

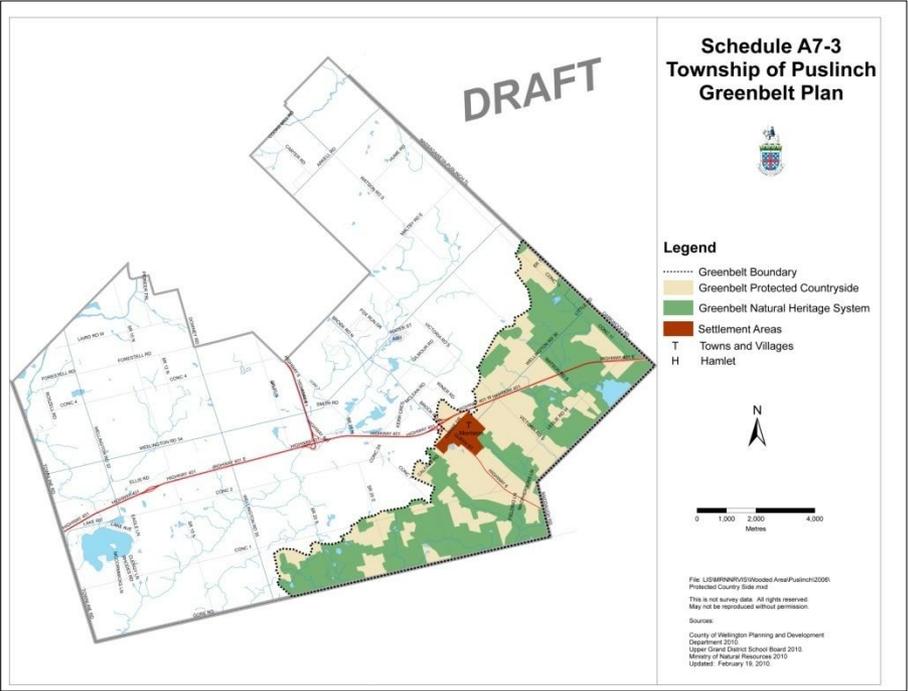
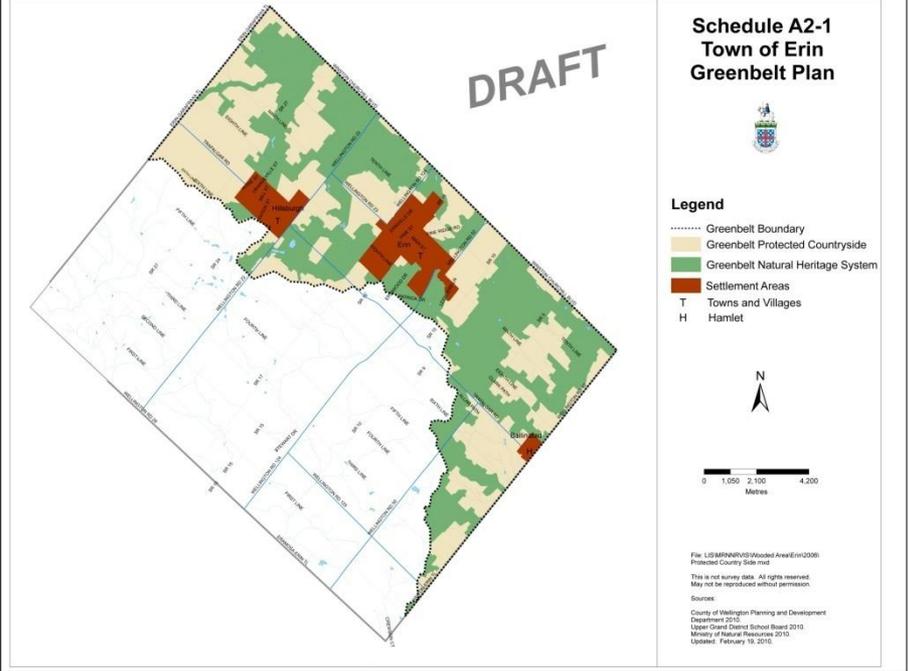
OPA 81  
Official Plan 5-Year Review

*Open House Boards*  
*Sept. 6th, 10<sup>th</sup> and 12<sup>th</sup>, 2012*

# Greenbelt Plan

## Key proposed changes to conform with the Greenbelt Plan include:

- New Schedules to show boundaries of the Greenbelt, Protected Countryside, Natural Heritage System, Towns/Villages and Hamlets.
- New development in the Natural Heritage System is subject to specific policies. Examples include requirements to demonstrate that:
  - Disturbed area does not exceed 25%
  - Impervious surface does not exceed 10%
  - For non-agricultural uses,
    - at least 30% of total developable area will remain or be returned to natural self-sustaining vegetation, and
    - buildings and structures do not occupy more than 25% of the total developable area.
  - This amendment is the only opportunity to change lands in the Greenbelt that are designated Prime Agricultural Area in the County Official Plan to other rural designations such as Secondary Agricultural Area or Recreational



# Paris and Galt Moraines

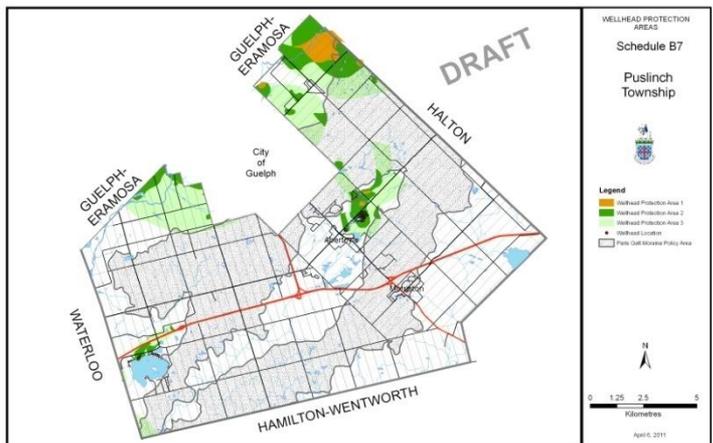
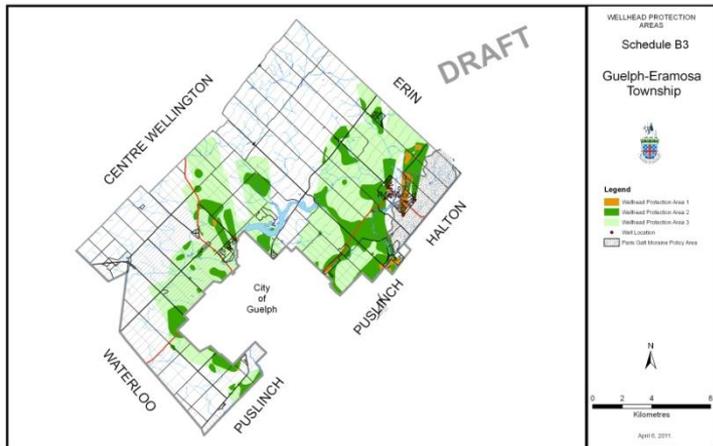
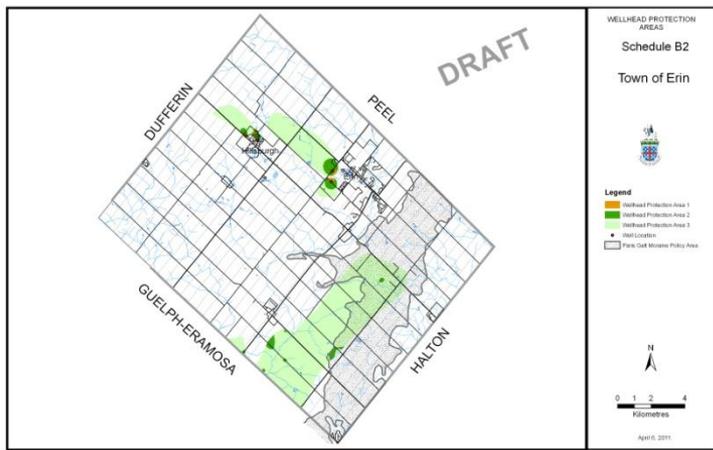
The Paris and Galt Moraines policy area is proposed to be added to Schedule B, which currently shows Well Head Protection Areas.

## The Paris and Galt Moraines Policies are intended to:

- Protect moraine processes and features in order to maintain and where possible restore and enhance groundwater and surface water features;
- Promote stewardship activities on the moraines that maintain, restore or enhance groundwater and surface water resources.

## Key policies for the proposed Paris and Galt Moraines Policy Area to be added to the Water Resources section are:

- Agriculture is a major activity on the moraines and is an accepted and supported use of land. The County will encourage best practices for agriculture by developing and supporting stewardship programs.
- Large scale development proposals will be required to demonstrate that ground and surface water functions will be maintained, and where possible, enhanced;
- Small scale developments that do not rely on significant site alterations will not normally be required to demonstrate protection of the moraines. Where planning approvals for small scale developments are needed, best practices for site alteration will be required to reduce or eliminate cut and fill activities that would fill in land surface depressions.



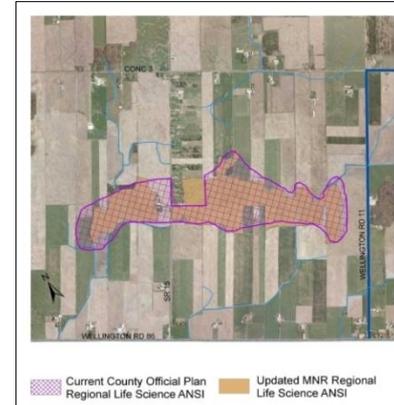
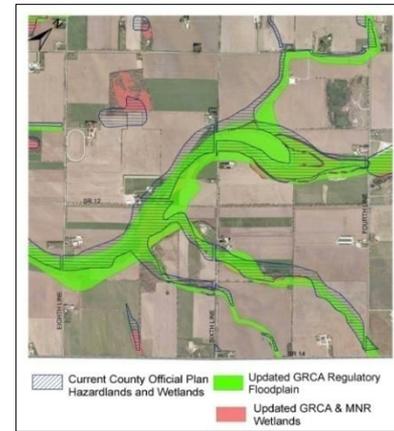
# Greenlands System Changes

## Updates to Hazardous Lands, Wetlands, Areas of Natural and Scientific Interest and Significant Woodlands

The Ministry of Natural Resources and the Grand River, Maitland and Halton Conservation Authorities provided updated mapping of hazardous lands such as floodplains, and wetlands. The Ministry of Natural Resources also provided updated mapping of Areas of Natural and Scientific Interest and woodlands.

The current Official Plan states that woodlands over 10ha are considered to be significant, and that smaller woodlands may also have local significance and, where practical, these smaller woodlots should be protected. The proposed change is that woodlands in the rural area over 4ha would be considered significant, and woodlands in urban areas over 1ha would be considered significant. Exceptions include plantations under 10 ha, tree farms and orchards.

The updated and revised mapping was used to change the Core Greenlands and Greenlands designations in the Draft Amendment.



## Restoration, Enhancement and Stewardship

While the majority of the County greenlands policy framework is focused on protecting natural heritage features from development, the County also supports restoration and enhancement of the natural heritage system. The development control process can provide a means to identify opportunities for restoration and enhancement where development activities are taking place.

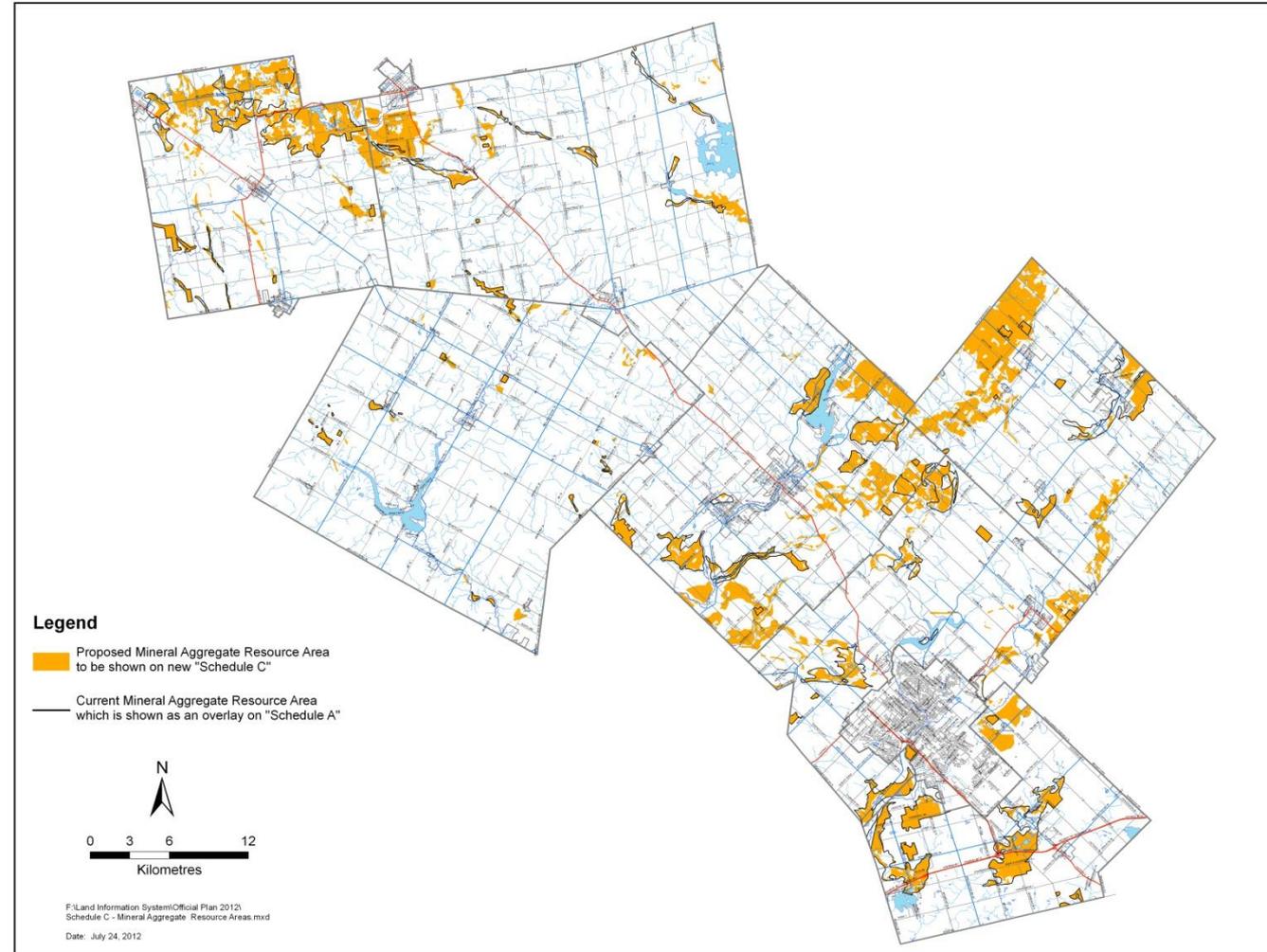
The Rural System is the largest area of the County and is not normally undergoing development. The County believes the most effective way to restore and enhance the natural heritage system in these areas is stewardship. These initiatives normally involve partnerships with willing landowners to make improvements. Examples include projects to: restore streambeds; fence livestock from streams; and tree planting.



# Mineral Aggregate Areas

In the County Official Plan, the purpose of the Mineral Aggregate Areas overlay on Schedule 'A' is to show areas of high potential for mineral aggregate extraction. The current Mineral Aggregate Area overlay includes sand and gravel deposits of primary significance, and approved extraction areas outside of the primary area.

New or expanded mineral aggregate extraction operations within the Mineral Aggregate Area require an amendment to the Zoning By-law and do not require an amendment to the Official Plan unless a Greenlands issue is involved .



## Key changes proposed are:

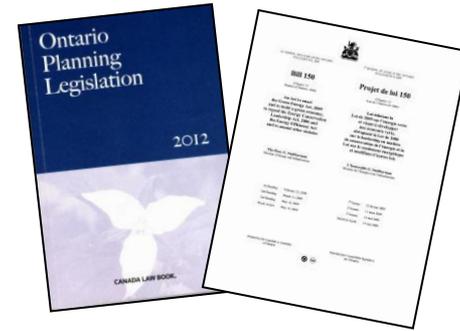
- Include sand and gravel deposits of Secondary significance, at the request of the province
- Exclude urban centres and hamlets plus 300m setback, significant woodlands, and provincially significant wetlands
- Show the revised Mineral Aggregate Area on a new Schedule to the Official Plan (Schedule 'C')

# Planning Act Changes

## Alternative and Renewable Energy

The current Official Plan section which is generally supportive of alternative and renewable energy systems, and has policies intended to direct the rezoning process, was added in 2008 to address the 2005 Provincial Policy Statement and local rezoning applications for wind energy systems.

This section is proposed to be removed as the Provincial Policy Statement, Official Plan and Zoning By-laws no longer apply, under the *Green Energy Act*.



## Complete Applications and Preconsultation

Recent changes to the *Planning Act* provide for new policies to ensure that appropriate information is available to Councils, commenting agencies and the public when development applications are circulated.

Highlights of these policies are:



Prior to confirming that an application is complete, the Council of the County or a local municipality may require any or all of the studies in the list to the right, to be prepared by a qualified professional and submitted.

The policy will enable the County or a local municipality to pass a by-law to require preconsultation on any or all applications.

- Planning Report
- Environmental Impact
- Traffic Impact
- Agricultural Impact
- Fiscal Impact
- Heritage Impact
- Archaeological Assessment
- Dust Study
- Environmental Site Assessment
- Exterior design
- Floodplain study
- Functional servicing report
- Geotechnical studies
- Hydrogeological impact
- Noise study
- Odour study
- Servicing Options Assessment
- Slope stability study
- Socio-economic impact
- Subwatershed scale hydrogeological study where aggregate extraction is proposed below the water table
- Tree preservation and replacement
- Vibration study
- For lands within the Greenbelt, studies to address Greenbelt Plan requirements



## Secondary Agricultural Area Severance Date

One of the main policies that limits the number of new residential lots in Secondary Agricultural Areas is that only one residential lot can be created from a parcel that existed in April, 1999.

There is a range of views on whether the date for an 'existing' parcel should be changed to allow additional lots from parcels that have had a severance since 1999.

The current draft amendment does not propose to change the date, and staff and Planning Committee are interested in hearing public input on this topic through these Open Houses.

## Cultural Heritage

More policy direction on cultural heritage landscapes and more specific wording on mitigation in Heritage Impact Assessments

**The 5-Year Review also involved a number of other topics**

## Rural Employment Areas

Propose to combine Rural Industrial and Highway commercial areas into a single Rural Employment Area designation.

## Settlement boundary corrections

Propose to correct a number of settlement boundaries to line up with previous Official Plans and/or current zoning by-laws.



- Ennotville
- Ospringe
- Cedar Valley
- Brisbane
- Highway 7 Hamlet Area
- Hollen
- Wallenstein
- Alma
- Drew
- Kenilworth
- Inverhaugh
- Ballinafad
- Orton
- Marden
- Rothsay
- Lebanon
- Yatton
- Glen Allan
- Morriston
- Rockwood

Detailed maps for these areas are available here for review.



# What's Next?

## **Report on Open Houses**

Staff report to Planning Committee to summarize the Open House input and any recommended changes to the amendment.



## **Circulate for comments and Public Meeting Notice**

Staff circulate the revised Draft Amendment for comments, and provide Notice of the formal Public Meeting.



## **Public Meeting**

Planning Committee will hold a Public Meeting to hear public input on the Draft Amendment (currently aiming for November 2012).

## **Planning Committee**

Staff report to Planning Committee to summarize Public Meeting input and final changes, and recommend that County Council Adopt the Amendment.

## **County Council Adoption**

County Council considers the recommendation to Adopt the Amendment.

## **Provincial Approval**

The province is the approval authority for the 5-Year Review amendment.