and water services* (PPS Policy 2.3.4.1 b)). The use for the severed lot should be known, as a speculative use does not allow for determining appropriate lot size or compliance with any other PPS policy.

Finally, lot creation may be permitted for a residence surplus to a farming operation as a result of farm consolidation or *infrastructure*, provided specific conditions are met (PPS Policies 2.3.4.1 c and d)).

Further details are provided in the guidelines on lot creation.

## 2.5.6 Municipal By-laws

If a municipality wants to control or restrict noise, hours of operation or signage on the site of *agriculture-related* or *on-farm diversified uses*, it can consider using its authority under the *Municipal Act, 2001*, to pass specific municipal by-laws. Some municipalities have special event by-laws to regulate temporary uses. Municipal by-laws need to consider all relevant legislation, including the *Farming and Food Production Protection Act, 1998*.

## 2.5.7 Building Permits

The Ontario Building Code sets standards for the design and construction of buildings to meet health, safety, fire protection, accessibility, resource conservation and other objectives.

The construction of farm buildings is regulated by Ontario's Building Code (code) (in particular Article 1.3.1.2. of Division A) and the model National Farm Building Code of Canada. The National Farm Building Code stipulates additional or different requirements than those found in the code. In some cases, the requirements are lower for farm buildings than for other kinds of buildings (e.g., smaller exit distance, smaller spatial separations and less stringent requirements for firefighting water supplies).

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<sup>10</sup> While the focus in these guidelines is on consistency with PPS lot creation policies, policies in any other applicable provincial plan may also apply.

According to the code,

“Farm building means all or part of a building,

- that does not contain a residential occupancy,
- that is associated with and located on land devoted to the practice of farming, and
- that is used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.”

A building permit is normally required:

- before construction begins for new buildings and additions or to replace or renovate existing structures
- if the occupancy of the building is changed
- to install, alter, repair or extend an on-site sewage system

The *Nutrient Management Act, 2002*, establishes mandatory construction protocols for structures that store nutrient materials. Those requirements are referenced in the code as an applicable law.

Municipalities are responsible for enforcing the code. Enforcement activities include reviewing applications for building permits, issuing permits and conducting inspections. In some areas of Ontario, local health units and conservation authorities enforce the code in respect to on-site sewage systems. Building permits are issued when the responsible authority is satisfied that the technical requirements of the code and all applicable law as set out in the code, including zoning by-laws are met.

For more information on building permits, please contact the local municipal building department and visit the Ministry of Municipal Affairs website ([ontario.ca/mmah](http://ontario.ca/mmah)).





## 3. BEYOND PERMITTED USES

Land uses that do not meet the criteria for *agricultural, agriculture-related or on-farm diversified uses* are considered non-agricultural uses. This includes new or expanding *settlement areas*, limited non-residential uses and the extraction of *minerals, petroleum resources and mineral aggregate resources*. This section provides guidance on removal of land from *prime agricultural areas* for new or expanding *settlement areas* and permission for limited non-agricultural uses in *prime agricultural areas*. Direction on the extraction of *minerals, petroleum resources and mineral aggregate resources* in *prime agricultural areas* is not addressed in this document.

### PPS Policy 2.3.5.1

Planning authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with PPS Policy 1.1.3.8.

While the focus of these guidelines is on consistency with PPS policies, *settlement area* and non-agricultural use policies in any other applicable provincial plan (e.g., Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan) may also apply. Where other provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.

### 3.1 Settlement Areas and Prime Agricultural Areas

PPS Policy 2.3.5 allows for the removal of land in *prime agricultural areas* for new or expanding *settlement areas*, subject to meeting all of the conditions outlined in PPS Policy 1.1.3.8.

The process to remove land from *prime agricultural areas* for new or expanded *settlement areas* begins with a broad, landscape-level assessment of potential *settlement areas*. It proceeds to the evaluation of alternative locations and identification of mitigation measures to reduce the impact on agriculture.

#### 3.1.1 Preliminary Assessment

Policy 2.3.2 of the PPS requires planning authorities to designate *prime agricultural areas* and clearly indicate that the area shall be protected for long-term use for agriculture.

PPS Policy 1.1.3.8 states that removal of land from *prime agricultural areas* for new or expanding *settlement areas* can only be considered by planning authorities at the time of a *comprehensive review* of the municipal official plan ([ontario.ca/cvogg](http://ontario.ca/cvogg)). During *comprehensive reviews*, municipalities look at how best to manage growth (e.g., servicing feasibility, building complete communities) while protecting provincial interests like protecting *prime agricultural areas* for long-term use for agriculture. They look at opportunities broadly within their boundaries and consider cross-jurisdictional issues.

Before considering new or expanded *settlement areas* in *prime agricultural areas*, municipalities must demonstrate that there are insufficient opportunities for *development* within existing *settlement areas* or on *rural lands*.



The PPS directs growth to *settlement areas* to create sustainable and vibrant communities. During the *comprehensive review*<sup>11</sup>, municipalities identify *intensification*, *redevelopment* and *designated growth area* opportunities. Often, these lands already are or could be connected to existing municipal services. The PPS requires that *infrastructure* and *public service facilities* be financially viable and protect public health, safety and the environment.

Beyond existing *settlement areas*, PPS Policy 1.1.1 d) suggests that the focus of any new *settlement areas* should be on lands adjacent or close to existing *settlement areas*.<sup>12</sup>

Removal of land from *prime agricultural areas* can only be considered where there are no reasonable alternatives outside of *prime agricultural areas* (PPS Policy 1.1.3.8 c)). In this case, lower-priority agricultural lands within *prime agricultural areas* must be identified and considered.

The PPS states that *settlement areas* shall not include lands that comprise *specialty crop areas*. The PPS also requires that new or expanding *settlement areas* comply with the provincial *minimum distance separation formulae*.

The basis for this approach is that *settlement areas* can be built on a range of soil and landscape types. In contrast, agriculture is a finite resource, dependent on soil, climate, topography and other fixed-location factors to be productive.

#### **Order of Priority for Protection of Farmland within Prime Agricultural Areas:**

- *specialty crop areas*
- CLI Class 1, 2 and 3 lands
- any associated Class 4 through 7 lands  
(Based on PPS Policy 2.3.1)

If lands within *settlement areas* and *rural lands* are unavailable for non-agricultural uses, lower-priority lands must be evaluated before more productive agricultural lands can be considered.

### **3.1.2 Alternative Locations**

If there are insufficient growth opportunities within existing *settlement areas* and on *rural lands* outside of *prime agricultural areas*, lower-priority (i.e., poorer-quality) land within *prime agricultural areas* needs to be identified and evaluated.

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<sup>11</sup> These guidelines do not provide a full overview of the requirements for a *comprehensive review* and are intended to only address the removal of land from *prime agricultural areas* per PPS Policy 2.3.5.

<sup>12</sup> Within the Greater Golden Horseshoe, the Growth Plan prohibits the establishment of new *settlement areas*. Any new growth areas must be contiguous to existing *settlement areas*.

To identify lower-priority agricultural lands for potential alternative *settlement areas* locations, consider the following factors:

- existing official plan designation(s)
- Canada Land Inventory (CLI) mapping showing land capability for agriculture ([ontario.ca/agmaps](http://ontario.ca/agmaps))
- soil type and characteristics (as reported in county soil reports ([www.sis.agr.gc.ca/cansis/publications/surveys/on/index.html](http://www.sis.agr.gc.ca/cansis/publications/surveys/on/index.html))); guidelines for soil surveys are available for undertaking detailed soil surveys for land use planning ([ontario.ca/cvgf](http://ontario.ca/cvgf))
- current use of the land (identify both *agricultural* and non-agricultural uses)
- degree of fragmentation of the agricultural land base by non-agricultural uses
- farm parcel size relative to the type of agriculture in the area (e.g., cash crops and livestock farms generally require large parcels while specialty crops may not)
- access to water for *agricultural uses*
- differing climatic conditions, if applicable (e.g., crop heat units, microclimate)
- presence, use and capital investment in farm buildings and *infrastructure* (e.g., tile drainage, irrigation)
- proximity to farm supply, storage, distribution or processing facilities (may be beyond 1.5 km)

Normally this evaluation would consider both the lands required for *settlement areas* and an area extending 1.5 km from the potential *settlement areas*.<sup>13</sup>

Identification of lower-priority agricultural lands is a comparative exercise. For example, lower priority agricultural lands may have relatively lower-capability land (based on CLI), fewer drainage or irrigation upgrades and poorer water access (where upgrades or access is required for the type of agriculture common in the area) than surrounding agricultural areas. Lower-priority agricultural lands may also have a relatively small area in agriculture, be fragmented by non-agricultural uses and/or have small parcel sizes.

Before or during a *comprehensive review*, municipalities may undertake agricultural land evaluation studies (e.g., a Land Evaluation and Area Review (LEAR) study or a provincially-acceptable alternative land evaluation system) to help identify *prime agricultural areas*. These studies consider many of the same factors noted above and may help inform consideration of alternative locations for new or expanding *settlement areas*. Remember though that LEAR studies broadly characterize the landscape and are not intended to be used for site-specific purposes.

The potential to mitigate the impacts of new or expanding *settlement areas* on nearby agricultural operations is also a factor in the assessment of alternative locations.

### 3.1.3 Impact Mitigation

Policy 1.1.3.8 e) of the PPS requires that impacts from new or expanding *settlement areas* on agricultural operations, which are adjacent or close to the *settlement area*, be mitigated to the extent feasible. As a first step, identify potential adverse impacts on neighbouring agricultural operations resulting from proposed, new or expanding *settlement areas*.

<sup>13</sup> For consistency, the Minimum Distance Separation Implementation Guidelines provide a recommended investigation distance for identifying potential livestock facilities and the need to apply MDS. The recommended distances are 750 m for Type A land uses (e.g., industrial uses, low-intensity recreational uses) and 1,500 m for Type B land uses (e.g., commercial uses, high-intensity recreational uses, *settlement areas*). Normally, 1,500 m would be reasonable for the consideration of localized impacts on agriculture from new or expanding *settlement areas*.



Municipalities undertaking a *comprehensive review* of their official plan complete studies to update the review (e.g., traffic, agricultural and servicing studies). These studies can help with the identification of new *settlement areas* and with the identification of impacts and mitigation. In order to satisfy PPS requirements in Policy 1.1.3.8 and Policy 2.3.6.2, municipal official plan policies should require agricultural impact assessments for new or expanding *settlement areas* or limited non-agricultural uses where appropriate.



#### Agricultural Impact Assessments

- describe the agricultural area and uses
- identify all agricultural operations that may be impacted by a proposed *development*
- identify potential agricultural impacts including limitations on future farming options
- recommend how impacts can be avoided, reduced and mitigated
- identify net impacts to agriculture

Impacts can be short- or long-term and may affect agricultural production, *infrastructure*, operations or farmers' flexibility in carrying out their farming business. Examples of potential impacts include:

- loss of agricultural land
- increased traffic and safety risks for slow-moving farm equipment operators and people in passing vehicles
- nuisance complaints by new residents related to *normal farm practices* (may depend on wind direction, landforms, vegetation, etc.)
- farmer concern over lighting, noise, dust and other changes in *settlement areas* that are incompatible with agriculture (also dependent on physical site attributes)
- new or increased *minimum distance separation* requirements that may restrict future development or expansion of livestock facilities
- trespassing, vandalism, pets at large and litter/garbage disposal on farm properties
- change in water quality or quantity
- increased growth pressure on remaining agricultural lands

After identifying potential impacts, the study must find ways to eliminate or reduce the impacts. Examples of the measures municipalities may need to implement to mitigate impacts include:

#### Loss of agricultural land

- ensuring only the land needed to accommodate the forecasted need within the planning horizon is removed from the *prime agricultural area*
- phasing development so that as much land as possible continues to be used for farming for as long as possible
- supporting urban agriculture in *settlement areas*

#### Traffic and safety risk

- ensuring signage is used on slow-moving farm vehicles at all times (as required by the *Highway Traffic Act, 1990*) and along roads frequently used by farm vehicles
- designing roads and traffic controls to accommodate wide, slow-moving farm equipment (e.g., wide shoulders, no curbs, reduced speed limits, designing traffic circles to safely accommodate large farm equipment), and controlling traffic access to new or expanding *settlement areas*
- improving public transit in and to new *settlement areas* to reduce rural traffic

**Nuisance issues**

- designing subdivisions to reduce potential conflicts (e.g., buffers on the urban side and screening between agricultural and non-agricultural uses, exterior lighting appropriate to rural character)
- providing public education on *normal farm practices*
- providing education to farm operators on how to minimize nuisance impacts and develop 'good neighbour' relationships (e.g., maintain or enhance established farm windbreaks)
- where appropriate, placing warning/notification clauses on non-agricultural property titles in *prime agricultural areas* regarding the potential for nuisance effects arising as a result of *normal farm practices*
- requiring air conditioning units as a standard inclusion for new buildings adjacent to agricultural areas

**Minimum Distance Separation**

- giving existing livestock facilities space to operate by ensuring that MDS setbacks are established early in the land use planning process (i.e., at the time of an official plan amendment for new or expanding *settlement areas* rather than at the plan of subdivision stage)
- placing *employment areas*, stormwater management systems or green space at the edge of *settlement areas* to separate residential and agricultural areas

**Trespassing, vandalism, pets at large and litter/garbage disposal**

- educating the public on laws they should be aware of (e.g., *Trespass to Property Act, 1990*) and avoidance of damage to agriculture
- appropriately designing and maintaining fencing around the perimeter of non-agricultural uses bordering agricultural land
- erecting signage
- developing municipal by-laws that require pets to be kept on-leash
- providing regular garbage collection, municipal assistance in removing illegally dumped goods, etc.
- establishing and enforcing related by-laws (e.g., fines)

**Water issues**

- maintaining existing water supplies, agricultural drainage and irrigation *infrastructure*
- avoiding water erosion by minimizing impermeable surfaces and maximizing vegetated areas in new *settlement areas*
- ensuring effective stormwater management in new *settlement areas*

**Growth pressure**

- developing firm urban boundaries that generally follow recognizable features (e.g., roads or rivers)
- imposing strict control on the extension of municipal services (e.g., water and wastewater)
- developing higher targets for *intensification* and *redevelopment* within *settlement areas*
- providing agricultural easements along the rural-urban fringe/interface

**Other supportive measures**

- providing municipal economic development support for agriculture in the area (e.g., support for *infrastructure* such as farmers' markets, processing or distribution centres, community improvement plans for agricultural areas, agricultural liaison officer, signage, maps and websites to promote agriculture)
- if the municipality does not yet have one, creating a municipal agricultural advisory committee comprised of area farmers, representing the diversity of agriculture in the municipality, to advise council and staff on agricultural issues



### Some Municipal Options for Mitigating Agricultural Impacts

- designating uses such as employment lands, stormwater management areas or open space between future residential and existing agricultural areas
- adopting official plan policies for rural/urban interface areas (e.g., buffers or other edge planning policies)
- identifying additional “complete application” standards in an official plan for *Planning Act* applications (e.g., agricultural impact assessment, stormwater management plan, transportation plan, etc. depending on the application)
- adopting zoning by-law provisions for buffers and fencing in specific interface areas
- passing a municipal noise by-law

Some of these mitigation examples are standard practices in communities where agriculture and non-agricultural land uses co-exist. To specifically mitigate the impact of new or expanding *settlement areas* on *prime agricultural areas*, multiple mitigation methods may be needed. The list above is not exhaustive. Local circumstances, needs and opportunities should be factored in, typically when completing an agricultural impact assessment. Municipalities should ensure that the mitigation measures are implemented, and if necessary, monitored. Consultation with the municipal agricultural advisory committee may be helpful.

PPS Policy 1.1.3.8 e) requires that impacts be mitigated “to the extent feasible.” That means mitigation is required when impacts are predicted and should be proportional to the estimated degree of impact or risk. For example, new *settlement areas* in *prime agricultural areas* that significantly increase traffic and risk of accidents on local roads on an on-going basis may require mitigation like a new access road, road upgrades and signage. Small new *settlement area* expansions that do not significantly increase traffic, or only on an occasional basis, would likely not need such extensive mitigation.

Mitigation must also be economically reasonable in terms of the outcome achieved. For example, mitigate potential trespassing onto an adjoining farm, installing fencing and signage along the property line may be feasible, whereas a 5 m high brick wall may not be.

Identification of mitigation measures should be followed by the assessment of net impacts, assuming the proposed mitigation is in place.

The preferred location for new or expanding *settlement areas* is one that avoids *prime agricultural areas* or uses opportunities on *rural lands*. If this is not possible, the first option should be to use lower-priority *prime agricultural land* where net impact on surrounding agricultural operations would be minimal, assuming other provincial interests are also satisfied.

## 3.2 Limited Non-Agricultural Uses in Prime Agricultural Areas

This section provides guidance on implementation of PPS Policy 2.3.6, addressing limited non-agricultural uses in *prime agricultural areas*, with the exception of Policy 2.3.6.1 a) which addresses the extraction of *minerals, petroleum resources or mineral aggregate resources*. Non-agricultural uses in this context include uses beyond those permitted in Policy 2.3.3 of the PPS (i.e., *agricultural, agriculture-related and on-farm diversified uses*).



### PPS Policy 2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

2.3.6.1 Planning authorities may only permit non-agricultural uses in *prime agricultural areas* for:

- a) extraction of *minerals*...; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
  1. the land does not comprise a *specialty crop area*;
  2. the proposed use complies with the *minimum distance separation formulae*;
  3. there is an identified need within the planning horizon provided for in PPS policy 1.1.2 for additional land to be designated to accommodate the proposed use; and
  4. alternative locations have been evaluated, and
    - i. there are no reasonable locations which avoid *prime agricultural areas*; and
    - ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

### 3.2.1 Preliminary Assessment

*Prime agricultural areas* are distinct from *rural lands*. On *rural lands*, PPS Policy 1.1.5.2 provides for a wide range of non-agricultural uses such as the management or use of resources, resource-based recreational uses, home occupations and home industries, cemeteries and other rural land uses.

However, in *prime agricultural areas*, permitted uses are limited to *agricultural, agriculture-related and on-farm diversified uses*. Other uses must be directed to *settlement areas* or *rural lands*, unless they can be justified in accordance with Policy 2.3.6 of the PPS.

PPS Policy 2.3.6.1 specifies the limited circumstances under which non-agricultural uses may be considered in *prime agricultural areas*. Any non-agricultural uses must be non-residential, outside of *specialty crop areas* and meet the *minimum distance separation formulae* setbacks. A proposal must demonstrate need for the use, evaluate alternative locations and identify how impacts will be mitigated.

New non-agricultural uses in *prime agricultural areas* typically require official plan and zoning by-law amendments. New or expanded *settlement areas* permanently **remove** land from *prime agricultural areas* (i.e., the lands are no longer subject to PPS *prime agricultural area* policies). Permission for other non-agricultural land uses does not remove the land from the *prime agricultural area* so the *prime agricultural area* policies in the PPS and applicable official plan policies continue to apply. Should an approved non-agricultural use discontinue in the future, any future uses must meet the *prime agricultural area* policies.

The assessment of need and evaluation of alternative locations for non-agricultural uses are geographically-based and depend on the type of use and the region from which customers are drawn. Part III of the PPS indicates that policies apply at a range of geographic scales. Policies need to be considered in the context of the municipality or planning area as a whole. This issue is further discussed in Alternative Locations (Section 3.2.3).

Rigorous assessment of need, evaluation of alternative locations and mitigation of impacts should be required by municipalities as part of a complete application for non-agricultural uses in the *prime agricultural area*.



### Limited Non-Residential Uses

In *prime agricultural areas*, limited non-residential uses are uses that include commercial, industrial, institutional or recreational uses but exclude residential uses. These uses may only be considered in *prime agricultural areas* if other locations are unavailable and if they meet the tests of PPS Policy 2.3.6.1 b).

Limited non-residential uses must be limited in area based on the land area that would no longer be available to agriculture. The term "limited" also suggests that the use may be a single use rather than an assembly of uses. For example, a proposed single industrial use occupying a small footprint that meets all other requirements under PPS Policy 2.3.6.1 b) may be acceptable, while an industrial park would not be.

## 3.2.2 Demonstration of Need

PPS Policy 2.3.6.1 b) 3 states that need for land to accommodate the non-residential use must be justified "within the planning horizon provided for in Policy 1.1.2." (i.e., over a time horizon of up to 20 years unless an alternate time period has been established). Non-agricultural uses are not permitted in *prime agricultural areas* if the need for land to accommodate the use within the planning horizon cannot be appropriately demonstrated. In *prime agricultural areas*, only the minimal amount of land to accommodate the use should be considered.

Identification of need for a proposed limited non-agricultural use requires appropriate justification which is usually provided through a planning report and justification study. The scope of this study depends on the proposed use and starts by identifying the specific geographic market or service area for the proposed use. It usually includes information on and analysis of:

- the demand for the product or service
- an inventory of current suppliers/competitors
- how much of the current and future projected demand is met within a given market or service area
- distance to markets or clients
- economic impacts of the proposed use
- a preliminary assessment of the potential impacts on agricultural operations in the area

## 3.2.3 Alternative Locations

Under Policy 2.3.6.1 b) of the PPS, evaluation of reasonable alternative locations for limited non-agricultural uses is mandatory. Based on PPS policy 2.3.6.1 b), applicants must first look to lands outside *prime agricultural areas*.

The geographic area within which to identify alternative sites varies with the use. Alternative sites must be considered within the entire market area/service area for the use. For example, OMAFRA, in consultation with other parties, has determined that an application for a new golf course should consider alternative locations within a 1-hour driving distance of the target golfing population, roughly a distance of 50–60 km. This is the distance golfers are usually willing to drive for an 18-hole golf game (Royal Canadian Golf Association, 2006). The distance may be greater for an exclusive golf course.



Arguing that applicants own only one site, or that sites in *settlement areas* are unaffordable for the proposed use, are insufficient reasons and should not be considered adequate justification.

Likewise, to identify alternative locations for a church, proponents must first look at sites within *settlement areas* and on *rural lands* within the geographic area to be served. If no reasonable alternative locations are available in these areas, lower-priority areas within *prime agricultural areas* can be identified and evaluated.

The service area for non-agricultural uses in a community that relies on horse-drawn vehicles for transportation is smaller than for uses that cater to customers using cars or trucks. Proponents of non-agricultural uses in communities relying on horse-drawn vehicles would need to consider sites within the service area in *settlement areas*, on *rural lands* and on lower priority agricultural lands, in that order of priority.

To identify lower-priority agricultural lands within *prime agricultural areas*, proponents must analyze the factors discussed in Section 3.1.2, such as official plan designation, CLI class and current use of the land. Depending on the scale of the proposed non-agricultural use, the analysis of location alternatives may need to be more detailed and site-specific than for new *settlement areas*. For example, CLI mapping at 1:10,000 or 1:8,000 may be required.

Depending on local circumstances, sites with a previous non-agricultural use may be considered lower-priority agricultural areas for the purpose of identifying alternative locations. Adaptive reuse of sites with commercial or industrial zoning could be suitable and would avoid *greenfield development*. Significantly-disturbed sites that cannot be returned to an *agricultural use* could be considered lower-priority areas. Sites historically approved for non-agricultural uses that have never been developed cannot be considered lower-priority land — they remain as agricultural lands.

### 3.2.4 Impact Mitigation

PPS Policy 2.3.6.2 requires the impacts of new or expanding non-agricultural uses in *prime agricultural areas* on surrounding agricultural operations to be mitigated to the extent feasible. Depending on the use, non-agricultural uses in *prime agricultural areas* may trigger the need to consider the types of mitigation identified in Section 3.1.3. Impact mitigation for small-scale, non-agricultural uses that do not significantly conflict with agriculture may require a localized approach (e.g., dust suppression, fencing, appropriate lighting, etc.). Large-scale uses that could significantly conflict with agriculture would require more extensive mitigation measures. Guidance on satisfying the “to the extent feasible” requirement is also provided in Section 3.1.3.

#### PPS Policy 2.3.6.2

Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

Identification of mitigation measures should be followed by an assessment of net impacts, assuming the proposed mitigation measures are in place. The preferred location for non-agricultural uses in *prime agricultural areas* would be on lower-priority land where there is minimal net impact on surrounding agricultural operations.





## 4. FREQUENTLY-ASKED QUESTIONS

### 4.1 General

1. **Would *agricultural, agriculture-related* and *on-farm diversified* uses in *prime agricultural areas* trigger any *Planning Act* applications, such as official plan amendments, zoning amendments, minor variances or site plan control?**

An official plan amendment would not be required if the uses permitted by the PPS and explained in these guidelines are permitted in the *prime agricultural area* policies of the municipal official plan. Landowners have the right to establish these uses, provided other requirements are met (e.g., applicable performance standards in zoning by-laws, building permits, site alteration or tree by-laws, site plan control, conservation authority permits, *Endangered Species Act, 1973*, requirements). Zoning and site plan control may address issues such as setbacks, outdoor storage, lighting and parking.

If existing zoning by-law requirements are not met by the proposed *development*, an application for a minor variance or zoning by-law amendment may be required. Landowners must consult with the appropriate municipality or planning authority to identify local requirements.

2. **Could a single property in a *prime agricultural area* support more than one *agricultural, agriculture-related* or *on-farm diversified* use?**

There could be more than one of these uses on a single property if all the principles identified in Section 1.4. and all the criteria for the uses are met. For example, for more than one *on-farm diversified* use to be acceptable, the combined uses would need to be compatible with and not hinder surrounding agricultural operations, be secondary to the principal *agricultural* use of the property and be limited in area. An example of an existing property with a combination of uses is provided in Appendix 3.

3. **Could a single property in a *prime agricultural area* accommodate both an *on-farm diversified* use and an *agriculture-related* use?**

An *agriculture-related* use may be located on a farm parcel or on a parcel of its own. If the *agriculture-related* use is located on a non-farm parcel, then an *on-farm diversified* use would not be permitted on the same parcel. *On-farm diversified* uses can only be located on farms. If both uses are proposed to be located on a farm, the applicant and municipality would need to assess whether all of the principles of permitted uses in *prime agricultural areas* (Section 1.4) could still be met. If so, the uses would also need to meet all *on-farm diversified* use and *agriculture-related* use criteria.

4. **Under what circumstances would severances be considered for permitted uses in *prime agricultural areas*?**

In *prime agricultural areas*, severances are not permitted for *on-farm diversified* uses. Severances may be permitted only for *agricultural* uses and *agriculture-related* uses if certain conditions can be met.

While the PPS may allow severances for *agriculture-related* uses, there may already be properties in *prime agricultural areas* that could accommodate a proposed use, thereby avoiding the need for a severance. For example, a property previously used for another *agriculture-related* use may be available. Locating a new *agriculture-related* use on such a site is preferred over creating a new lot in a *prime agricultural area*.



**5. Are renewable energy projects (e.g., solar facilities, wind turbines and biogas systems) permitted in prime agricultural areas?**

Renewable energy projects fall under the *Green Energy Act, 2009*, and are generally not subject to approval under the *Planning Act, 1990*. The *Planning Act, 1990*, exemption means that land use planning instruments such as municipal official plans, zoning by-laws and site plan control do not apply to renewable energy projects. Nor, generally, do the PPS or these guidelines.

As a general guide, ground-mounted solar projects larger than 10 kilowatts may be restricted from being located on *prime agricultural areas* or on *prime agricultural land*. Other renewable energy technologies can co-exist with agriculture and may be permitted in *prime agricultural areas* if they are able to meet approval requirements. Details on renewable energy program rules and approvals are available from the Ministry of Energy ([ontario.ca/energy](http://ontario.ca/energy)) and the Independent Electricity System Operator ([www.ieso.ca](http://www.ieso.ca)).

## **4.2 Compatibility Issues**

**6. Do Minimum Distance Separation (MDS) Formulae apply to the permitted uses in prime agricultural areas?**

MDS I and II setbacks apply in *rural areas* to both *rural lands* and *prime agricultural areas* in accordance with the PPS. MDS I applies to proposed new non-farm *development* in proximity to existing livestock facilities. MDS II applies to proposed new or expanding livestock facilities in proximity to existing or approved non-farm *development*.

Depending on the local municipal official plan and zoning by-law, MDS may also apply to *agriculture-related* and *on-farm diversified uses* that could conflict with neighbouring livestock facilities. These uses are often characterized by having a high level of human activity, attracting visitors to the agricultural area. Examples include food services, accommodations, *agri-tourism uses* and retail operations. Ultimately, direction on the application of MDS to *agriculture-related uses* and *on-farm diversified uses* comes from local planning documents. For more information, please see the MDS Implementation Guidelines ([ontario.ca/cvge](http://ontario.ca/cvge)).

**7. If an official plan or zoning by-law amendment is required for a new land use in a prime agricultural area, what studies would be required?**

A planning report is almost always required to outline how the proposed use is consistent with the PPS, these guidelines and municipal planning documents. Other studies could be required to assess impacts and deal with issues related to water and wastewater servicing, traffic, agriculture, and natural and cultural heritage. Municipalities may list the information and material required to deem an application "complete," depending on their official plan policies and the proposed use.

Under the PPS, proponents are required to complete environmental studies to demonstrate that the rural water and wastewater servicing is appropriate for the use, and that servicing can be provided in a manner that does not result in negative impacts on water quality and quantity. Traffic assessments may be needed for uses that have potential for off-site impacts such as increased traffic and safety concerns with slow-moving farm vehicles. Agricultural impact assessments summarize all potential impacts and how they can be avoided, reduced and mitigated. Where historic farm buildings are proposed to be adapted to a new use, local guidelines may need to be followed and Municipal Heritage Committees consulted. In some cases, a cultural or heritage assessment may be required.

Landowners must consult with the appropriate municipality or planning authority to identify local requirements.

**8. How can conflicts be avoided between a farmer and a neighbouring *on-farm diversified use*?**

Conflicts can be avoided by ensuring that the *on-farm diversified use* meets the requirements of the PPS and satisfies the provisions of these guidelines. Good planning at the municipal level is essential. This may mean amending existing official plan policies or zoning by-laws. Some municipalities have an Agricultural Advisory Committee that provides Council and staff with local advice on agricultural issues. Consultation with these committees, as well as with local agricultural organizations and rural residents, can help to anticipate potential conflicts and identify appropriate courses of action.

Conflicts between farmers and nearby *on-farm diversified uses* can often be avoided through open communication with neighbours and with the use of best management practices (e.g., tree planting along the property line, on-site dust suppression and noise control).

**4.3 Agriculture-Related Uses****9. What happens to a non-farm property in a *prime agricultural area* with an *agriculture-related use* that is no longer operational? What *redevelopment opportunities* are there for such a site?**

Since the *prime agricultural area* policies of the PPS apply to these lands, any new uses must meet PPS policies and these guidelines. If the site has been disturbed in a way that it could not reasonably be returned to active agricultural production, it could be used for another *agriculture-related use* that meets the PPS criteria discussed in these guidelines.

**4.4 On-Farm Diversified Uses****10. What happens if the owner of an *on-farm diversified use* in a *prime agricultural area* wants to expand that use?**

The owner can expand an *on-farm diversified use* if the use is consistent with PPS policies and these guidelines and the post-expansion area remains under the identified thresholds. If the proposed expansion is larger than the thresholds, the business could be relocated to an alternative site that is zoned for the use, normally to a site with commercial or industrial zoning inside or outside of *settlement areas*.

Under limited circumstances and only where adequate justification is provided, Section 2.3.6 of the PPS permits limited non-residential, non-agricultural uses in *prime agricultural areas*. This would involve an application for an official plan amendment and zoning by-law amendment.

**11. Are conference centres a permitted use in *prime agricultural areas*?**

Conference centres would not be permitted in *prime agricultural areas* unless they are small and meet all the criteria for *on-farm diversified uses* (i.e., secondary to the principle *agriculture* use of the property, limited in area, located on a farm and compatible with surrounding agriculture).





# Appendix 1: PPS 2014 Policies and Definitions

## PPS Policies

### 2.3.3 Permitted Uses

2.3.3.1 In *prime agricultural areas*, permitted uses and activities are *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2.3.3.2 In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.

2.3.3.3 New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the *minimum distance separation formulae*.

### 2.3.5 Removal of Land from Prime Agricultural Areas

2.3.5.1 Planning authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with PPS Policy 1.1.3.8.

1.1.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it can be demonstrated that:

- a) sufficient opportunities for growth are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
- b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and project public health and safety and the natural environment;
- c) in *prime agricultural areas*:
  - 1. the lands do not comprise *specialty crop areas*;
  - 2. alternative locations have been evaluated, and
    - i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
    - ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
- e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

## 2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

2.3.6.1 Planning authorities may only permit non-agricultural uses in *prime agricultural areas* for:

- a) extraction of *minerals, petroleum resources and mineral aggregate resources*, in accordance with policies 2.4. and 2.5; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
  - 1. the land does not comprise a *specialty crop area*
  - 2. the proposed use complies with the *minimum distance separation formulae*;
  - 3. there is an identified need within the planning horizon provided for in PPS Policy 1.1.2 for additional land to be designated to accommodate the proposed use; and
  - 4. alternative locations have been evaluated, and
    - i. there are no reasonable alternative locations which avoid *prime agricultural areas*; and
    - ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

2.3.6.2 Impacts from any new or expanding non-agricultural use on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

### PPS Definitions

**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.

**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.

**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.

**Brownfield sites:** 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.

**Comprehensive review:** means

- a) for the purposes of PPS policies 1.1.3.8 and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
  - 1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or *development*; and determines how best to accommodate the *development* while protecting provincial interests;
  - 2. uses opportunities to accommodate projected growth or *development* through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed *development* within existing *settlement area* boundaries;



3. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
  4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed *development*;
  5. confirms that *sewage and water services* can be provided in accordance with PPS Policy 1.6.6; and
  6. considers cross-jurisdictional issues.
- b) for the purposes of PPS Policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
1. addresses long-term population projections, *infrastructure* requirements and related matters;
  2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with PPS Policy 2.3.2; and
  3. considers cross-jurisdictional issues.

In undertaking a *comprehensive review*, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or *development* proposal.

**Designated growth areas:** means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in PPS Policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are designated and available for residential growth in accordance with PPS Policy 1.4.1(a), as well as lands required for employment and other uses.

**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, 1990*, but does not include:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- b) works subject to the *Drainage Act, 1990*; or
- c) for the purposes of PPS Policy 2.1.4(a), underground or surface *mining of minerals* or *advanced exploration* on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act, 1990*. Instead, those matters shall be subject to PPS Policy 2.1.5(a).

**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.

**Infrastructure:** means physical structures (facilities and corridors) that form the foundation for *development*. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, water management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

**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*; and
- d) the expansion or conversion of existing buildings.



**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, 1990*, 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, 1990*.

**Minerals:** means metallic *minerals* and non-metallic *minerals* as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*.

**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.

**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.

**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.

**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.

**Prime agricultural area:** means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas 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, Food and Rural Affairs 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.

**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.

**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*.

**Redevelopment:** means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

**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.

**Rural lands:** means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

**Settlement areas:** means urban areas and rural *settlement areas* within municipalities (i.e. 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 provided for in PPS Policy 1.1.2. 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.

**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.

**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.







## Appendix 2: Area Calculation Examples for On-Farm Diversified Uses

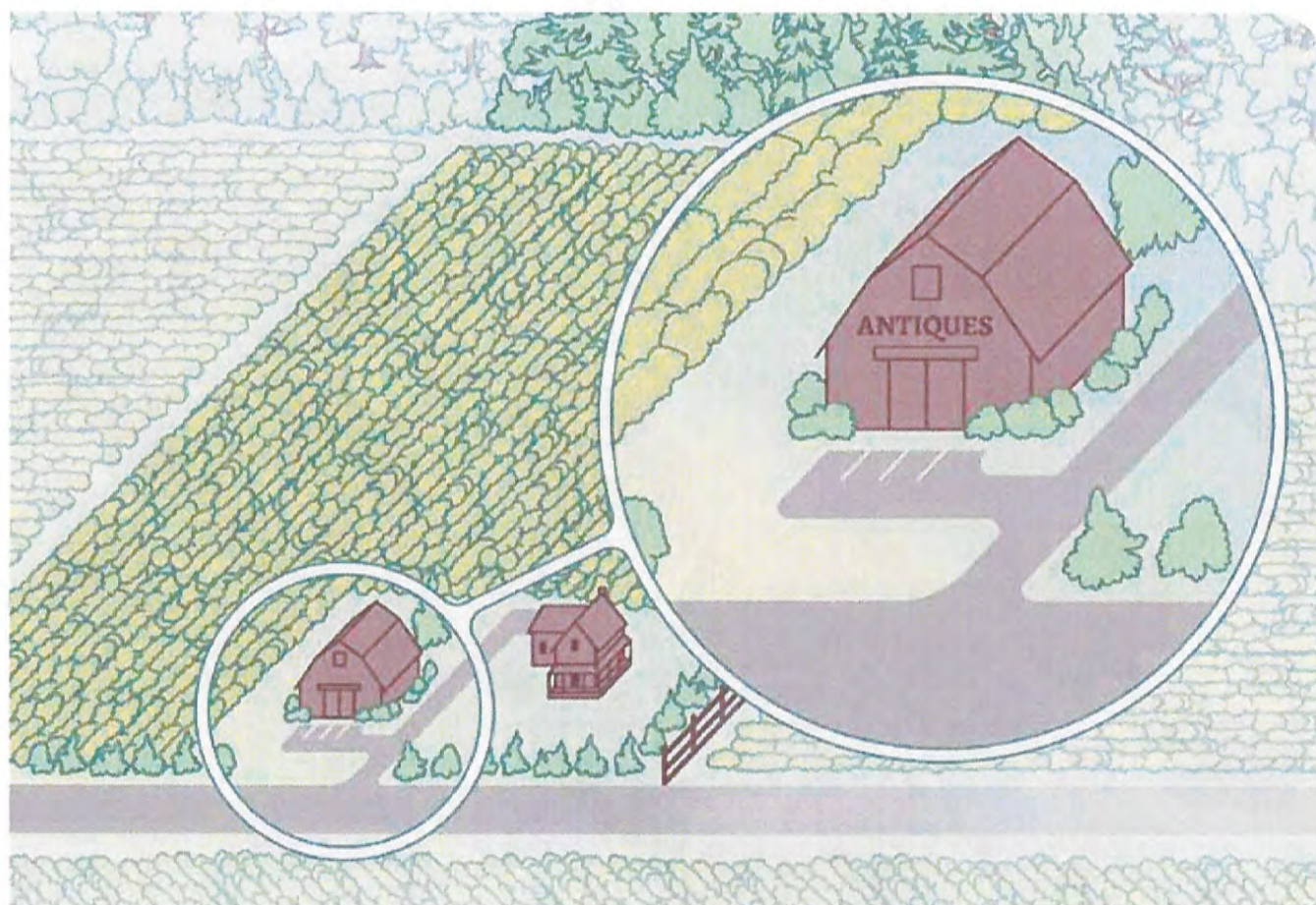
The following examples are based on the area calculations discussed in Section 2.3.1 of these guidelines.

### Example 1: Small Farm (15 ha parcel)

**Table 3.** Components of on-farm diversified uses on a small farm

m <sup>2</sup>	Use
0	Existing laneway
300	Existing barn (50% of 600 m <sup>2</sup> )
100	Parking area for four cars (25 m <sup>2</sup> /vehicle)
400	Total area of the <i>on-farm diversified use</i>

This *on-farm diversified use* includes a small, existing barn for an antique shop. The existing laneway is used and four parking spaces are created around the barn. The maximum area for an *on-farm diversified use* on a lot this size is 3,000 m<sup>2</sup> (2% of 15 ha). The building for the *on-farm diversified use* is within the recommended building size cap.



**Figure 5.** Example of *on-farm diversified uses* on a small farm.

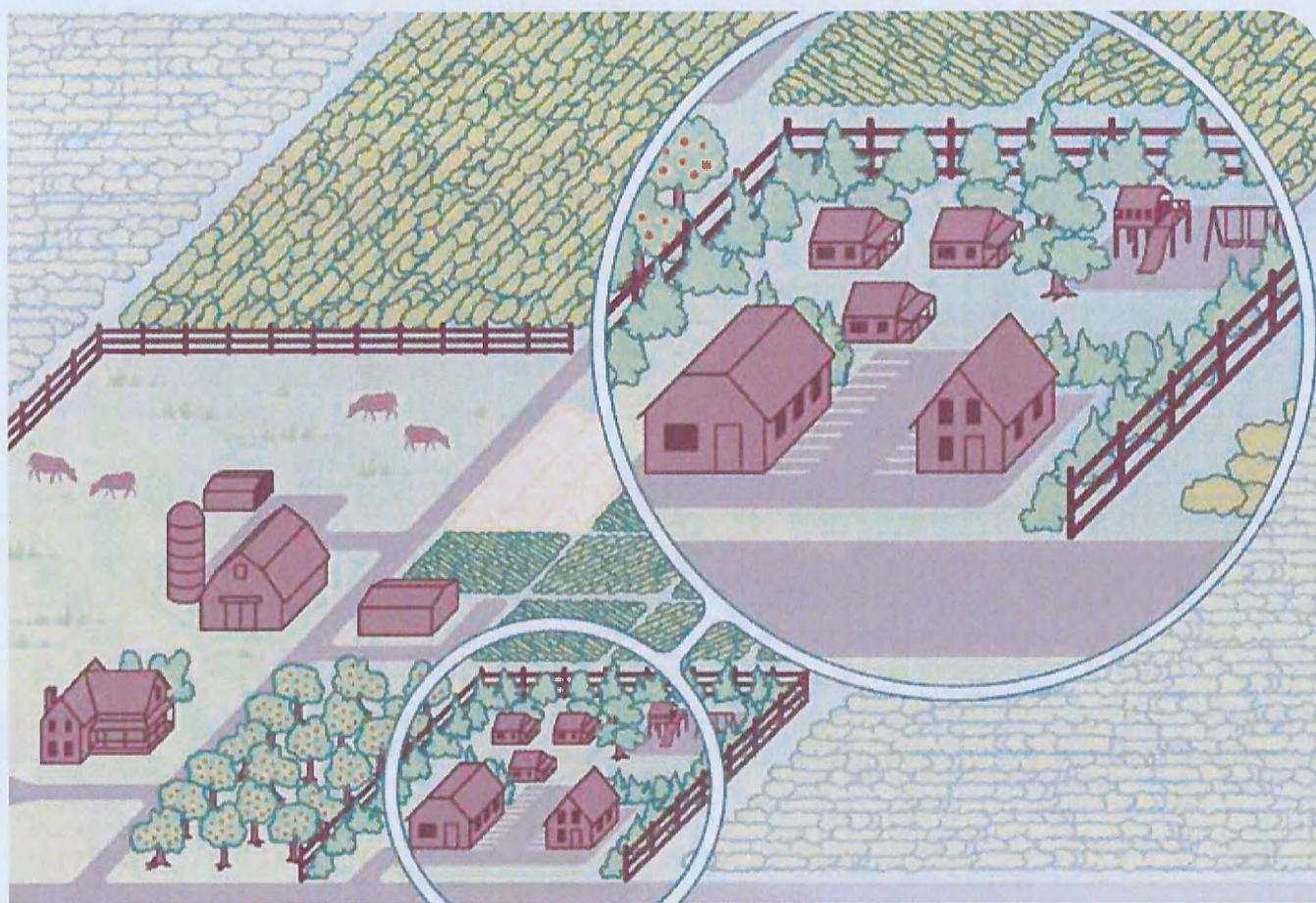


## Example 2: Medium-Sized Farm (30 ha parcel)

**Table 4.** Components of *on-farm diversified uses* on a medium farm

m <sup>2</sup>	Use
222	60 m of new laneway (3.7 m wide)
500	Parking for 20 cars (25 m <sup>2</sup> /vehicle)
150	New building with café, bakery and commercial kitchen
195	Cabins (65 m <sup>2</sup> x 3 cabins)
100	Farm market (half of 200 m <sup>2</sup> )
200	Playground
2,000	Landscaped area
3,367	Total area of the <i>on-farm diversified uses</i>

The *on-farm diversified uses* in this scenario are grouped away from the farm dwelling. A new 60 m laneway leads to a new building housing a 150 m<sup>2</sup> café with a commercial kitchen where cooking classes are offered and baked goods are sold, three 65 m<sup>2</sup> cabins for overnight farm stays, a 200 m<sup>2</sup> produce market (half of which is considered an *agriculture-related use* as it is used to sell produce from the farm and nearby agricultural area), a 200 m<sup>2</sup> farm-themed playground and 2,000 m<sup>2</sup> of landscaping. The maximum area for *on-farm diversified uses* on a lot this size is 6,000 m<sup>2</sup> (2% of 30 ha). Together, the buildings used for *on-farm diversified uses* occupy 445 m<sup>2</sup>, which is well within the recommended building size cap.



**Figure 6.** Example of *on-farm diversified uses* on a medium farm.

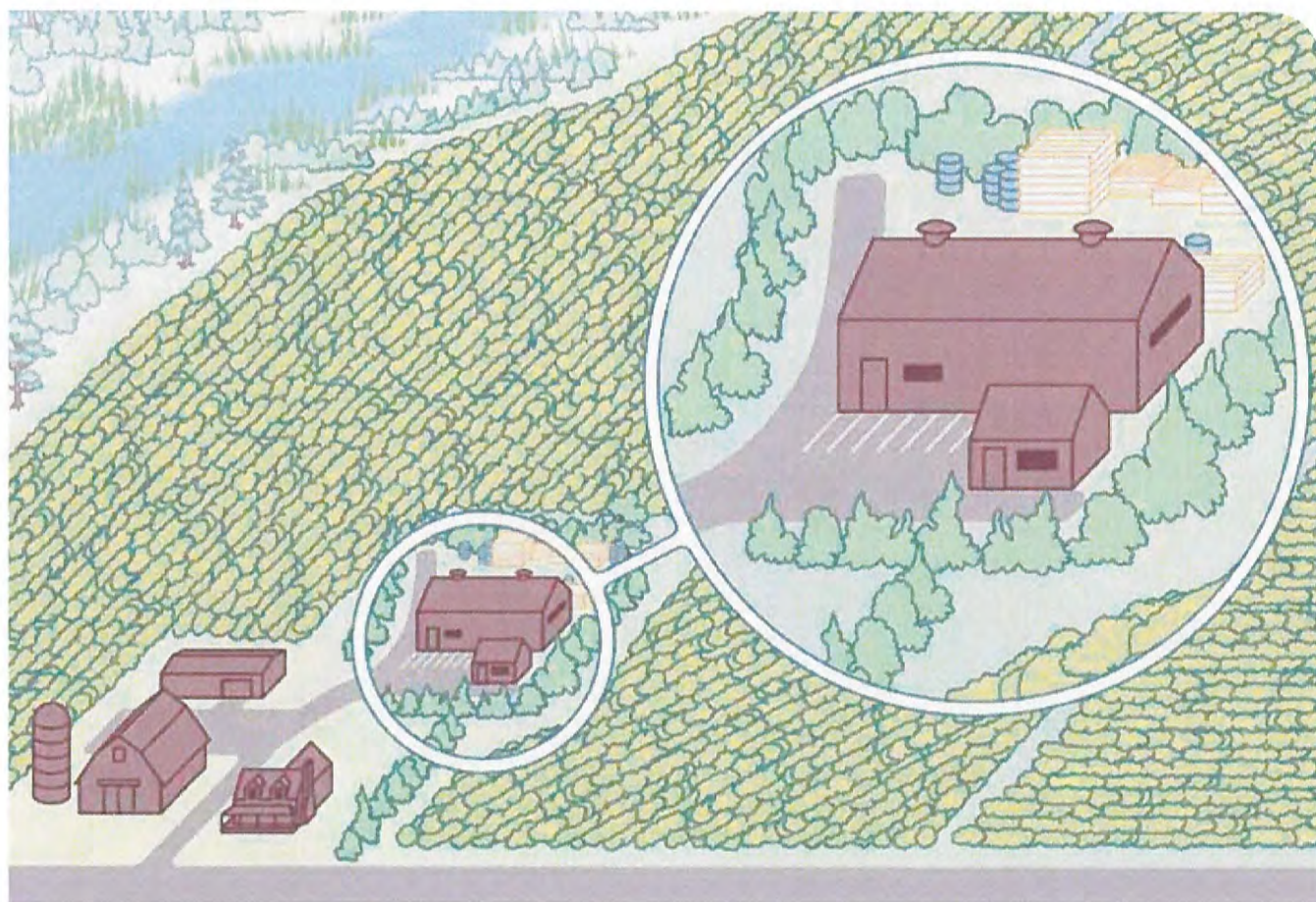


### Example 3: Large Farm (50 ha parcel)

**Table 5.** Components of *on-farm diversified uses* on a large farm

m <sup>2</sup>	Use
75	Office in a new building
0	Existing laneway
111	30 m of new laneway (3.7 m wide)
150	Parking for five cars and one delivery truck (25 m <sup>2</sup> /vehicle)
1,500	New fabrication plant
200	Outdoor storage
1,000	Landscaped area
3,036	Total area of <i>on-farm diversified uses</i>

This *on-farm diversified use* includes a 75 m<sup>2</sup> office in a new building, the existing laneway plus a 30 m extension, parking for five employees and a delivery truck, a new 1,500 m<sup>2</sup> building for a fabrication plant, a 200 m<sup>2</sup> outdoor storage area and 1,000 m<sup>2</sup> of landscaping around the use. The maximum area for *on-farm diversified uses* on a 50 ha lot or larger is 1 ha or 10,000 m<sup>2</sup> (2% of 50 ha or up to a maximum of 1 ha). Together, the buildings for the *on-farm diversified uses* occupy 1,575 m<sup>2</sup>, within the recommended building size cap.



**Figure 7.** Example of *on-farm diversified uses* on a large farm.







## Appendix 3: Example of an Existing Farm with a Combination of Permitted Uses

**Table 6.** Components of multiple permitted uses on 19 ha farm

m <sup>2</sup>	Area of the <i>On-Farm Diversified Use</i>
314	Half of the 627 m <sup>2</sup> building
366	Half of the 40-spot parking (19 @ 18 m <sup>2</sup> ; 1 @ 24 m <sup>2</sup> )
400	Half of the 800 m <sup>2</sup> landscaped area
0	Existing laneway
1,080	Total area of the existing <i>on-farm diversified uses</i>

Note: areas shared between the *agriculture-related* and *on-farm diversified uses* (building, parking, landscaped area) were allocated 50:50

This 19 ha farm comprises:

**Agricultural uses:** apple orchards, shed for farm machinery, farmhouse

**Agriculture-related uses:** cider mill, farm shop selling value-added farm products from the area, laneway, parking, landscaped area

**On-farm diversified uses:** bakery, bistro (light meals), farm shop selling farm/food products not from the area plus non-agricultural-related goods, parking, landscaped area.

The *on-farm diversified uses* portion of the building is well within the recommended building size cap.



**Figure 8.** Example of multiple permitted uses on 19 ha farm.

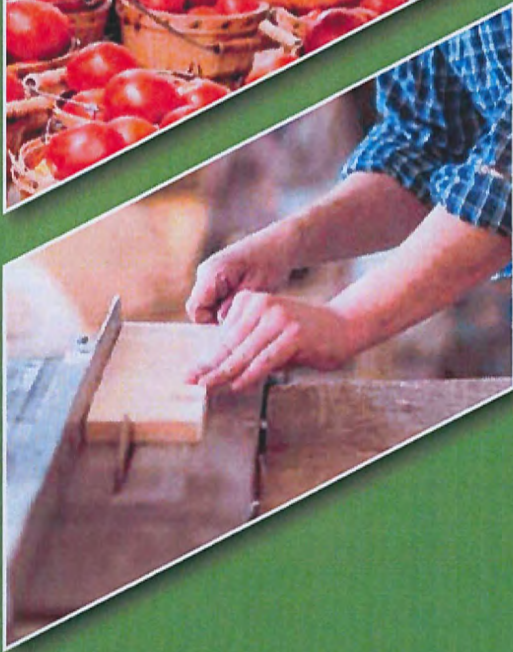
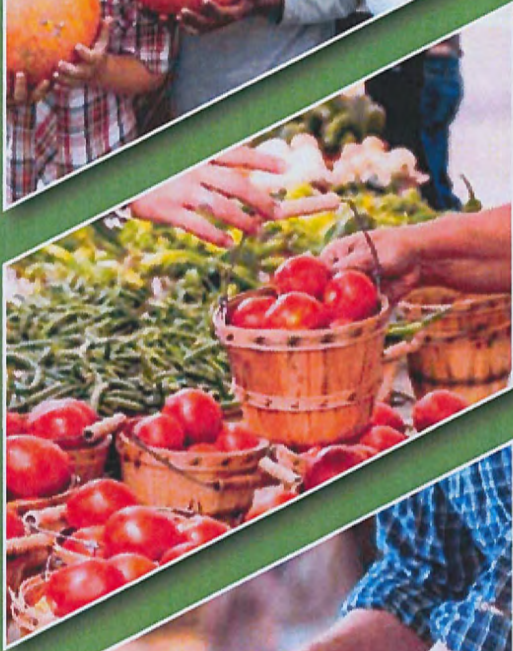
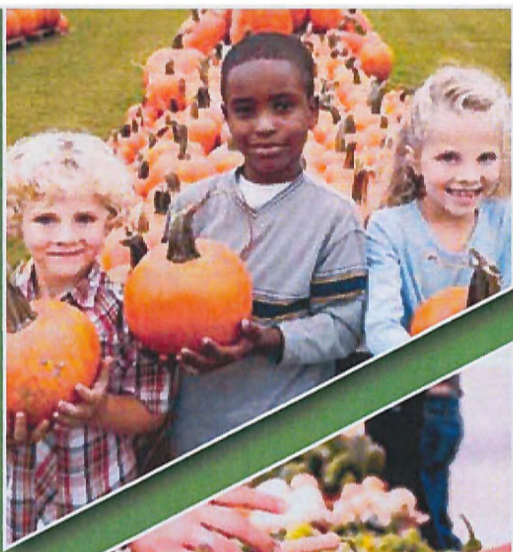








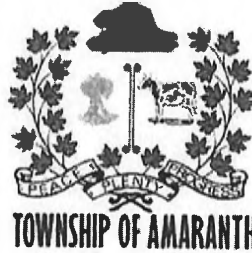




[ontario.ca/omafra](http://ontario.ca/omafra)



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



374028 6<sup>TH</sup> 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

October 25, 2016

Terry Horner, AMCT  
CAO/Clerk  
Township of Mulmur  
758070 2<sup>nd</sup> Line East  
Mulmur ON L9V 0G8

Dear Mr. Horner:

**Re: Proposed Changes to the Niagara Escarpment Plan**

At the regular meeting of Council held October 19, 2016, the following resolution was set forth.

**Moved by C. Gerrits – Seconded by H. Foster**

**Resolved** that Council do hereby support the Township of Mulmur resolution in opposition of the proposed changes or expansion to the Niagara Escarpment Plan until a collaborative consultation process has been completed, including more detailed mapping being provided to allow municipalities and landowners to better understand the proposed changes; and further

**That** the deadline for comments be extended until such time as a collaborative process has been completed. **Carried.**

Should you require anything further please do not hesitate to contact this office.

Yours truly,

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

SMS/kp  
cc: Dufferin Municipalities

Info 18

NOV - 3 2016



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



374028 6<sup>TH</sup> 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

October 25, 2016

Bonnie Adams, Reeve  
Township of Carlow/Mayo  
3987 Boulter Road, General Delivery  
Boulter ON K0L 1G0

Dear Reeve Adams:

**Re: Bill 171, Highway Traffic Amendment Act (Waste Collection Vehicles and Snow Plows) 2016**

At the regular meeting of Council held October 19, 2016, the following resolution was set forth.

**Moved by C. Gerrits – Seconded by H. Foster**

**Resolved** that Council do hereby support the resolution passed by the Township of East Garafraxa and correspondence from the Township of Carlow/Mayo, supporting Bill 171, Highway Traffic Amendment Act (Waste Collection Vehicles and Snow Plows), 2016, calling on snow plow and waste management operators to be treated the same as the OPP, EMS and Fire Services, as they provide essential service to the public. **Carried.**

Should you require anything further please do not hesitate to contact this office.

Yours truly,

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

SMS/kp  
cc: Dufferin Municipalities

Info 19

NOV - 3 2016

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



374028 6<sup>TH</sup> 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

October 25, 2016

Matt MacDonald  
Acting Director of Corporate Services  
/City Clerk  
City of Belleville  
169 Front Street  
Belleville ON K8N 2Y8

Dear Mr. MacDonald:

**Re: Resolution – Supporting Agricultural Experts in Their Fields**

At the regular meeting of Council held October 19, 2016, the following resolution was set forth.

**Moved by C. Gerrits – Seconded by H. Foster**

**Resolved** that Council do hereby support the resolution passed by the City of Belleville supporting the efforts of the Member of Provincial Parliament for Huron-Bruce to eliminate barriers to employment opportunities for Certified Crop Advisors, and allow Ontario farmers the freedom to engage in business with the expert of their choice; and **That** a copy of this resolution be forwarded to Sylvia Jones, MPP Dufferin-Caledon and Dufferin County municipalities. **Carried.**

Should you require anything further please do not hesitate to contact this office.

Yours truly,

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

SMS/kp  
cc: Dufferin Municipalities

Info 20

NOV - 3 2016

**Denise Holmes**

---

**From:** Wendy Atkinson <watkinson@melancthontownship.ca>  
**Sent:** Thursday, October 27, 2016 8:19 AM  
**To:** dholmes@melancthontownship.ca  
**Subject:** FW: Invitation: Bioheat Opportunities for Rural & Remote Communities



Wendy Atkinson, Treasurer/ Deputy-Clerk | Township of Melancthon | [watkinson@melancthontownship.ca](mailto:watkinson@melancthontownship.ca) | PH: 519-925-5525 ext 102 | FX: 519-925-1110 | [www.melancthontownship.ca](http://www.melancthontownship.ca) |

**Please consider the environment before printing this e-mail** This message (including attachments, if any) is intended to be confidential and solely for the addressee. If you received this e-mail in error, please delete it and advise me immediately. E-mail transmission cannot be guaranteed to be secure or error-free and the sender does not accept liability for errors or omissions.

---

**From:** Pierce, Loni (MNRF) [<mailto:Loni.Pierce@ontario.ca>]  
**Sent:** October-27-16 8:03 AM  
**To:** [info@melancthontownship.ca](mailto:info@melancthontownship.ca)  
**Subject:** Invitation: Bioheat Opportunities for Rural & Remote Communities

Ministry of Natural Resources  
and Forestry

Forest Industry Division

Roberta Bondar Place  
Suite 610  
70 Foster Drive  
Sault Ste. Marie ON  
P6A 6V5

Ministère des Richesses naturelles  
et des Forêts

Division de l'industrie forestière

Place Roberta Bondar  
Bureau 610  
70, promenade Foster  
Sault Ste Marie (Ontario)  
P6A 6V5



October 27<sup>th</sup>, 2016

Good morning:

**Subject: Bioheat Opportunities for Rural & Remote Communities, November 2016**

---

On behalf of the Ministry of Natural Resources and Forestry, I would like to extend an invitation to you to participate in our third and final *Bioheat Opportunities for Rural and Remote Communities* workshop.

Bioheat is a sustainable, renewable energy resource available in Ontario that has the potential to assist Ontarians in reducing climate change. This energy source is derived from the conversion of biomass, whether from forestry or agriculture, to produce heat. It helps to keep our forests healthy, support forest products markets, and put organic by-products, industry by-products, and agricultural residuals to good use. We would be pleased to have you attend our event, which will raise awareness of the many economic and environmental benefits of using bioheat.



This free, full-day event will be held in Cambridge, Ontario on Friday, November 4<sup>th</sup>, 2016 at the Cambridge Hotel and Conference Centre. Speakers from across the province will provide information on topics such as community energy planning (CEP), the fundamentals of bioheat (e.g. pellets, chips, boilers, purpose-grown crops, etc.), and lessons learned from those already implementing CEP's and bioheat systems. This event is ideal for city staff and councillors, especially those who are responsible for planning, energy, environment, buildings and infrastructure, as well as members of the community at large.

We hope that you will be able to join us on November 4<sup>th</sup> to learn more about how bioheat is a sustainable, renewable, and carbon-friendly fuel option in Ontario. Attendance is contingent on pre-registration as there are a limited number of seats available. To view the agenda and to register, please follow the provided link: [bioheatcambridge.eventbrite.ca](http://bioheatcambridge.eventbrite.ca)

An RSVP for the event would be appreciated by Wednesday, November 2<sup>nd</sup>. If you have any questions or would like more information about the event, please contact me.

Sincerely,

**Loni Pierce**

A/Program Specialist, Forest Bioeconomy | Forest Tenure and Economics Branch

Telephone: 705.945.5843 | E-mail: [Loni.Pierce@ontario.ca](mailto:Loni.Pierce@ontario.ca)

---

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Message Score: 1

High (60): Pass

From: [loni.pierce@ontario.ca](mailto:loni.pierce@ontario.ca)

My Spam Blocking Level: Medium

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*This message was delivered because the content filter score did not exceed your filter level.*



October 27, 2016

Hon Glenn Thibeault  
4<sup>th</sup> Floor, Hearst Block  
900 Bay Street  
Toronto, Ontario M7A 2E1

Via Email [gthibeault.mpp.ca@liberal.ola.org](mailto:gthibeault.mpp.ca@liberal.ola.org)

Dear Mr. Thibeault,

**Re: Request for Support for Ontario's Electrical Bills**

Further to my letter dated October 20, 2016, there was a clerical error "changes" should have been "change". Below is the amended Resolution. I apologize for any inconvenience.

**Moved by Councillor Hermer, Seconded by Councillor Martin #480-16**

**WHEREAS** 570,000 Ontario consumers are unable to maintain a paid up balance of their electrical bills;

**AND WHEREAS** 50,000 to 60,000 consumers have had their service disconnected due to unpaid balance;

**AND WHEREAS** we are in the fall heating season and approaching the winter season;

**AND WHEREAS** we are the only Province in Canada to be subject to these charges;

**THEREFORE BE IT RESOLVED THAT** we request that these charges be removed from consumer's electrical bills to make it more affordable and more comparative to other Provinces;

**AND THAT** this Resolution be circulated to Minister of Energy; Premier; Randy Hillier, MPP; and all Ontario Municipalities.

**Carried**

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

Yours truly,

*Tara Mieske*  
Tara Mieske  
Clerk/Planning Manager  
TM/bh

c.c. All Ontario Municipalities

*Info 22*

NOV - 3 2016

## Denise Holmes

---

**From:** Westman, Jannette (MNRF) <jannette.westman@ontario.ca>  
**Sent:** Monday, October 17, 2016 9:27 AM  
**To:** mgiles@dufferincounty.ca; tsalkeid@nvca.on.ca; Jawaaid, Maria (MNRF); Benvenuti, Jodi (MNRF); Denise Holmes (dholmes@melancthontownship.ca); roads@melancthontownship.ca  
**Cc:** Henderson, Brandon (MNRF); Olah, Jennifer (MNRF)  
**Subject:** Request for Comments D/R/2016-2017/220 (Rutledge)  
**Attachments:** Oct. 17, 2016 Request for comments DR16-17-220 Rutledge.pdf

Good Morning,

Please see attached a Request for Comments regarding the above noted application.  
No hardcopies will follow.

Please email your comments directly to the Planning technician, Brandon Henderson, and please copy Jennifer Olah  
by Nov. 17, 2016.

Thank you.

Jannette

---

Jannette Westman  
Administrative Assistant  
Niagara Escarpment Commission  
232A Guelph Street, 3<sup>rd</sup> Floor  
Georgetown, ON L7G 4B1  
(905) 877-3566

"To help us to serve you better, please call ahead to make an appointment."

---

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To: [dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca) [Remove this sender from my allow list](#)  
From: [jannette.westman@ontario.ca](mailto:jannette.westman@ontario.ca)

*You received this message because the sender is on your allow list.*



**Niagara Escarpment Commission**

232 Guelph St.  
Georgetown, ON L7G 4B1  
Tel: 905-877-5191  
Fax: 905-873-7452  
www.escarpment.org

**Commission de l'escarpement du Niagara**

232, rue Guelph  
Georgetown ON L7G 4B1  
No de tel. 905-877-5191  
Télécopieur 905-873-7452  
www.escarpment.org



**Niagara Escarpment Commission**  
An agency of the Government of Ontario

October 17, 2016

Michael Giles, Chief Building Official - **County of Dufferin**  
D. Holmes -Township of Melancthon  
Tim Salkeld, Resource Planner, Nottawasaga Valley C.A.  
Ken Mott, District Planner, Ministry of Natural Resources, Midhurst  
Jodi Benvenuti, S.A.R. Biologist, Ministry of Natural Resources, Midhurst

**REQUEST FOR COMMENTS**

---

**FILE NUMBER:** D/R/2016-2017/220

**APPLICANT:** Scott and Jennifer Rutledge  
**AGENT:** Christine Gracey, OALA, CSLA  
**OWNER:** Same as Applicants

**LOCATION:** Part Lot 16, Concession 1, E OS  
625515 15 Side Road  
Township of Melancthon, County of Dufferin

**RELATED FILES:** D/R/1996-1997/137

**DESCRIPTION OF PROPOSED DEVELOPMENT:** To demolish an existing two unit dwelling with garage, barn, and swimming pool, and to construct a new 1.5 storey,  $\pm 181.3$  sq m ( $\pm 1951$  sq ft) two unit dwelling and attached garage, with a maximum height of  $\pm 10.4$  m ( $\pm 34$  ft) on the existing barn foundation, on an existing 37.2 ha (92 ac) lot.

---

The attached Development Permit application, which is summarized above, is being sent to you for your review. Your comments and recommendations are requested for the Niagara Escarpment Commission's consideration.

We request your comments by: **November 17, 2016.** If we do not receive your comments, we will assume you have no objection to the proposal. If you require additional time to provide comments, please call immediately.

If you require further information, please contact Brandon Henderson, at (905) 877-4026 or e-mail: [brandon.henderson@ontario.ca](mailto:brandon.henderson@ontario.ca)

FILE # D/R/16-17/220

For use by the Commission only

(For NEC office use only)

# NIAGARA ESCARPMENT DEVELOPMENT PERMIT APPLICATION

(Revised April 17, 2014)

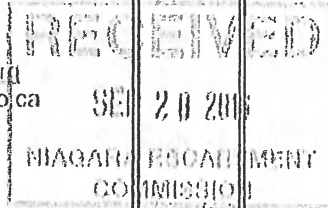
THE NIAGARA ESCARPMENT PLANNING AND DEVELOPMENT ACT, RSO, 1990, AS AMENDED

**NIAGARA ESCARPMENT COMMISSION**  
 232 Guelph Street, 3<sup>rd</sup> Floor  
 Georgetown, ON L7G 4B1

Phone: 905-877-5191  
 Fax: 905-873-7452  
 Website: [www.escarpment.org](http://www.escarpment.org)  
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**Serving the areas of:**

- Dufferin County
- Region of Halton
- Region of Peel
- Region of Niagara
- City of Hamilton



**NIAGARA ESCARPMENT COMMISSION**  
 Box 308, 99 King Street East  
 Thornbury, ON N0H 2P0

Phone: 519-599-3340  
 Fax: 519-599-6326  
 Website: [www.escarpment.org](http://www.escarpment.org)  
 Email: [necthornbury@ontario.ca](mailto:necthornbury@ontario.ca)

**Serving the areas of:**

- Bruce County
- Grey County
- Simcoe County

- Please ensure that the information you provide in this application is complete and accurate.
- Incomplete or inaccurate information will delay the processing of your application.
- Please contact your local Commission office if you have any questions about your proposal or this application.

## 1. APPLICANT

Name: Scott and Jennifer Rutledge

Mailing Address: 598036 2nd line West Mulmur Ontario L9V0B5  
Street/P.O. Box City/Town Province Postal Code

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

## 2. AGENT (if any) Note: All correspondence will be sent to the Agent where an Agent is designated.

Name: CHRISTINE GRACEY, OALA, C.S.L.A.

Mailing Address: 475361 COUNTY RD 11 AMARANATH, ONT L9V1L1  
Street/P.O. Box City/Town Province Postal Code

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

## 3. OWNER (if different from applicant)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street/P.O. Box City/Town Province Postal Code

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

## 4. CONTRACTOR (if applicable)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street/P.O. Box City/Town Province Postal Code

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

# 5. PROPERTY LOCATION

County/Region Dufferin Municipality Melancthon (former) Municipality \_\_\_\_\_  
 Lot PT E 1/2 16 Concession 1 O.S. and/or Lot \_\_\_\_\_ Plan \_\_\_\_\_  
 Civic Address # 625515 (Fire/Emergency #) Street Address 15 sideroad

## 6. LOT INFORMATION

Lot Size 92 acres Frontage 551.5 m Depth 600 m  
37.2 hectares

## 7. SERVICING

Existing Road Frontage:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Private	<input type="checkbox"/> Right-of-Way	<input checked="" type="checkbox"/> Year-round
Proposed Road Frontage:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Private	<input type="checkbox"/> Right-of-Way	<input checked="" type="checkbox"/> Year-round
Existing Water Supply:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private Well	<input type="checkbox"/> Other: _____
Proposed Water Supply:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private Well	<input type="checkbox"/> Other: _____
Existing Sewage System:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private Septic	<input type="checkbox"/> Other: _____
Proposed Sewage System:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private Septic	<input type="checkbox"/> Other: _____

## 8. EXISTING and PROPOSED DEVELOPMENT

Note: "Development" includes the construction of buildings and structures, alterations to the landscape, (e.g. placing fill, drainage alterations, pond construction or alteration), any change of use or new use (e.g. residential to commercial, new home business, etc). If additional space is required please include a separate attachment.

Existing Development: (describe)	<u>Two unit dwelling</u>	Proposed Development: (describe)
Residential	<u>Single family dwelling</u>	<u>Single family dwelling</u>
Recreational	_____	_____
Agricultural	_____	_____
Commercial	_____	_____
Other (e.g., industrial, institutional)	_____	_____

## 9. EASEMENTS, COVENANTS, AGREEMENTS

Describe the type and terms of any easements, right-of-ways, covenants, agreements or other restrictions registered on or affecting the title of the property and/or attach a copy:

\_\_\_\_\_  
 \_\_\_\_\_

## 10. DATE OF PURCHASE

Date the property was purchased by the current owner: May 12 2012

Date the property will be purchased by the applicant (if purchasing from current owner): \_\_\_\_\_



**Note regarding Sections 11, 12, 13, 14, 15, 16:**

Depending on the type or nature of the proposed development and/or the characteristics of the property, supporting information such as Environmental Impact Studies, Landscape Plans, Lighting Plans, Visual Assessments, Grading Plans, Erosion Control Plans, Slope Stability Studies, etc., may be required in support of the following information.

**11. CONSTRUCTION DETAILS**

**PLEASE NOTE**

Ground Floor Area is the total exterior measurements of any building, including attached garages and enclosed decks (as applicable).

Total Floor Area (i.e., total mass) is based on the exterior measurements of the building and includes the total of the ground floor area (including attached garages, etc), plus walkout basements, plus full or half second stories, etc. Maximum Height is measured from the lowest grade (e.g., walkout side), to the peak of the roof.

	Ground Floor Area (Exterior measurements)	Total Floor Area:	# of Storeys	Maximum Height (to peak)	Use of structure
Dwelling	92 x 45	1951 sq ft	1.5	34 ft	Two unit dwelling
Dwelling Addition					
Accessory Building 1					
Accessory Building 2					
Accessory Building Addition					
Other Building					
Demolition (specify what structure)	- EXISTING BARN - BARN (50' HEIGHT) - falling down - EXISTING HOUSE & GARAGE - EXISTING POOL → Foundation				

\*If fill is required for any of the developments proposed above please provide details in Section 12 below.

**12. ACCESSORY FACILITIES, STRUCTURES, FILLING, GRADING, etc.**

(e.g.: Driveways, Decks, Gazebos, Swimming Pools, Tennis Courts, Lighting, Signs, Wind Turbines, free-standing Solar Panels, Hydro Poles/Lines, Retaining Walls, Placement of Fill, Grading, Berms, Parking Areas, Tree/Site Clearing, etc.) (See next page for Ponds)

Describe and provide information such as: dimensions, size, height, amount of fill etc.

**13. HOME BUSINESS, CHANGE OF USE, NEW USE**

(e.g.: Establishing a Home Business, Home Occupation, Home Industry or Bed and Breakfast business.  
Converting or changing the use, or establishing a new use on a property or within any dwelling building or structure on a property.)

Describe the proposed business or new use and provide information such as:

Type of business or use, size or area of building &/or land to be occupied or altered by the use, construction or alteration details, number of employees, access, parking, storage details, sales, hours of operation, signage, etc.

Note: A separate, detailed, business overview or plan should be provided.

EXISTING FARMHOUSE ON SITE IS IN VERY POOR CONDITION AND CANNOT REALISTICALLY BE REMODELED. NEW HOUSE IS PROPOSED FOR CONSTRUCTION ON/NEARBY EXISTING OLD BARN FOUNDATION SLIGHTLY DIFFERENT LOCATION THAN EXISTING HOUSE (WHICH WILL BE DEMOLISHED)

The following information is the minimum information that is required for pond construction or alteration/maintenance. Generally, a hydrology/hydrogeology report and/or an environmental impact assessment is also required.

Pond is: ☐ Proposed ☒ Existing **NO CHANGES TO POND**

Type of Pond: ☐ Dug ☐ Spring-fed ☐ Other (e.g., on-stream, by pass) \_\_\_\_\_

Use of Pond: ☐ Recreation ☐ Livestock/farm ☐ Irrigation ☐ Other \_\_\_\_\_

Water Source: ☐ Precipitation/run-off ☐ Springs ☐ Well ☐ Other \_\_\_\_\_

Size of Pond: Water Area \_\_\_\_\_ Depth of Water \_\_\_\_\_

Height of Banks \_\_\_\_\_ Width of Banks \_\_\_\_\_

Setbacks: Distance to nearest watercourse, wetland and/or roadside ditch: \_\_\_\_\_

Distance to nearest existing or proposed septic system: \_\_\_\_\_

Construction Details/Inflow/Outflow Details, Emergency Outflow/Spillway Details: \_\_\_\_\_  
(describe type of construction, water supply, receiving area or watercourse, etc.)

Erosion/sediment control measures: \_\_\_\_\_

Placement of excavated material: \_\_\_\_\_

Finish grading and landscaping: \_\_\_\_\_

#### 15. AGRICULTURAL DEVELOPMENT

If your proposal involves agricultural land or uses, indicate and briefly describe here; and complete other sections of this application form as applicable. **Note:** Additional detailed information may be required.

- ☐ Small Scale Commercial Use Accessory to Agriculture: \_\_\_\_\_
- ☐ Mobile Dwelling Accessory to Agriculture: \_\_\_\_\_
- ☐ Dwelling in Agricultural Area (near barns – MDS I): \_\_\_\_\_
- ☐ Livestock Facility (MDS II): \_\_\_\_\_
- ☐ Equestrian Facility (e.g., arenas, riding rings, events): \_\_\_\_\_
- ☐ Farm Pond: \_\_\_\_\_
- ☐ Winery: \_\_\_\_\_
- ☐ Winery Event: \_\_\_\_\_
- ☐ Farm Vacation Home: \_\_\_\_\_
- ☐ 'Agricultural Purposes Only' (APO) Lot Creation: \_\_\_\_\_

#### 16. LOT CREATION

If this application involves the creation / severance of a new lot, please provide the following information:

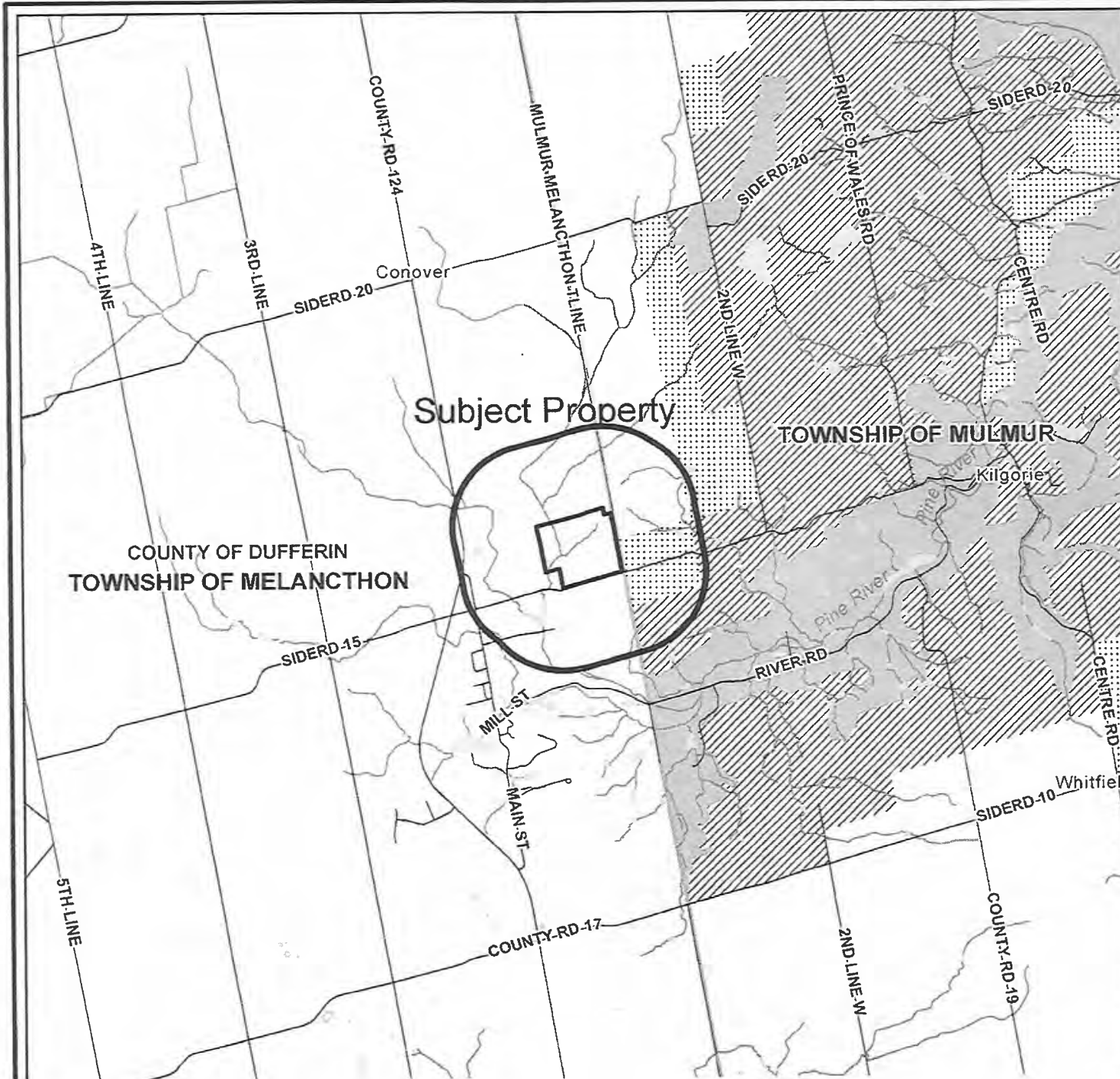
i) Existing Lot:	ii) Proposed Lot:	iii) Retained Lot:	iv) Use of new Lot
Frontage _____	Frontage _____	Frontage _____	<input type="checkbox"/> Residential
Depth _____	Depth _____	Depth _____	<input type="checkbox"/> Agricultural/APO
Size _____	Size _____	Size _____	<input type="checkbox"/> Conservation
			<input type="checkbox"/> Lot Addition
			<input type="checkbox"/> Commercial
			<input type="checkbox"/> Industrial

#### 17. OTHER INFORMATION

Additional information to clarify your proposal may be submitted here or on a separate attachment: \_\_\_\_\_

# Map 1A Niagara Escarpment Plan

RUTLEDGE  
File: D/R/2016-2017/220



- Subject Property
- Plan Designations**
  - Escarpment Natural Area
  - Escarpment Protection Area
  - Escarpment Rural Area
  - Public Land (in Parks and Open Space System)
  - Roads
  - Waterbodies
  - Watercourse
  - Upper Tier Municipality
  - Lower/Single Tier Municipality

NOTE: The Niagara Escarpment Plan Designation boundaries shown on this map are approximate and subject to confirmation through site inspection and the application of the "Interpretation of Boundaries" section of the Niagara Escarpment Plan

Scale 1:50,000  
0 380 760 1140 1520

Metres

Printed on Oct 03, 2016

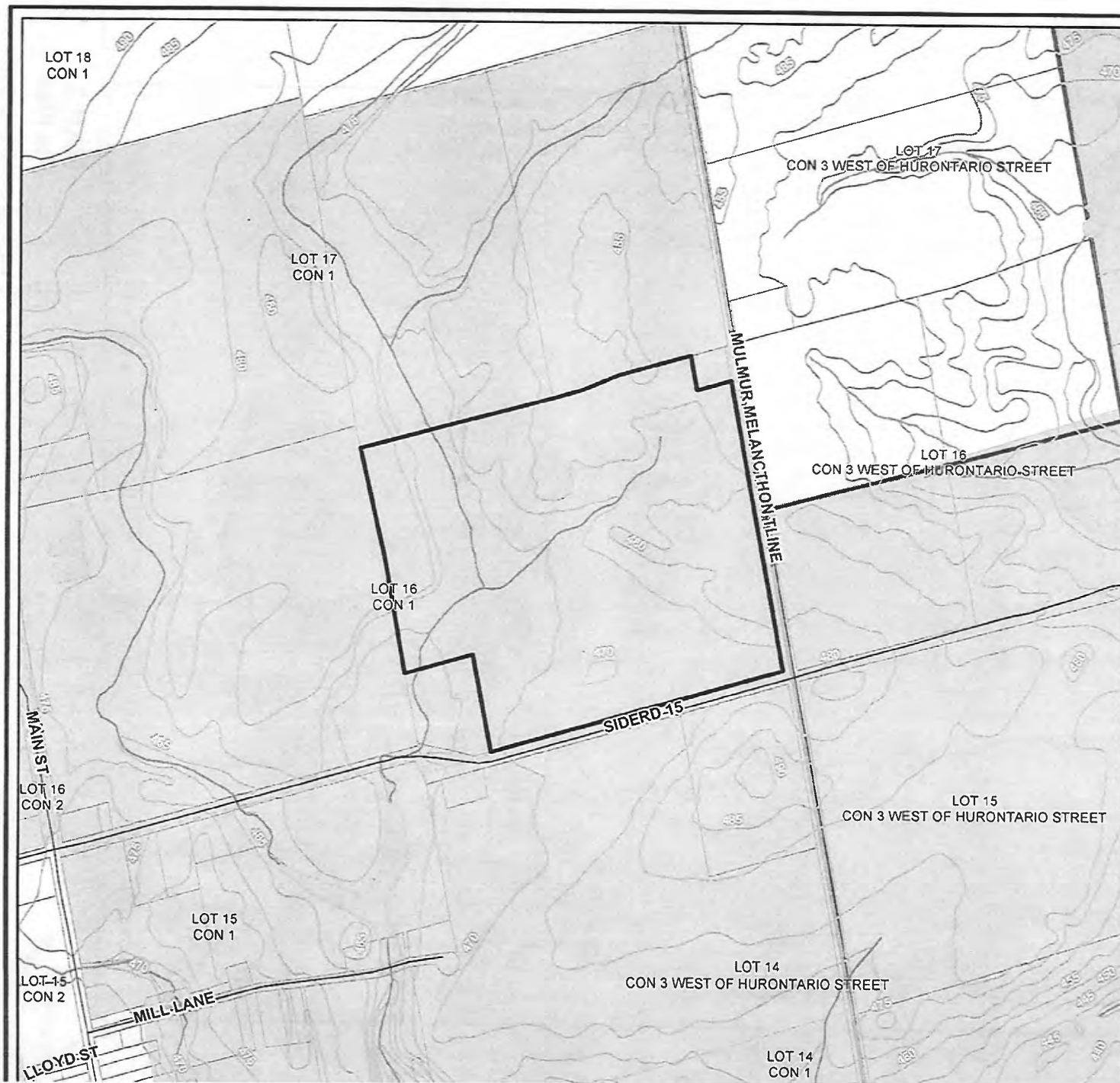
This map is illustrative only. Do not rely on it as being a precise indicator of route location of features, nor as a guide to navigation. Base derived from various sources. Map compiled and produced by the Geographic Information Systems (GIS) Department of the Niagara Escarpment Commission, Ministry of Natural Resources



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## Map 2 - Development Control Lot Configuration

RUTLEDGE  
File: D/R/2016-2017/220

- Subject Property
- Niagara Escarpment Plan Area
- Area of Development Control
- Roads
- Waterbodies
- Watercourse
- Contour (5 metre intervals)
- Upper Tier Municipality
- Lower/Single Tier Municipality
- Lot and Concession Boundary
- Parcel Boundary

Area of Development Control Drawn for  
Convenience Only. Refer to the appropriate  
Ontario Regulation for an accurate interpretation  
of the Development Control Area

Scale 1:10,000  
0 75 150 225 300

Metres

Printed on Oct 03, 2016

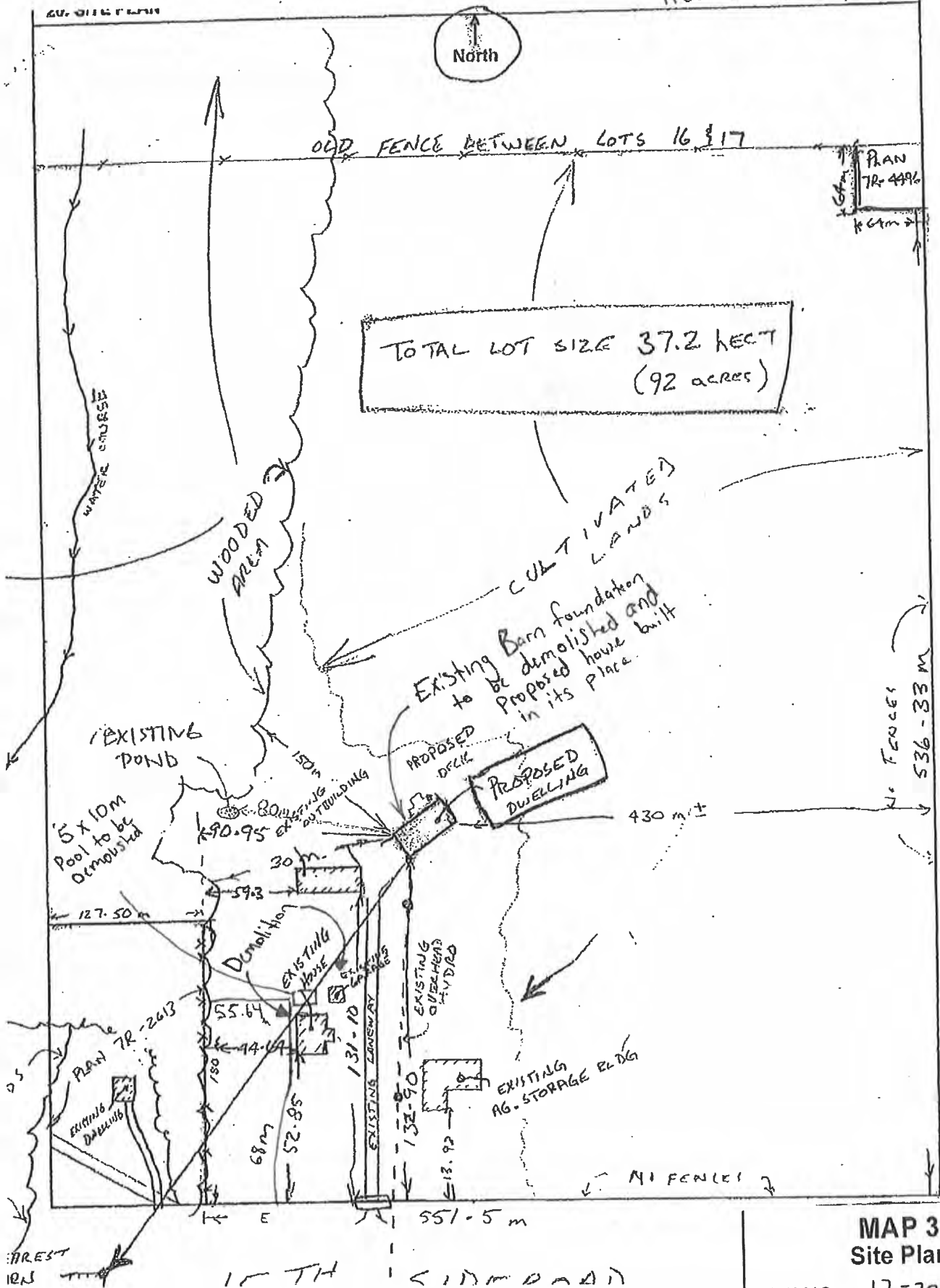
This map is illustrative only. Do not rely on it as being a precise indicator of route  
location or features, nor as a guide to navigation. Base derived from various sources.  
Map compiled and produced by the Geographic Information Systems  
(GIS) Department of the Niagara Escarpment Commission,  
Ministry of Natural Resources



**Ontario**

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Map Not for Construction without a Derivative

# Revised Site Plan





October 27, 2016

Tim Salkeld, Resource Planner, Nottawasaga Valley Conservation Authority  
Scott Burns, Director of Public Works and County Engineer, County of Dufferin  
Denise B. Holmes, Clerk, County of Dufferin, Town of Melancthon

### REQUEST FOR COMMENTS

---

FILE NUMBER: D/R/2016-2017/232

APPLICANT: Adam Clark  
AGENT: Jocelyn Burke  
OWNER: Same as applicant

LOCATION: Part Lot 13 and 14, Concession 205  
132 Main st  
Township of Melancthon, County of Dufferin

RELATED FILES: D/R/1997-1998/053

DESCRIPTION OF PROPOSED DEVELOPMENT: To construct a 2 storey,  $\pm 74.32$  sq m ( $\pm 800$  sq ft) storage barn with a height to peak of 8.22 m ( $\pm 27$  ft), on a 26.71 ha (66 ac) existing lot. Note: the proposed storage barn will replace the previous barn which was destroyed in a fire. The proposed barn will be located on a different area of the property.

---

The attached Development Permit application, which is summarized above, is being sent to you for your review. Your comments and recommendations are requested for the Niagara Escarpment Commission's consideration.

We request your comments by: **November 15, 2016**. If we do not receive your comments, we will assume you have no objection to the proposal. If you require additional time to provide comments, please call immediately.

If you require further information, please contact Jim Avram at 905-877-6370 or e-mail: [Jim.Avram@Ontario.ca](mailto:Jim.Avram@Ontario.ca).



FILE # DIR/2016-2017/232

(For NEC office use only)

**NIAGARA ESCARPMENT DEVELOPMENT PERMIT APPLICATION**  
(Revised April 17, 2014)

THE NIAGARA ESCARPMENT PLANNING AND DEVELOPMENT ACT, RSO, 1990, AS AMENDED

**NIAGARA ESCARPMENT COMMISSION**

232 Guelph Street, 3<sup>rd</sup> Floor  
Georgetown, ON L7G 4B1

Phone: 905-877-5191

Fax: 905-873-7452

Website: www.escarpment.org

Email: necgeorgetown@ontario.ca

*Serving the areas of:*

Dufferin County  
Region of Halton  
Region of Peel  
Region of York

- Please ensure the information you provide in this application is complete and accurate.
- Incomplete or inaccurate information will delay the processing of your application.
- Please contact your local Commission office if you have any questions about your proposal or this application.

**NIAGARA ESCARPMENT COMMISSION**

Box 308, 99 King Street East  
Thornbury, ON N0H 2P0

Phone: 519-599-3340

Fax: 519-599-6326

Website: www.escarpment.org

Email: necthornbury@ontario.ca

*Serving the areas of:*

Bruce County  
Grey County  
Simcoe County

**1. APPLICANT**

Name: ADAM CLARK

Mailing Address: 132 MAIN ST. HORNING'S MILLS, MELANCTHON, ON, L9V 1X7

Street/P.O.

Box

City/Town

Province

Postal Code

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**2. AGENT (if any)**

**Note:** All correspondence will be sent to the Agent where an Agent is designated.

Mailing Address: 181 MAIN ST. HORNING'S MILLS, MELANCTHON, ON, L9V 1X7

Street/P.O.

Box

City/Town

Province

Postal Code



Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

**3. OWNER (if different from applicant)**

Name: 1286917 ONTARIO INC.

Mailing Address: 132 MAIN ST. HORNING'S MILLS, MELANCTHON, ON, L9V 1X7

Street/P.O.

Box

City/Town

Province

Postal Code

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

**4. CONTRACTOR (if applicable)**

Name: To Be Determined

Mailing Address: \_\_\_\_\_

Street/P.O.

Box

City/Town

Province

Postal Code

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

FMS # (0113)

**6. PROPERTY LOCATION**

County/Region DUFFERIN Municipality MELANCTHON (former) Municipality \_\_\_\_\_

Lot Pt. Lot 13 + Concession 205 and/or Lot Pt. Lots 25-27 Plan 34  
Pt. Lot 14

Civic Address #

Street Address 132 MAIN ST.

## 6. LOT INFORMATION

Lot Size 66 acres

Frontage N/A

Depth \_\_\_\_\_

## 7. SERVICING

Existing Road Frontage:

☒ Municipal

☐ Private

☐ Right-of-Way ☐ Year-round

Proposed Road Frontage:

N/A

☐ Municipal

☐ Private

☐ Right-of-Way ☐ Year-round

Existing Water Supply:

☐ Municipal

☐ Communal

☒ Private Well ☐ Other: \_\_\_\_\_

Proposed Water Supply:

N/A

☐ Municipal

☐ Communal

☐ Private Well ☐ Other: \_\_\_\_\_

Existing Sewage System:

☐ Municipal

☐ Communal

☒ Private Septic ☐ Other: \_\_\_\_\_

Proposed Sewage System:

N/A

☐ Municipal

☐ Communal

☐ Private Septic

☐ Other: \_\_\_\_\_

Other: \_\_\_\_\_

## 8. EXISTING and PROPOSED DEVELOPMENT

### Note:

"Development" includes the construction of buildings and structures, alterations to the landscape, (e.g. placing fill, drainage alterations, pond construction or alteration), any change of use or new use (e.g. residential to commercial, new home business, etc). If additional space is required please include a separate attachment.

**Existing Development:** (describe)

â

Residential \_\_\_\_\_

Recreational \_\_\_\_\_

Agricultural \_\_\_\_\_

**Proposed Development:** (describe)

â

Storage building for  
garden tools, etc.  
to replace original barn  
destroyed by fire in  
Sept. 2015



Other \_\_\_\_\_

(e.g., industrial, institutional)

**9. EASEMENTS, COVENANTS, AGREEMENTS**

N/A

Describe the type and terms of any easements, right-of-ways, covenants, agreements or other restrictions registered on or affecting the title of the property and/or attach a copy:

---

---

**10. DATE OF PURCHASE**

Date the property was purchased by the current owner: 2002

Date the property will be purchased by the applicant (if purchasing from current owner): N/A

**Note regarding Sections 11, 12, 13, 14, 15, 16:**

Depending on the type or nature of the proposed development and/or the characteristics of the property, supporting information such as Environmental Impact Studies, Landscape Plans, Lighting Plans, Visual Assessments, Grading Plans, Erosion Control Plans, Slope Stability Studies, etc., may be required in support of the following information.

**11. CONSTRUCTION DETAILS**

SEE ATTACHED

Ground Floor Area is the total exterior measurements of any building, including attached garages and covered decks (as applicable).

**Total Floor Area** (i.e., total mass) is based on the exterior measurements of the building and includes the total of the ground floor area (including attached garages, etc), plus walkout basements, plus full or half second storeys, etc.

**Maximum Height** is measured from the lowest grade (e.g., walkout side), to the peak of the roof.

	Ground Floor Area (Exterior measurements)	Total Floor Area	# of Storeys	Maximum Height (to peak)	Use of structure
Dwelling	_____	_____	_____	_____	_____
Dwelling Addition _____	_____	_____	_____	_____	_____
Accessory Building 1 _____	20x40 Sq. Ft.	800 sq. ft.	2	12.7'	
Accessory Building 2 _____	_____	_____	_____	_____	_____
Accessory Building Addition _____	_____	_____	_____	_____	_____
Other Building _____	_____	_____	_____	_____	_____
Demolition _____	_____	_____	_____	_____	_____
(specify what structure)					

\*If fill is required for any of the developments proposed above please provide details in Section 12 below.

## 12. ACCESSORY FACILITIES, STRUCTURES, FILLING, GRADING, etc.

(e.g.: Driveways, Decks, Gazebos, Swimming Pools, Tennis Courts, Lighting, Signs, Wind Turbines, free-standing Solar Panels, Hydro Poles/Lines, Retaining Walls, Placement of Fill, Grading, Berms, Parking Areas, Tree/Site Clearing, etc.) (See next page for Ponds)

**Describe and provide information** such as: dimensions, size, height, amount of fill etc.

**13. HOME BUSINESS, CHANGE OF USE, NEW USE**

N/A

(e.g: Establishing a Home Business, Home Occupation, Home Industry or Bed and Breakfast business.

Converting or changing the use, or establishing a new use on a property or within any dwelling building or structure on a property.)

**Describe** the proposed business or new use and **provide information** such as:

Type of business or use, size or area of building &/or land to be occupied or altered by the use, construction or alteration details, number of employees, access, parking, storage details, sales, hours of operation, signage, etc.

Note: A separate, detailed, business overview or plan should be provided.

---

---

**14. PONDS – New pond / Existing pond work – dredging, maintenance, repair, etc.)**

N/A

The following information is the minimum information that is required for pond construction or alteration/maintenance. Generally, a hydrology/hydrogeology report and/or an environmental impact assessment is also required.

Pond is:      ☒ Proposed                      ☒ Existing

Type of Pond:   ☒ Dug                      ☒ Spring-fed                      ☒ Other (e.g., on-stream, by-pass)

Use of Pond:   ☒ Recreation                      ☒ Livestock/farm                      ☒ Irrigation                      ☒ Other

Water Source:   ☒ Precipitation/run-off                      ☒ Springs                      ☒ Well                      ☒ Other

Size of Pond:   Water Area \_\_\_\_\_                      Depth of Water \_\_\_\_\_



Height of Banks \_\_\_\_\_

Width of Banks \_\_\_\_\_

Setbacks: Distance to nearest watercourse, wetland and/or roadside ditch: \_\_\_\_\_

Distance to nearest existing or proposed septic system: \_\_\_\_\_

Construction Details/Inflow/Outflow Details, Emergency Outflow/Spillway Details: \_\_\_\_\_  
(describe type of construction, water supply, receiving area or watercourse, etc.)

Erosion/sediment control measures: \_\_\_\_\_

Placement of excavated material: \_\_\_\_\_

Finish grading and landscaping: \_\_\_\_\_

#### 16. AGRICULTURAL DEVELOPMENT

N/A

If your proposal involves agricultural land or uses, indicate and briefly describe here; and complete other sections of this application form as applicable. Note: Additional detailed information may be required.

C Small Scale Commercial Use Accessory to Agriculture: \_\_\_\_\_

C Mobile Dwelling Accessory to Agriculture: \_\_\_\_\_

C Dwelling in Agricultural Area (near barns – MDS I): \_\_\_\_\_

C Livestock Facility (MDS II): \_\_\_\_\_

C Equestrian Facility (e.g, arenas, riding rings, events): \_\_\_\_\_

C Farm Pond: \_\_\_\_\_

C Winery: \_\_\_\_\_

C Winery Event: \_\_\_\_\_

C Farm Vacation Home: \_\_\_\_\_

C 'Agricultural Purposes Only' (APO) Lot Creation: \_\_\_\_\_

#### 16. LOT CREATION

N/A

If this application involves the creation / severance of a new lot, please provide the following information:

Frontage \_\_\_\_\_

Frontage \_\_\_\_\_

Frontage \_\_\_\_\_

**C Residential**

**C Agricultural/APO**

Depth \_\_\_\_\_

Depth \_\_\_\_\_

Depth \_\_\_\_\_

**C Conservation**

**C Lot Addition**

Size \_\_\_\_\_

Size \_\_\_\_\_

Size \_\_\_\_\_

**C Commercial**

**C Industrial**

#### 17. OTHER INFORMATION

Additional information to clarify your proposal may be submitted here or on a separate attachment: \_\_\_\_\_

SEE ATTACHED

#### 18. SITE PLAN

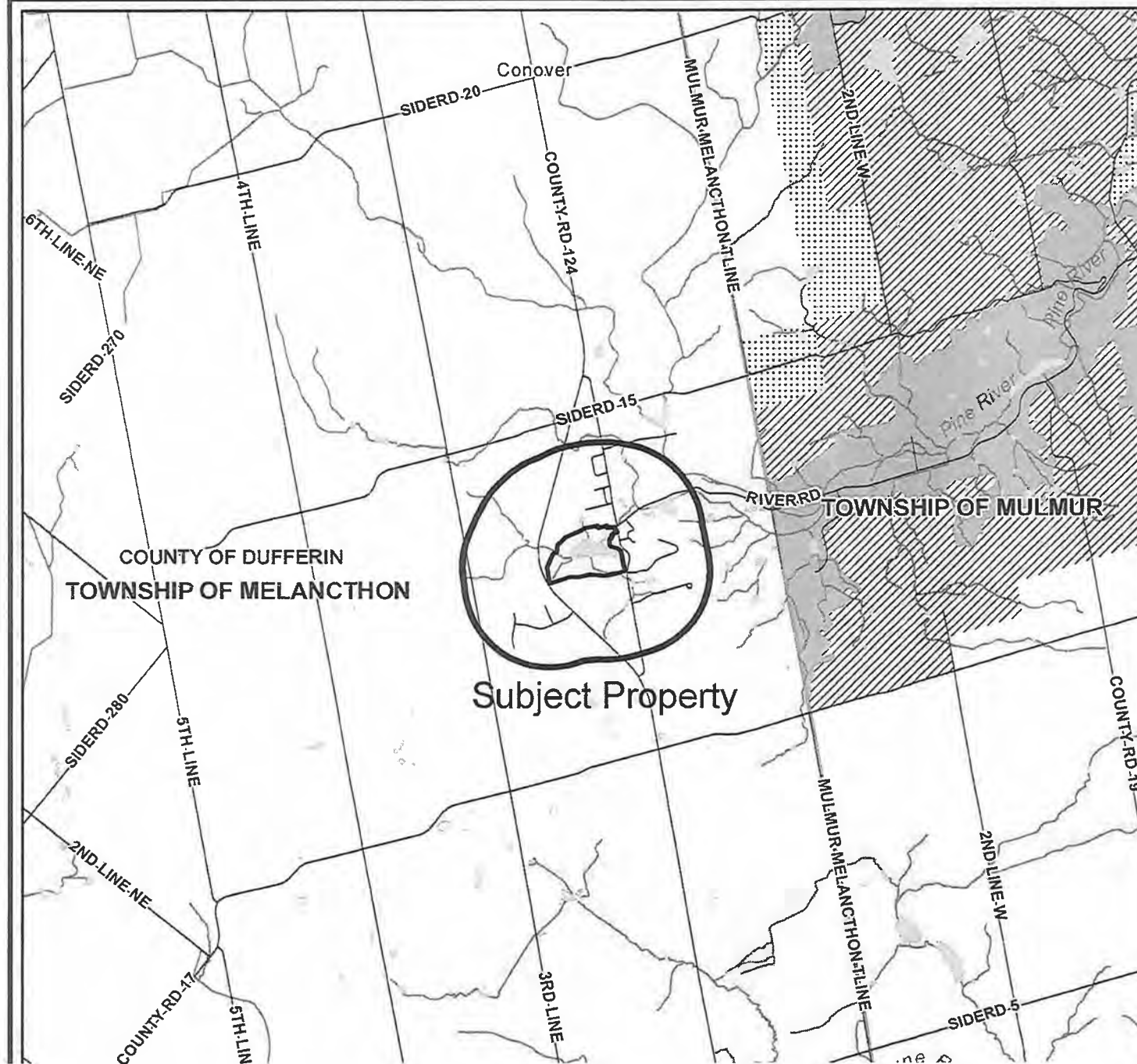
An **accurate Site Plan** must be provided. The Site Plan may be drawn on the following page (Section 20); on an attached Survey; or based on an on-line aerial photography mapping.

SEE ATTACHED

**SAMPLE SITE PLAN**

# Map 1A Niagara Escarpment Plan

132 MAIN ST  
TOWNSHIP OF MELANCTHON



- Subject Property
- Plan Designations**
  - Escarpment Natural Area
  - Escarpment Protection Area
  - Escarpment Rural Area
  - Public Land (in Parks and Open Space System)
  - Roads
  - Waterbodies
  - Watercourse
  - Upper Tier Municipality
  - Lower/Single Tier Municipality

NOTE: The Niagara Escarpment Plan Designation boundaries shown on this map are approximate and subject to confirmation through site inspection and the application of the "Interpretation of Boundaries" section of the Niagara Escarpment Plan.

Scale 1:50,000  
0 380 760 1140 1520  
Metres

Printed on Aug 30, 2010

**THIS IS NOT A PLAN OF SURVEY**

This map is illustrative only. Do not rely on it as being a precise indicator of route location of features, nor as a guide to navigation. Some derived from various sources. Map compiled and produced by the Geographic Information Systems (GIS) Department of the Niagara Escarpment Commission, Ministry of Natural Resources.





## Map 2 - Development Control

### Lot Configuration

132 MAIN ST  
TOWNSHIP OF MELANCTHON

- Subject Property
- Niagara Escarpment Plan Area
- Area of Development Control
- Roads
- Waterbodies
- Watercourse
- Contour (5 metre intervals)
- Upper Tier Municipality
- Lower/Single Tier Municipality
- Lot and Concession Boundary
- Parcel Boundary

Area of Development Control Drawn for  
Compliance Only. Refer to the appropriate  
Ontario Regulation for an accurate interpretation  
of the Development Control Area.

Scale 1:10,000  
0 75 150 225 300

Metres

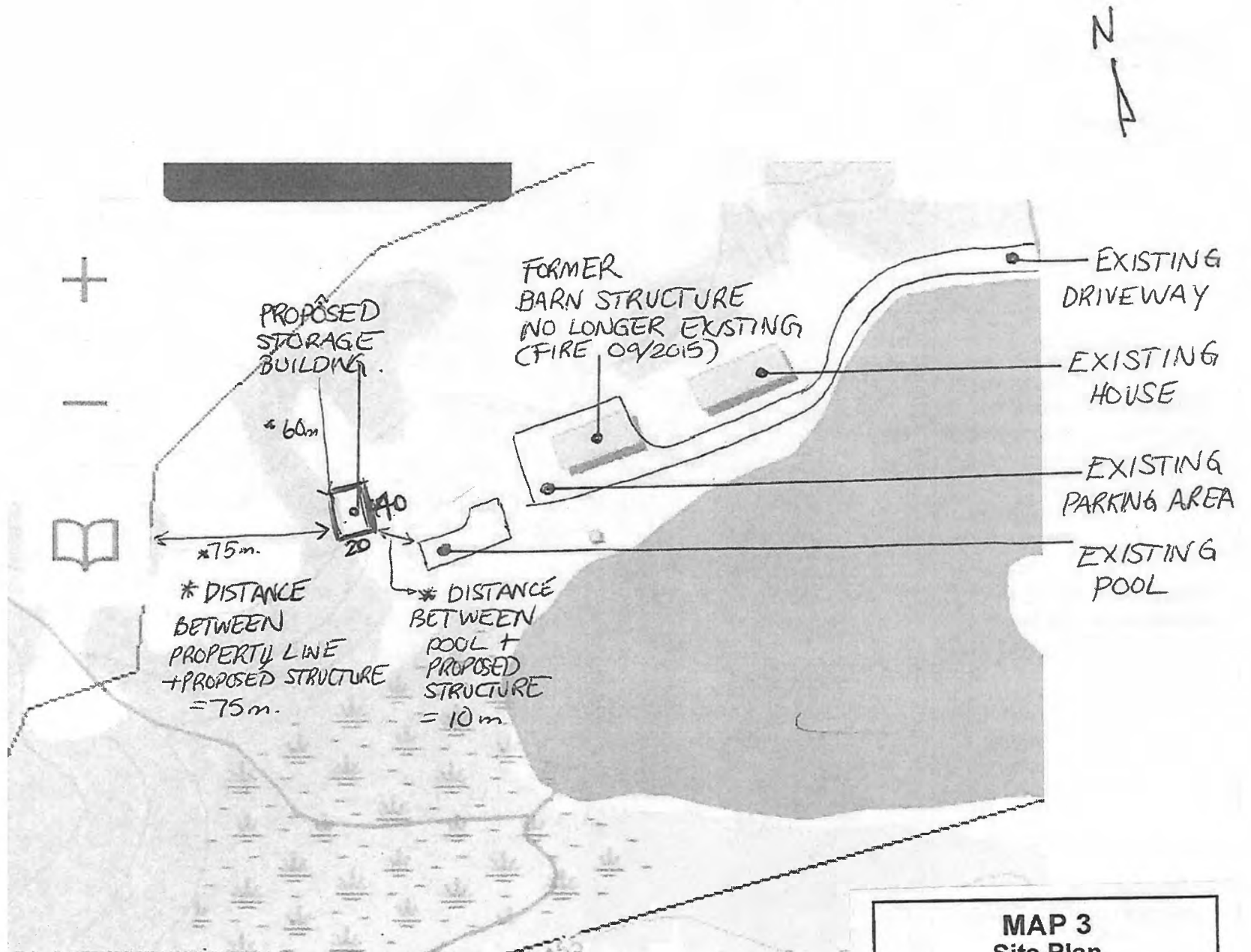
Printed on Oct 14, 2016

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location of features, nor as a guide to navigation. Data derived from various sources.  
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Ministry of Natural Resources



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**MAP 3**  
**Site Plan**

FILE NO. DIR/16-17/232

APPLICANT Clark

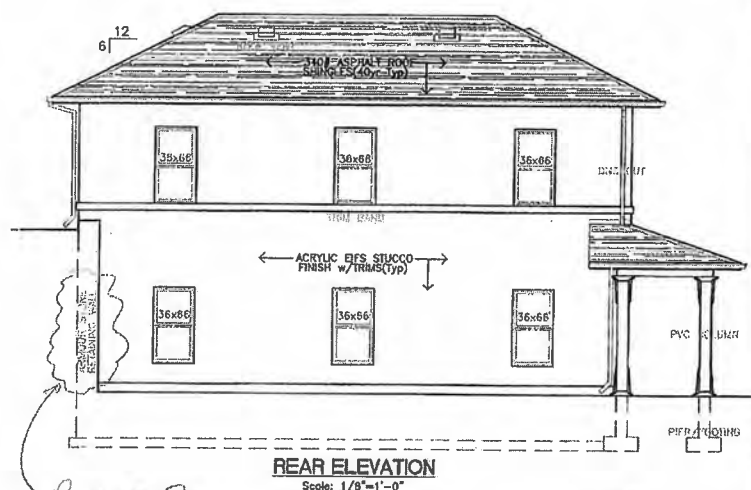
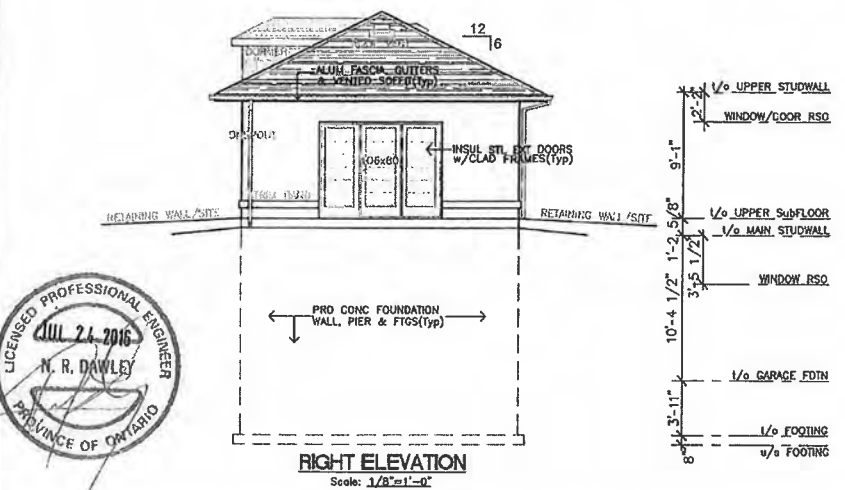
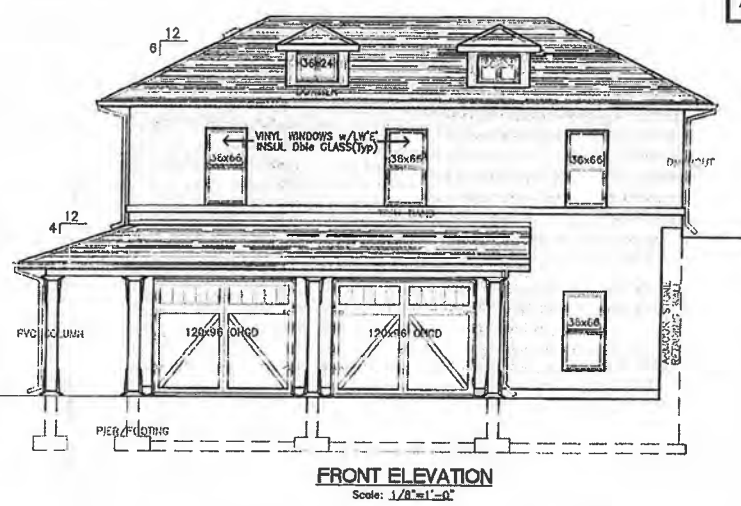
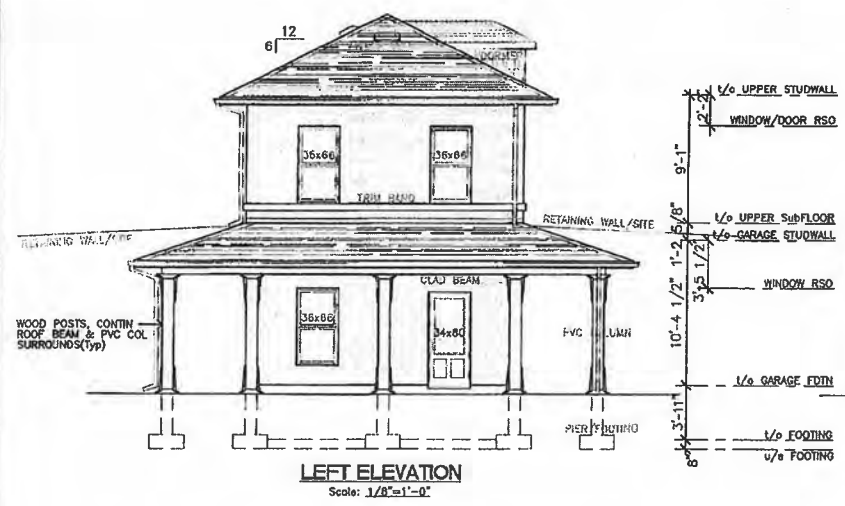
FIGURE 1

FILE NO. D/2016-07/032  
 APPLICANT CLARKE

No.	Date	Description
1	06/20/16	Preliminary Design Drawing (A)
2	06/29/16	Drawing issued for P.Eng Review
Project: Horning's Mill		
Address:		
Sheet: 4/5		
Scale: 1/8"=1'-0"		
Title: Exterior Elevations		

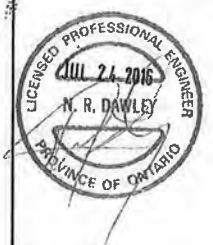
Drawings remain the property of:  
 Ground Effects Landscapes  
 P.O. Box 356 Hanover ON N4N 3H6  
 Tel: 519-364-5151 Fax: 519-364-4228

P-4  
 OF



Provide RETAINING WALL LITERATURE

# PRE-ENG TO BUILDING DEPARTMENT STAFFS





October 27, 2016

Tim Salkeld, Resource Planner, Nottawasaga Valley Conservation Authority  
Scott Burns, Director of Public Works and County Engineer, County of Dufferin  
Denise B. Holmes, Clerk, County of Dufferin, Town of Melancthon  
Ken Mott, District Planner, Ministry of Natural Resources and Forestry

### REQUEST FOR COMMENTS

---

FILE NUMBER: D/R/2016-2017/246

APPLICANT: Peter Munck  
AGENT: Karen Rosenbrock, Rosenbrock and Co. Landscape Architect  
OWNER: Same as Applicant

LOCATION: Part Lot 14, Concession 1 OSE  
605095 River Road  
Township of Melancthon, County of Dufferin

RELATED FILES: D/R/1985-1986/059; D/R/2984-1985/298

DESCRIPTION OF PROPOSED DEVELOPMENT: To construct a 2 storey, 114.5 sq. m (1232 sq. ft.) detached garage (with upper level studio/workshop), having a maximum height to peak of 7.62 m (25 ft.) on an existing 4.1 ha (10.05 ac) lot.

---

The attached Development Permit application, which is summarized above, is being sent to you for your review. Your comments and recommendations are requested for the Niagara Escarpment Commission's consideration.

We request your comments by: **November 30, 2016.** If we do not receive your comments, we will assume you have no objection to the proposal. If you require additional time to provide comments, please call immediately.

If you require further information, please contact Brandon Henderson at 905-877-4026 or e-mail: [Brandon.Henderson@Ontario.ca](mailto:Brandon.Henderson@Ontario.ca).

FILE # D/R/2016-2017/246  
(For NEC office use only)

The Niagara Escarpment Commission  
Page 1 of 10

## NIAGARA ESCARPMENT DEVELOPMENT PERMIT APPLICATION

(Revised April 17, 2014)

THE NIAGARA ESCARPMENT PLANNING AND DEVELOPMENT ACT, RSO, 1990, AS AMENDED

**NIAGARA ESCARPMENT COMMISSION**  
232 Guelph Street, 3<sup>rd</sup> Floor  
Georgetown, ON L7G 4B1

Phone: 905-877-5191  
Fax: 905-873-7452  
Website: [www.escarpment.org](http://www.escarpment.org)  
Email: [necgeorgetown@ontario.ca](mailto:necgeorgetown@ontario.ca)

*Serving the areas of:*

- Dufferin County
- Region of Halton
- Region of Peel
- Region of Niagara
- City of Hamilton



**NIAGARA ESCARPMENT COMMISSION**  
Box 308, 99 King Street East  
Hornby, ON N0H 2P0

Phone: 519-599-3340  
Fax: 519-599-6326  
Website: [www.escarpment.org](http://www.escarpment.org)  
Email: [necthornbury@ontario.ca](mailto:necthornbury@ontario.ca)

*Serving the areas of:*

- Bruce County
- Grey County
- Simcoe County

- Please ensure that the information you provide in this application is complete and accurate.
- Incomplete or inaccurate information will delay the processing of your application.
- Please contact your local Commission office if you have any questions about your proposal or this application.

### 1. APPLICANT

Name: PETER MUNK

Mailing Address: 605095 RIVER RD MELANCTHON ONT. L9V 2V4  
Street/P.O. Box City/Town Province Postal Code

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

### 2. AGENT (if any) Note: All correspondence will be sent to the Agent where an Agent is designated.

Name: ROSENBROCK + CO. Landscape Architect

Mailing Address: 367002 more Phase 2 LOW LXS  
Street/P.O. Box City/Town Province Postal Code

Phone: 519 942 4486 Fax: \_\_\_\_\_ E-mail: rosenbrock.co  
@bellnet.ca

### 3. OWNER (if different from applicant)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street/P.O. Box City/Town Province Postal Code

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

### 4. CONTRACTOR (if applicable)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

### 5. PROPERTY LOCATION

County/Region Dufferin Municipality Midland (former) Municipality \_\_\_\_\_  
Lot E112 10x14 Concession 1 O.S. and/or Lot \_\_\_\_\_ Plan \_\_\_\_\_  
Civic Address # 605095 Street Address Rye Rd  
(Fire/Emergency #)

### 6. LOT INFORMATION

Lot Size 10.05 acres Frontage 755 ft ± Depth 755 ft ±

### 7. SERVICING

Existing Road Frontage:	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Private	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Year-round
Proposed Road Frontage:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Private	<input type="checkbox"/> Right-of-Way	<input type="checkbox"/> Year-round
Existing Water Supply:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private Well	<input type="checkbox"/> Other: _____
Proposed Water Supply:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input type="checkbox"/> Private Well	<input type="checkbox"/> Other: _____
Existing Sewage System:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private Septic	<input type="checkbox"/> Other: _____
Proposed Sewage System:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Communal	<input type="checkbox"/> Private Septic	<input type="checkbox"/> Other: _____

### 8. EXISTING and PROPOSED DEVELOPMENT

**Note:** "Development" includes the construction of buildings and structures, alterations to the landscape, (e.g. placing fill, drainage alterations, pond construction or alteration), any change of use or new use (e.g. residential to commercial, new home business, etc). If additional space is required please include a separate attachment.

**Existing Development:** (describe)

Residential House  
Recreational pool  
Agricultural \_\_\_\_\_  
Commercial \_\_\_\_\_  
Other ponds in valley  
(e.g., industrial, institutional)

**Proposed Development:** (describe)

garage with studio above

### 9. EASEMENTS, COVENANTS, AGREEMENTS

Describe the type and terms of any easements, right-of-ways, covenants, agreements or other restrictions registered on or affecting the title of the property and/or attach a copy:

### 10. DATE OF PURCHASE

Date the property was purchased by the current owner: \_\_\_\_\_

\_\_\_\_\_  
(to be filled in by the applicant (if purchasing from current owner))



**Note regarding Sections 11, 12, 13, 14, 15, 16:**

Depending on the type or nature of the proposed development and/or the characteristics of the property, supporting information such as Environmental Impact Studies, Landscape Plans, Lighting Plans, Visual Assessments, Grading Plans, Erosion Control Plans, Slope Stability Studies, etc., may be required in support of the following information.

**11. CONSTRUCTION DETAILS**

**PLEASE NOTE**

**Ground Floor Area** is the total exterior measurements of any building, including attached garages and enclosed decks (as applicable).

**Total Floor Area** (i.e., total mass) is based on the exterior measurements of the building and includes the total of the ground floor area (including attached garages, etc), plus walkout basements, plus full or half second stories, etc.

**Maximum Height** is measured from the lowest grade (e.g., walkout side), to the peak of the roof.

	Ground Floor Area (Exterior measurements)	Total Floor Area	# of Storeys	Maximum Height (to peak)	Use of structure
Dwelling					
Dwelling Addition					
Accessory Building 1	22x28 ft	616 sq ft	1 1/2	25 ft	garage /
Accessory Building 2		+ 616 sq ft			studio workshop
Accessory Building Addition		1232 total.			
Other Building					
Demolition (specify what structure)					

\*If fill is required for any of the developments proposed above please provide details in Section 12 below.

**12. ACCESSORY FACILITIES, STRUCTURES, FILLING, GRADING, etc.**

(e.g.: Driveways, Decks, Gazebos, Swimming Pools, Tennis Courts, Lighting, Signs, Wind Turbines, free-standing Solar Panels, Hydro Poles/Lines, Retaining Walls, Placement of Fill, Grading, Berms, Parking Areas, Tree/Site Clearing, etc.) (See next page for Ponds)

Describe and provide information such as: dimensions, size, height, amount of fill etc.

**13. HOME BUSINESS, CHANGE OF USE, NEW USE**

(e.g.: Establishing a Home Business, Home Occupation, Home Industry or Bed and Breakfast business  
Converting or changing the use, or establishing a new use on a property or within any dwelling building or structure on a property.)

Describe the proposed business or new use and provide information such as:

Type of business or use, size or area of building &/or land to be occupied or altered by the use, construction or alteration details, number of employees, access, parking, storage details, sales, hours of operation, signage, etc.

**Note:** A separate, detailed, business overview or plan should be provided.

#### 14. PONDS – New pond / Existing pond work – dredging, maintenance, repair, etc.)

The following information is the minimum information that is required for pond construction or alteration/maintenance. Generally, a hydrology/hydrogeology report and/or an environmental impact assessment is also required.

Pond is: ☐ Proposed ☐ Existing

Type of Pond: ☐ Dug ☐ Spring-fed ☐ Other (e.g., on-stream, by-pass) \_\_\_\_\_

Use of Pond: ☐ Recreation ☐ Livestock/farm ☒ Irrigation ☐ Other \_\_\_\_\_

Water Source: ☐ Precipitation/run-off ☐ Springs ☐ Well ☐ Other \_\_\_\_\_

Size of Pond: Water Area \_\_\_\_\_ Depth of Water \_\_\_\_\_

Height of Banks \_\_\_\_\_ Width of Banks \_\_\_\_\_

Setbacks: Distance to nearest watercourse, wetland and/or roadside ditch: \_\_\_\_\_

Distance to nearest existing or proposed septic system: \_\_\_\_\_

Construction Details/Inflow/Outflow Details, Emergency Outflow/Spillway Details: \_\_\_\_\_  
(describe type of construction, water supply, receiving area or watercourse, etc.)

Erosion/sediment control measures: \_\_\_\_\_

Placement of excavated material: \_\_\_\_\_

Finish grading and landscaping: \_\_\_\_\_

#### 15. AGRICULTURAL DEVELOPMENT

If your proposal involves agricultural land or uses, indicate and briefly describe here; and complete other sections of this application form as applicable. Note: Additional detailed information may be required.

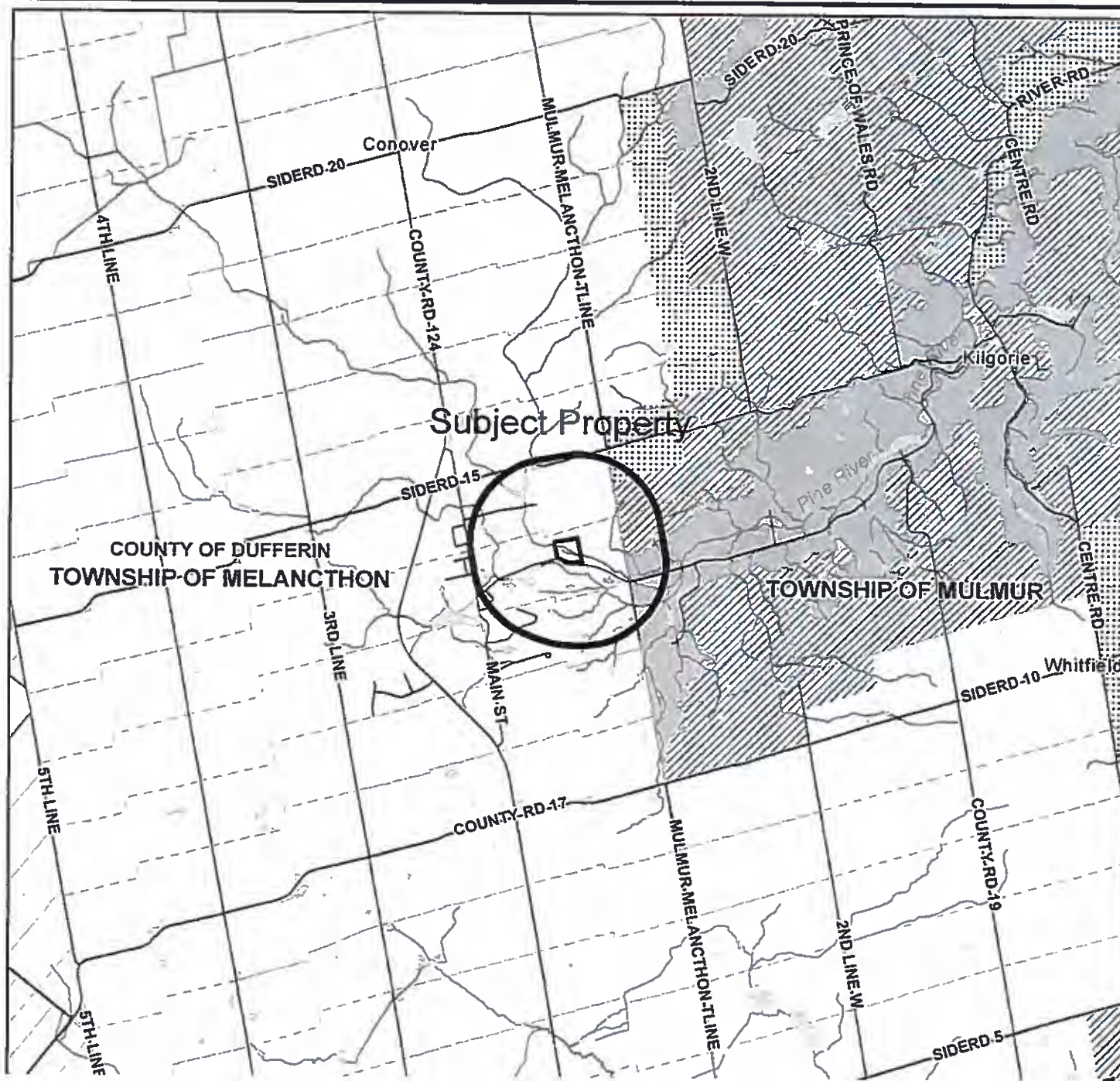
- ☐ Small Scale Commercial Use Accessory to Agriculture: \_\_\_\_\_
- ☐ Mobile Dwelling Accessory to Agriculture: \_\_\_\_\_
- ☐ Dwelling in Agricultural Area (near barns – MDS I): \_\_\_\_\_
- ☐ Livestock Facility (MDS II): \_\_\_\_\_
- ☐ Equestrian Facility (e.g., arenas, riding rings, events): \_\_\_\_\_
- ☐ Farm Pond: \_\_\_\_\_
- ☐ Winery: \_\_\_\_\_
- ☐ Winery Event: \_\_\_\_\_
- ☐ Farm Vacation Home: \_\_\_\_\_
- ☐ 'Agricultural Purposes Only' (APO) Lot Creation: \_\_\_\_\_

#### 16. LOT CREATION

If this application involves the creation / severance of a new lot, please provide the following information:

i) Existing Lot:	ii) Proposed Lot:	iii) Retained Lot:	iv) Use of new Lot
Frontage _____	Frontage _____	Frontage _____	<input type="checkbox"/> Residential
Depth _____	Depth _____	Depth _____	<input type="checkbox"/> Agricultural/APO
Size _____	Size _____	Size _____	<input type="checkbox"/> Conservation
			<input type="checkbox"/> Lot Addition
			<input type="checkbox"/> Commercial
			<input type="checkbox"/> Industrial

#### 17. OTHER INFORMATION



**Map 1A**  
**Niagara Escarpment Plan**  
 605095 RIVER RD  
 TOWNSHIP OF MELANCTHON

- Subject Property
- Plan Designations**
  - Escarpment Natural Area
  - Escarpment Protection Area
  - Escarpment Rural Area
  - Public Land (in Parks and Open Space System)
  - Roads
  - Waterbodies
  - Watercourse
  - Upper Tier Municipality
  - Lower/Single Tier Municipality
  - Lot and Concession Boundary

NOTE: The Niagara Escarpment Plan Designation boundaries shown on this map are approximate and subject to confirmation through site inspection and the application of the "Interpretation of Boundaries" section of the Niagara Escarpment Plan.

Scale 1:50,000  
 0 380 760 1140 1520  
 Metres  
 Printed on Oct 29, 2016

This map is illustrative only. Do not rely on it as being a precise indicator of routes, location of features, nor as a guide to navigation. Data derived from various sources.  
 Map compiled and produced by the Geographic Information Systems  
 (GIS) Department of the Niagara Escarpment Commission,  
 Ministry of Natural Resources

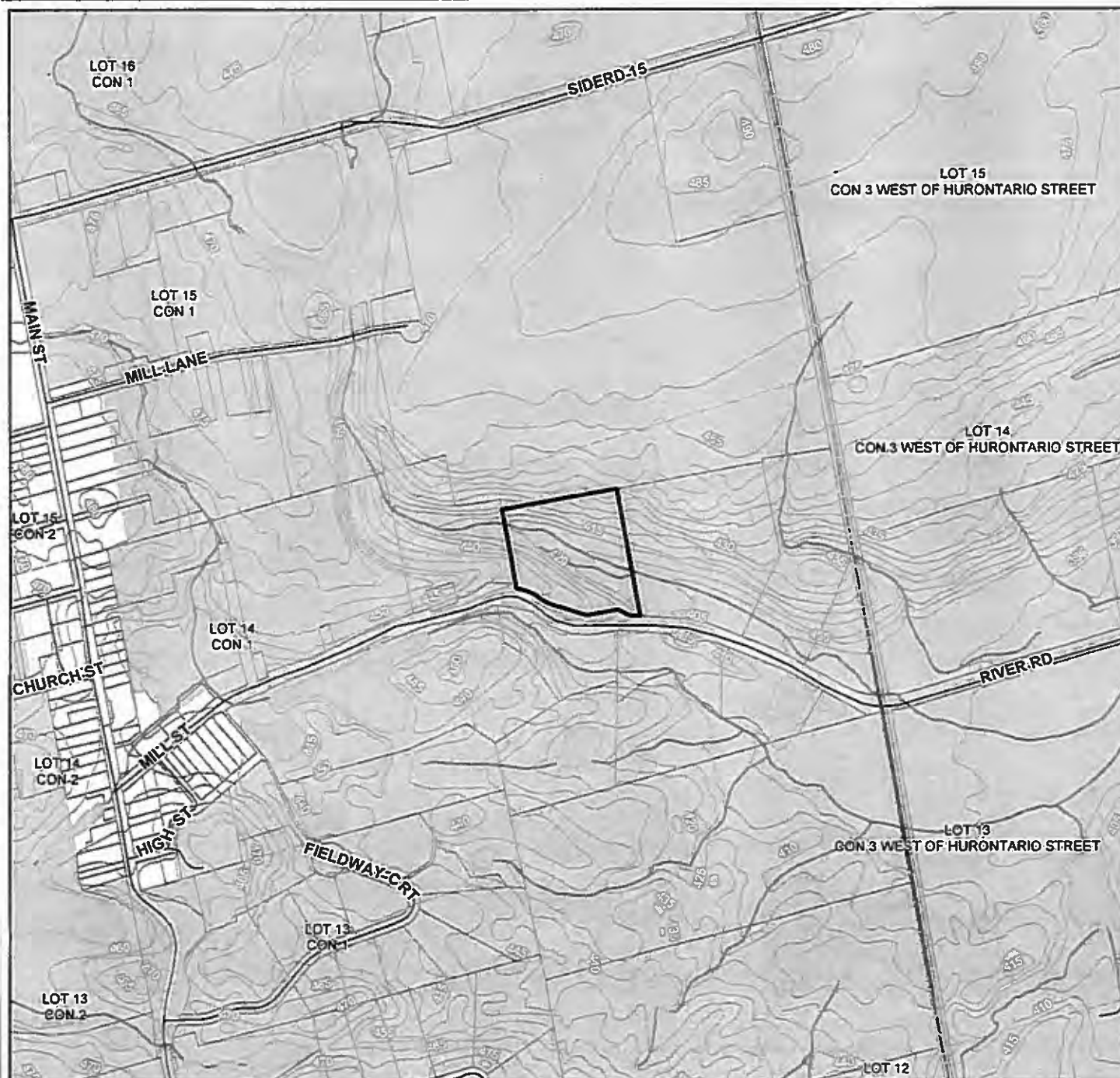




## Map 2 - Development Control

### Lot Configuration

605095 RIVER RD  
TOWNSHIP OF MELANCTHON



- Subject Property
- Niagara Escarpment Plan Area
- Area of Development Control
- Roads
- Waterbodies
- Watercourse
- Contour (5 metre intervals)
- Upper Tier Municipality
- Lower/Single Tier Municipality
- Lot and Concession Boundary
- Parcel Boundary

Area of Development Control shown for  
Concessions Only. Refer to the appropriate  
Ontario Regulation for an accurate interpretation  
of the Development Control Area.

Scale 1:10,000

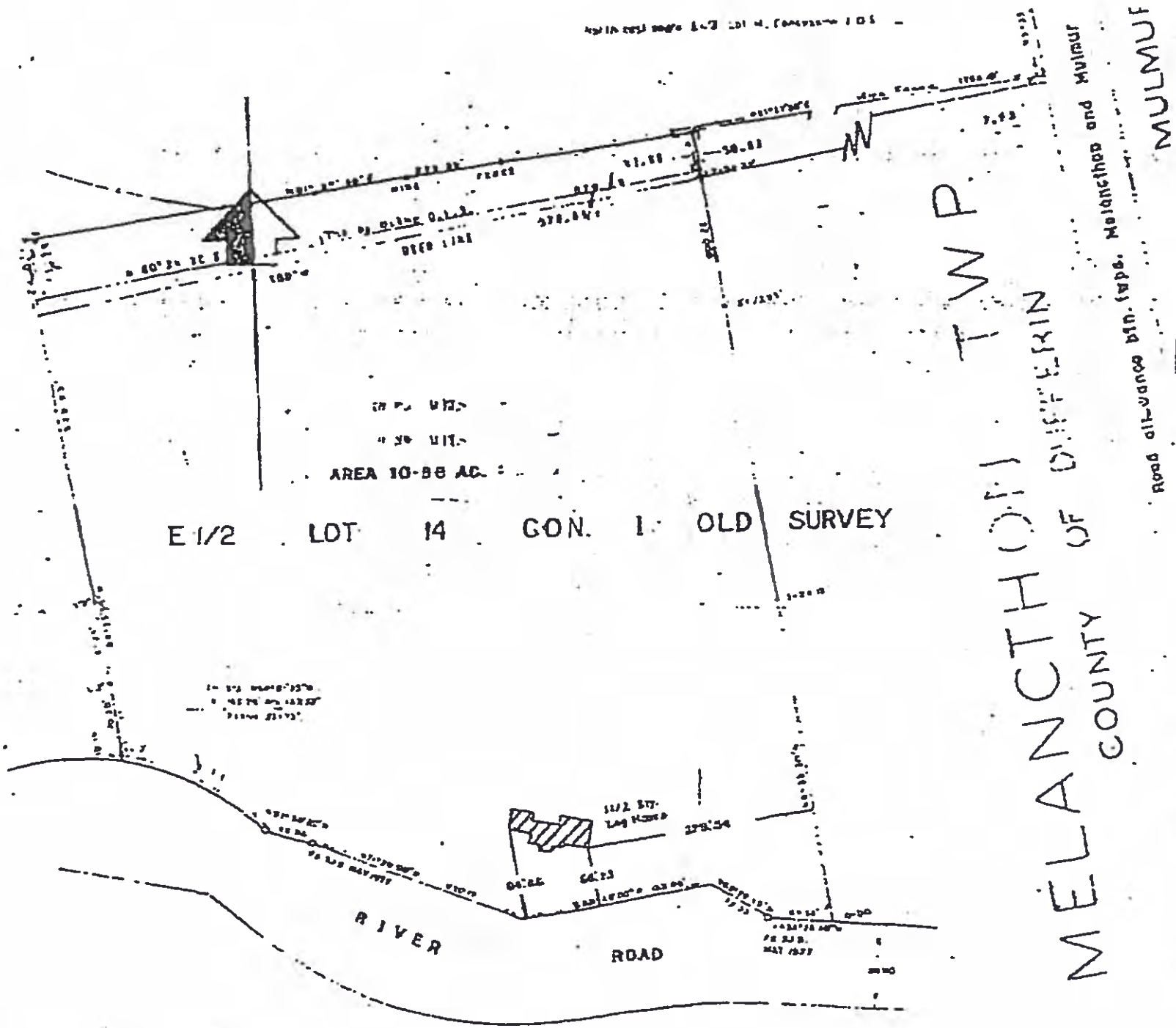
0 75 150 225 300

Metres

Printed on Oct 25, 2016

This map is illustrative only. Do not rely on it as being a precise indicator of control,  
location of features, nor as a guide to navigation. Data derived from various sources.  
Map compiled and produced by the Geographic Information Systems  
(GIS) Department of the Niagara Escarpment Commission,  
Ministry of Natural Resources





MAP 3  
 Site Plan  
 FILE NO. DR/280-0017/040  
 APPLICANT M. Mark





## Denise Holmes

---

**From:** evan bearss <evanbearss33@hotmail.com>  
**Sent:** Monday, October 24, 2016 6:02 PM  
**To:** Denise Holmes  
**Subject:** Appeal of Assessment - McCue Drain  
**Attachments:** Drianage Act2.docx

Hello Denise,

Thank you for your patience with my ongoing disagreement with the Assessment Schedule for McCue Drain. Please find attached my formal appeal to the Tribunal since the engineers report does not take the current use of the land into consideration and the assessment amount on my property is too high. I will bring in a signed hard copy into the Township ASAP. Please let me know if I require to bring this forward as a delegation.

Thank you,

Evan Bearss

Sent from my iPhone

---

Total Control Panel

[Login](#)

To: [dholmes@melanctontownship.ca](mailto:dholmes@melanctontownship.ca)

Message Score: 1

High (60): Pass

From: [evanbearss33@hotmail.com](mailto:evanbearss33@hotmail.com)

My Spam Blocking Level: High

Medium (75): Pass

Low (90): Pass

[Block](#) this sender

[Block](#) hotmail.com

*This message was delivered because the content filter score did not exceed your filter level.*

October 24, 2016

Denise Holmes CAO/Clerk

Township of Melancthon

Dear Denise,

Re: McCue Drainage Works By-law

Please note that the letter provided by R.J. Burnside and Associates Ltd. dated September 8, 2016 does not address the direction supported by Council in regards to the request for changes in the Assessment Schedule of McCue Drain pursuant of Section 65(3) of the Drainage Act. Council had concluded during the delegation on July 7, 2016 that sufficient evidence was given to support that the nature of the use of the drainage works has subsequently changed on Lot 11, Concession 4 NE and that the current Assessment Schedule appeared to require amendment. This decision was based on the fact that the property is not being used for agricultural uses like the neighboring properties, but for a single house dwelling and lands now dedicated to the protection and conservation of Natural Heritage Features as defined by the Provincial Policy Statement 2014 and designated by the Township of Melancthon's Official Plan 2014 and regulated by the Conservation Authority.

Sufficient technical evidence has not been provided to support the appointed drainage superintendent's recommendation to deny a reassessment for a just portion of the drainage works. The "bushland" as described by the drainage superintendent on the property adjacent to McCue Drain is now recognized by the province and the municipality as a Natural Heritage Feature that was not previously designated in the 1989 by-law and assessment. Schedule D of the Township of Melancthon's Official Plan 2014 designates this feature as a Locally Significant and Unevaluated Wetland. Given that these lands currently have provincial and municipal status; these lands are now being protected from agricultural practices by the landowner through provincial tax incentives, by being regulated by the Conservation Authority and by the Provincial Policy Statement 2014, which states that natural features and areas shall be protected for the long term.

The pro-rated assessment schedule does not consider this change in designation and land use or the benefits that the wetlands and the woodlands on the property are providing for everyone within the watershed of the drain. The appointed drainage superintendent justifies the incurred maintenance costs for Lot 11, Concession 4 NE by comparing worked farmed business properties eligible for drainage grants through OMAFRA initiatives, to a residence and property with Provincially Significant Wetlands, Locally Significant Wetlands and Significant Woodlands occupying the majority of the land. This comparison of land use and benefit for drainage works could not be more contrasting and inappropriate since one property is suffering from reduced ecological functions whereas the other is prospering from economic development. A more suitable example with similar land uses within the drainage boundary should have been used for a practical comparison.

The drainage superintendent has not demonstrated benefit through any tangible analysis as defined in the Drainage Act both under the definition contained in Section 1, as well as in Section 22 of the Act. The reason given for benefit of the drainage works by the drainage superintendent for Lot 11, Concession 4 NE is described as "close proximity to the drain", which does not meet the definition for benefit within the Act. It is unclear how the Locally Significant Wetland as designated by the municipality which is in close proximity of the drain is benefiting from the drainage works.

There must be a particular benefit, specifically assessed to Lot 11, Con 4 NE and not just some probable, general benefit to all of the lands in the locality. Pursuant of Section 65(11) Appeal of Assessment of the Drainage Act, I would like to appeal the current Amended Maintenance Assessment Schedule to the Tribunal since due consideration has not been given for the current use of the land and that the assessment for benefit is too high.

Regards,

Evan Bearss

643132 270 Sideroad, Melancthon

(Lot 11 Concession 4 NE)



**BY-LAW No. \_\_\_\_-2016**

**TOWNSHIP OF MELANCTHON**

**A By-law to amend By-Law Number 11-2016 in the Township of Melancthon in the County of Dufferin.**

**MARTIN DRAINAGE WORKS  
LEVYING BY-LAW**

**WHEREAS** the Martin Drainage Works has been constructed under the authority of By-Law No. 11-2016;

**AND WHEREAS** the actual cost of the drainage works was \$98,723.73;

**AND WHEREAS** the grant received from the Ministry of Agriculture and Food was \$22,551.98;

**AND WHEREAS** the sum necessary to be raised by assessment is \$76,171.75;

**AND WHEREAS** the Council of the Township of Melancthon deems it expedient to amend By-Law No. 11-2016 which provided for an amount less than that required to cover the cost of the said drainage works;

**AND THEREFORE** the Council of the Township of Melancthon, pursuant to the Drainage Act, R.S.O. 1990, amendments thereto, does hereby enact as follows:

1. THAT By-Law No. 11-2016 is hereby amended to conform to the attached Schedule "A" which forms part of this By-Law.
2. THAT the amount of \$76,171.75 necessary to be raised for such drainage works shall be made a cash assessment upon lands and roads as affected by the drainage works, with interest at the rate of 1 ¼% per month added after the date payment is due.
3. THAT By-Law No. 11-2016 be amended to provide that all assessments shall be due on \_\_\_\_\_, 2016 and that any assessments not paid in full on or before that due date shall be collected in the same manner as taxes.
4. THAT where any allowance or compensation has been determined for an owner pursuant to the provisions of the Drainage Act, and where that amount so determined is less than the total amount owing from the owner, the municipality shall deduct from the total amount so determined, and the owner shall be responsible for paying the balance in the manner prescribed in this By-Law.
5. THAT where any allowance or compensation mentioned in Paragraph 4 exceeds the total amount owing by the owner, the municipality shall pay the balance to him.
6. THAT this By-Law shall come into force on the passing thereof and may be cited as the "Martin Drainage Works Levying By-Law".

**READ** a first and second time this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor Darren White

\_\_\_\_\_  
CAO/Clerk Denise Holmes

**READ** a third time and enacted this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor Darren White

\_\_\_\_\_  
CAO/Clerk Denise Holmes

**NOTICE OF A PUBLIC MEETING  
TO INFORM THE PUBLIC OF A PROPOSED  
ZONING BY-LAW AMENDMENT**

**RECEIPT OF COMPLETE APPLICATION**

**TAKE NOTICE** that Township of Melancthon has received a complete application to amend Municipal Zoning By-law 12-79. The purpose of the rezoning is to amend the Township's Comprehensive Zoning By-law to zone lands located in Part of Lot 302, Concession 2, SWTSR, located at 116939 2<sup>nd</sup> Line SW to permit the construction of a detached dwelling with a secondary suite.

**AND PURSUANT** to Section 34 (10) of the Planning Act, the application file is available for review at the Municipal Office. Please contact the Municipal Clerk to arrange to review this file.

**NOTICE OF PUBLIC MEETING WITH COUNCIL**

**TAKE NOTICE** that the Council for The Corporation of the Township of Melancthon will be holding a public meeting (described below) under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, to allow the public to comment on the proposed Zoning By-law Amendment.

**DATE AND LOCATION OF PUBLIC MEETING**

Date: Thursday, November 3<sup>rd</sup>, 2016  
Time: 5:30 pm  
Location: Township of Melancthon Municipal Office (Council Chambers)

**DETAILS OF THE ZONING BY-LAW AMENDMENT**

The application affects lands located in Part of Lot 302, Concession 2 SWTSR in the Township of Melancthon. A key map has been appended to this Notice which identifies the subject lands.

The purpose of the proposed by-law is to amend the Restricted Area (Zoning) By-Law No. 12-79 to permit the construction of a two-unit dwelling in the Rural Residential (RR) Zone. The applicant is constructing a new single detached dwelling and would like to include a secondary suite in the dwelling for an aging parent. If the proposed zoning amendment is approved it would allow the inclusion of a secondary suite through a site-specific exception to the Rural Residential (RR) Zone.

**FURTHER INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATION**

A key map has been appended that identifies the lands that are subject to this amendment. The applicant's building plan is also available for review at the Township office.

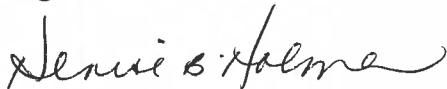
The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the proposed Zoning By-law Amendment. Any person who attends the meeting shall be afforded an opportunity to make representations in respect of the proposed amendment.

If you wish to be notified of the decision of the Council for the Corporation of the Township of Melancthon in respect to the proposed Zoning By-law Amendment, you must submit a written request (with forwarding addresses) to the Clerk of the Township of Melancthon at 157101 Highway 10, Melancthon, Ontario, L9V 2E6 fax (519) 925-1110

If a person or public body files an appeal of a decision of the Council for the Corporation of the Township of Melancthon, as the approval authority in respect of the proposed Zoning By-law Amendment, but does not make oral submissions at a public meeting or make written submissions to Council before the proposed amendment is approved or refused, the Ontario Municipal Board may dismiss all or part of the appeal.

Further information regarding the proposed amendment is available to the public for inspection at the Township of Melancthon Municipal Office on Monday to Friday, between the hours of 8:30 a.m. and 4:30 p.m.

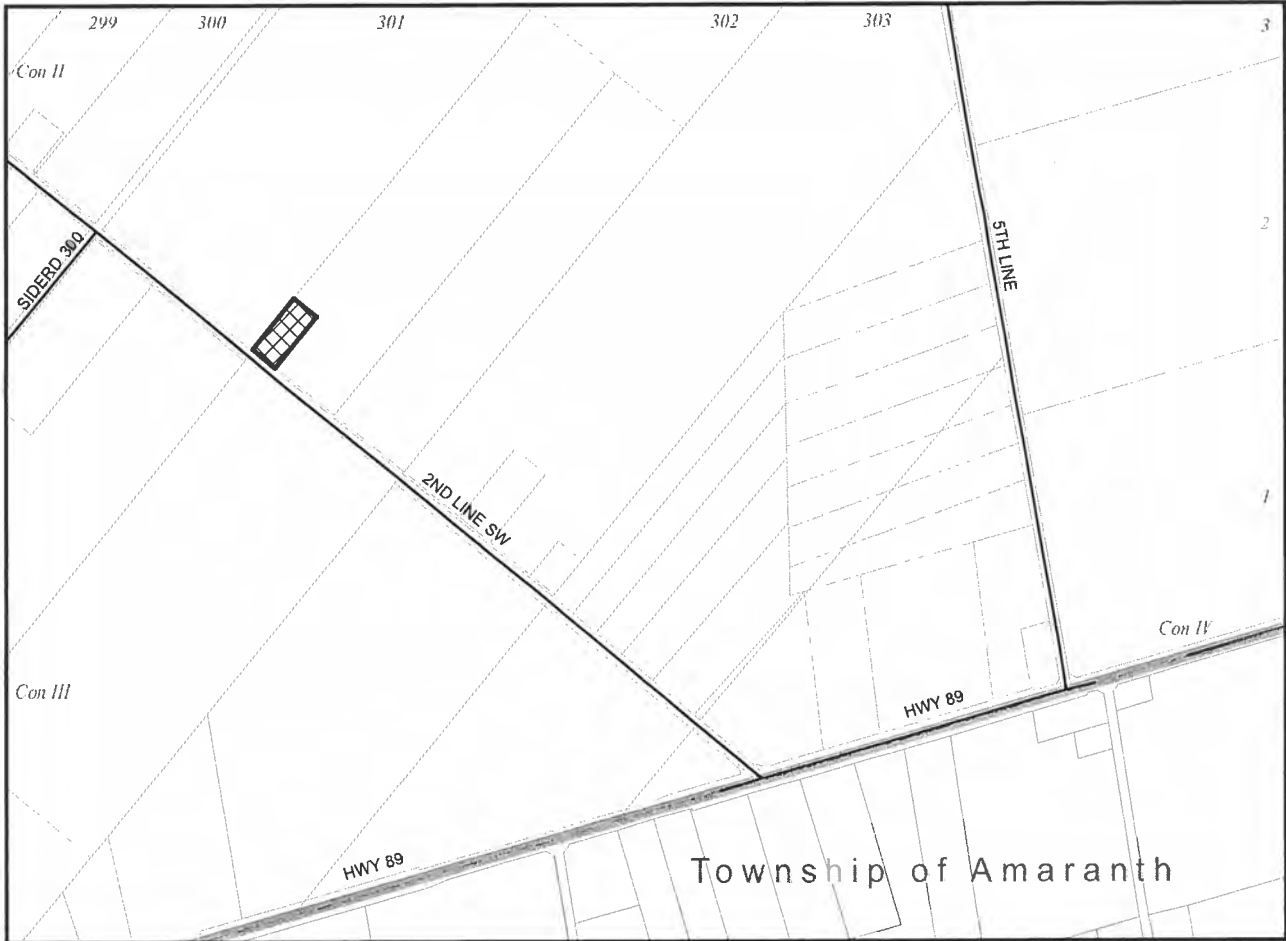
Mailing Date of this Notice: October 12, 2016



Denise Holmes, CAO  
Township of Melancthon



LANDS SUBJECT TO APPLICATION FOR  
ZONING BY-LAW AMENDMENT



 Subject Lands

• Municipal Planning Services Ltd. •

**MEMORANDUM**

**To:** Mayor White and Members of Council  
**Copy:** Ms. Denise Holmes, CAO  
**From:** Chris D. Jones MCIP, RPP  
**Date:** October 26, 2016  
**Re:** Application for ZBA – Part Lot 302, Concession 2 SWTSR (Parsons)

---

The Township is in receipt of an application for a zoning amendment for lands legally described as Part 1, Plan 7R-3626, located at 116939 2<sup>nd</sup> Line SW and located in Part of Lot 302, Concession 2 SWTSR.

The purpose of the application is permit the approval of an amendment to allow the construction of a new two-unit dwelling. The subject lands have a lot area of 2 acres and are currently vacant. The applicant's objective is to construct a new detached home that would include an internal, 1 bedroom secondary suite having a total floor area of 74 square metres (800 square feet).

It is noted that Section 3.12 of the Township's new Official Plan permits second dwelling units subject to a series of technical criteria, including but not limited to Zoning By-law, Building Code and Fire Code regulations. This policy reflects Bill 140, known as the *Strong Communities through Affordable Housing Act (2011)*.

On this basis, I am supportive of the proposed amendment.

I have attached a zoning by-law amendment for Council's consideration and would recommend it for approval.

Respectfully Submitted,



---

Chris Jones MCIP, RPP

---

• Municipal Planning Services Ltd. •

Chris D. Jones BES, MCIP, RPP  
51 Churchill Drive, Unit 1  
Barrie, Ontario  
(705) 725-8133

**THE CORPORATION OF THE TOWNSHIP OF MELANCTHON**  
**BY-LAW NO. \_\_\_\_\_**

Being a By-law to amend By-law No. 12-79, as amended, the Zoning By-law for the Township of Melancthon for lands legally described as Part 1, Plan 7R-3626, and located in Part of Lot 302, Concession 2 SWTSR, in the Township of Melancthon, County of Dufferin.

WHEREAS the Council of the Corporation of the Township of Melancthon is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990;

AND WHEREAS the owner of the subject lands has requested a zoning by-law amendment to construct a two-unit residential dwelling;

AND WHEREAS the Council of the Corporation of the Township of Melancthon deems it advisable to amend By-Law 12-79, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Melancthon enacts as follows:

1. Schedule 'A' to Zoning By-law No. 12-79 as amended, is further amended by zoning lands legally described as Part 1, Plan 7R-3626 and located in Part of Lot 302, Concession 2, SWTSR from the Rural Residential (RR) Zone to the Rural Residential Exception (RR-162) Zone, as shown on Schedule A-1 attached hereto, which forms part of this By-law.
2. And Furthermore, Section 8.5 to Zoning By-law 12-79 as amended, is further amended by adding the following new sub-section after sub-section 8.5 eeeeeee):

*fffff) Notwithstanding Section 8.5 of the Rural Residential (RR) Zone, on lands described legally as Part 1, Plan 7R-3626 and located in Part of Lot 302, Concession 2 SWTSR, and located in the RR-162 Zone, a detached residential dwelling with a secondary suite shall be a permitted use. For the purpose of the RR-162 Zone a detached residential dwelling with a secondary suite shall be defined as:*

*One detached dwelling containing one internal, independent, secondary dwelling unit containing only one kitchen and designed in a manner that both the detached dwelling and the secondary suite shall have separate means of exterior entry. The dwelling units shall be constructed in accordance with the Ontario Building Code for matters including but not limited to fire regulation and ratings.*

*For the purpose of the RR-162 Zone, the following additional regulation shall apply:*

*a) Maximum total floor area of secondary suite: 74.4 sq. metres (800 sq. ft)*

3. In all other respects, the provisions of By-law 12-79, as amended shall apply.

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST AND SECOND TIME on the 3<sup>rd</sup> day of November 2016.

READ A THIRD TIME and finally passed this 3<sup>rd</sup> day of November 2016.

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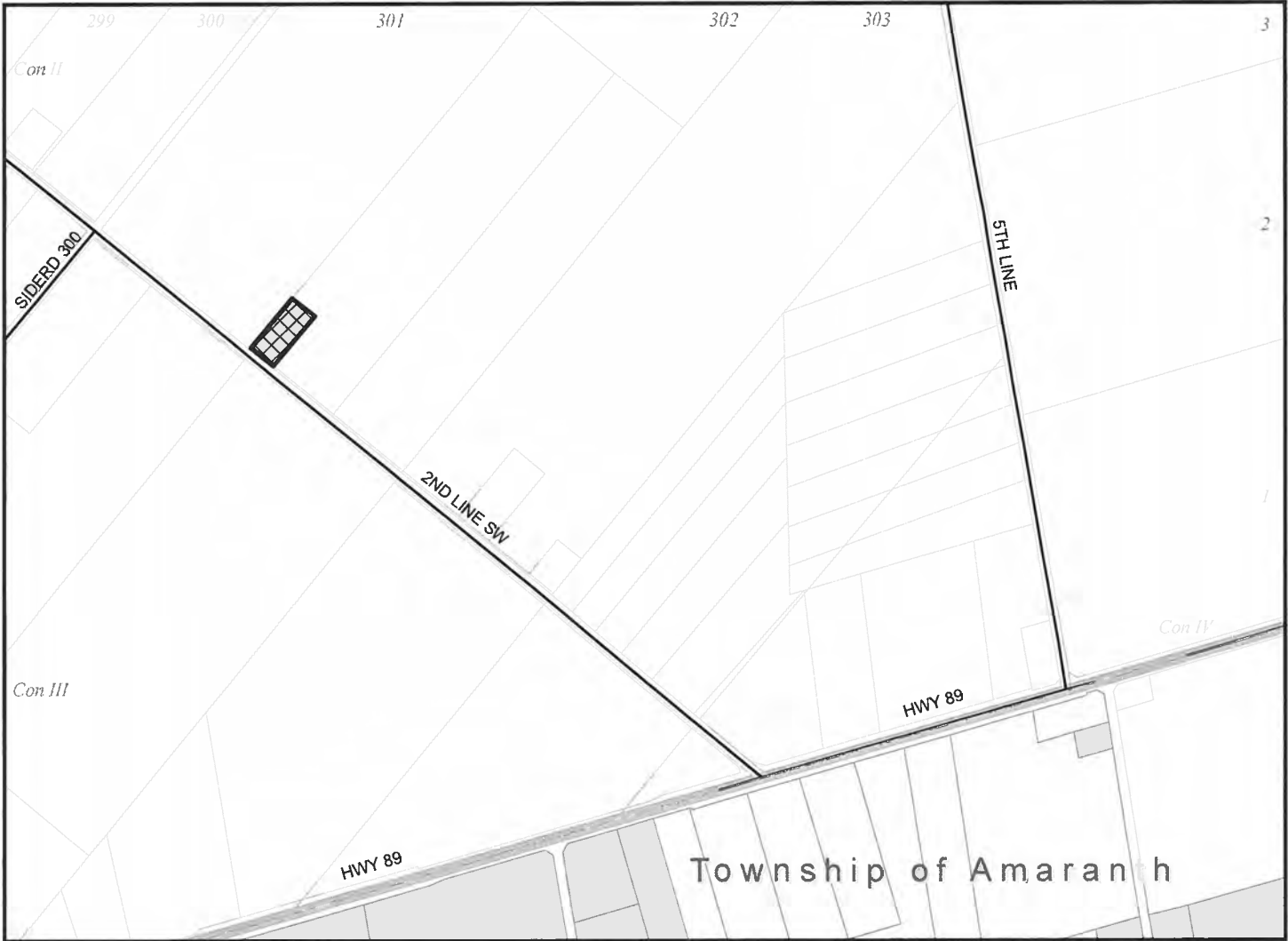
Mayor

---

Clerk



Schedule 'A-1'  
By-law 2016-\_\_\_\_\_  
Part of Lot 302, Concession 2 South West of  
Toronto and Sydenham Road  
Township of Melancthon



Lands to be rezoned from the Rural Residential (RR) Zone  
to the Rural Residential Exception (RR-162) Zone

This is Schedule 'A-1' to By-law \_\_\_\_\_

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk