The Corporation Of The Township Of Amaranth

By-Law Number 2026-58

Being a By-law to adopt a Plan as the Official Plan of the Township of Amaranth

(Official Plan Adoption)

Whereas Subsection 17(14) of the *Planning Act* (being Chapter P.13 of the Revised Statues of Ontario 1990, as amended (from time to time) provides that the Council of a municipality may prepare and adopt an Official Plan and submit it for approval;

And Whereas Subsections 17 (15) through (21) of the *Planning Act*, set out requirements regarding consultation with the approval authority and prescribed public bodies; regarding the making available to adequate information and material, including a copy of the proposed Official Plan, to the public; regarding the holding of at least one public meeting, and in certain cases, the holding of at least one open house; regarding the timing and giving of notice of the public meeting, and if required, the open house; regarding the making of presentations in respect of the proposed Plan at the public meeting; and regarding the submission of written comments in respect of the proposed Plan.

And Whereas Subsection 17(22) of the *Planning Act* provides that, when the requirements under Subsection 17(15) through (21) of that Act have been met and Council is satisfied that the proposed Official Plan is suitable for adoption, Council may, by by-law, adopt all or part of that Plan and submit it for approval;

And Whereas, the requirements under Subsection 17(15) through (21) of the *Planning Act*, having been met, the Council of the Corporation of the Township of Amaranth is satisfied that the proposed Official Plan is suitable for adoption;

And Whereas Section 21 of the Planning Act provides that Council may initiate a repeal of an Official Plan that applies to the municipality;

Now Therefore Council of the Corporation of the Township of Amaranth hereby enacts as follows:

1. That, subject to Paragraph No. 4 below, the Official Plan of the Township of Amaranth, being the Official Plan that was adopted on December 15, 2024, through the passing of By-law Number 68-2004 and approved by the Ministry on October 26, 2025, and all amendments thereto, (the "2004 Official Plan") is hereby repealed.

2. That the Final Draft of the Official Plan of the Township of Amaranth, attached as Schedule "A", is hereby adopted as the Official Plan of the Township of Amaranth (the "2026 Official Plan").

3. That Paragraph No. 1 of this By-law shall come into force and effect on the day that the 2026 Official Plan, or any part thereof, receives approval and comes into effect pursuant to Section 17 of the *Planning Act* (the "approval date").

4. That despite Paragraphs No. 1, 2, and 3 of this By-law, the provisions of the 2004 Official Plan as amended shall remain in force with respect to any lands that are subject to any part of the 2026 Official Plan that does not receive

approval and come into effect on the approval date until such time as that part of those parts of the 2026 Official Plan is or are approved and come into effect.

5. That the Clerk is hereby directed to submit the Official Plan of the Township of Amaranth to the County of Dufferin, being the appropriate approval authority.

6. That the Clerk is hereby further directed to give written notice of the adoption of the Official Plan in the prescribed manner pursuant to Subsections 17(23), (23.1) and (23.2) of the Planning Act (being Chapter P.13 of the Revised Statutes of Ontario, 1990, as amended from time to time).

7. That the Mayor and Clerk are hereby authorized and directed to execute all documents necessary to affix hereto the seal of the Corporation of the Township of Amaranth.

8. That this By-law shall come into force and take effect immediately upon the approval of the Council of the Corporation of the Township of Amaranth.

By-Law Read A First And Second Time This 4th Day Of November 2026.

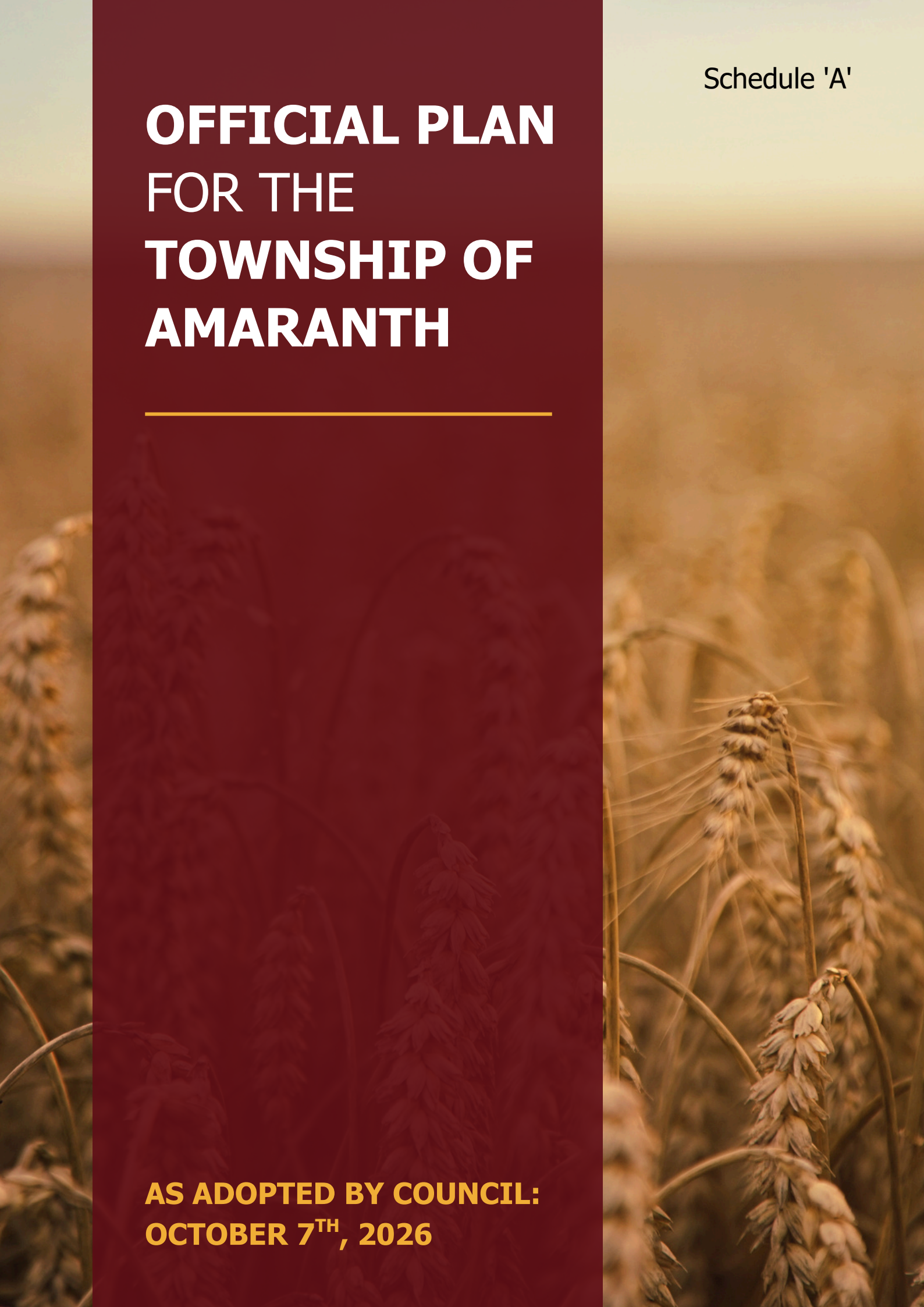
By-Law Read A Third Time And Passed This 4th Day Of November 2026.

Head of Council

CAO/Clerk

Schedule 'A'

OFFICIAL PLAN FOR THE TOWNSHIP OF AMARANTH



AS ADOPTED BY COUNCIL: OCTOBER 7TH, 2026

We acknowledge that the Township of Amaranth is located within the boundaries of the Haldimand Tract and Treaty 18, the traditional lands of the Anishinaabeg, Haudenosaunee, Tionontati, and Attawandaron people and is the home of First Nations, Métis, and Inuit peoples. We declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources. At this time of truth and reconciliation, we welcome the opportunity to work together towards new understandings and new relationships and ask for guidance in all we do.

OFFICIAL PLAN
FOR THE
TOWNSHIP OF AMARANTH

This Official Plan was adopted by the Council of the Township of Amaranth on October 7, 2026. This Plan was approved by the County of Dufferin on [approval date] and came into effect as the Official Plan of the Township of Amaranth on [effective date].



PREPARED FOR:
Township of Amaranth
374028 6th Line
Amaranth, ON

PREPARED BY:
MHBC Planning
540 Bingemans Centre Drive, Suite 200
Kitchener, ON

Chapter 1 INTRODUCTION AND HOW TO USE THIS PLAN 4
1.1 Introduction 4
1.2 Structure 5
Chapter 2 STRATEGIC PLANNING FRAMEWORK 8
2.1 Vision 8
2.2 Purpose 9
2.3 Basis 10
2.4 Objectives 12
Chapter 3 INDIGENOUS COMMUNITY ENGAGEMENT 15
3.1 Township of Amaranth Land Acknowledgement 15
3.2 Indigenous Community Engagement 15
Chapter 4 SETTLEMENT AREA STRUCTURE AND GROWTH MANAGEMENT 17
4.1 Growth Projections 17
4.2 Community Settlement Areas 17
4.3 Housing 18
4.4 Intensification 18
4.5 Affordability 19
4.6 Additional Residential Units 19
4.7 Employment Opportunities 21
4.8 Services 22
4.9 Transportation and Utilities 23
4.10 Minimum Distance Separation (MDS) Distance 28
4.11 Stormwater Management 29
4.12 Recreation 31
4.13 Parkland Dedication 32
4.14 Land Use Compatibility 33
Chapter 5 COMMUNITY SETTLEMENT AREAS 34
5.1 Community *Development* Strategy 34
5.2 Community Settlement Area Designations – Neighbourhoods 37

5.3 Community Settlement Area Designations – Mixed-Use Commercial Areas 39
5.4 Community Settlement Area Designations – Employment Areas.....40
5.5 Community Settlement Area Designations – Parks and Open Space 46

Chapter 6 RURAL AREAS AND AGRICULTURAL SYSTEM.....48
6.1 Prime Agricultural Areas.....48
6.2 Rural Lands.....63
6.3 Greenbelt Protected Countryside.....68

Chapter 7 INFRASTRUCTURE, FACILITIES AND COMMUNITY SERVICES ..74
7.1 Parks and Open Spaces.....74

Chapter 8 LOCAL LANDSCAPE AND RESOURCE MANAGEMENT 78
8.1 Natural Environment.....78
8.2 Water Resources and Source Water Protection 94
8.3 Mineral Aggregate, Minerals and Petroleum Resources.....108
8.4 Cultural Heritage & Archaeological Resources.....117
8.5 Natural Hazards.....119
8.6 Human-Made Hazards.....123

Chapter 9 IMPLEMENTATION AND INTERPRETATION 125
9.1 Zoning By-Laws 125
9.2 Land Division.....131
9.3 Site Plan Control 137
9.4 Official Plan Amendments.....139
9.5 Capital Works Program.....141
9.6 Conservation Authority Regulations.....141
9.7 Property Standards 142
9.8 Complete Application Requirements.....142
9.9 Plan Boundaries.....147
9.10 Road Locations.....147
9.11 Uses 147
9.12 Land Use Designations.....147
9.13 Plan Review.....148

9.14 Flexibility 148
9.15 Community Improvement Plans 148
9.16 Community Planning Permit System 148
9.17 Definitions 149

Chapter 10 ADDITIONAL POLICY AREAS 187
10.1 SPA 1 – ESTATE RESIDENTIAL SPECIAL POLICY AREA 187
10.2 SPA 2 – TOWNSHIP OFFICE / INSTITUTINAL 190
10.3 SPA 3 – RURAL USES PERMISSIONS 190

Official Plan Schedules 192

Chapter 1 INTRODUCTION AND HOW TO USE THIS PLAN

1.1 Introduction

This Plan replaces the Official Plan that was originally approved in December of 2004 and was amended on several occasions to address *development* proposals and to ensure conformity with the Provincial Policy Statement (2005), the Greenbelt Plan (2005), and the Growth Plan for the Greater Golden Horseshoe (2006). Since these updates were undertaken, there has been significant change at the Provincial policy level. Most recently, in October 2024, the Provincial Policy Statement (2020) and Growth Plan were replaced by the Provincial Planning Statement (2024). The Greenbelt Plan was also updated in 2017. Dufferin County has finalized the Municipal Comprehensive Review Process, with the final OPA #4 being approved by MMAH and becoming in-force and effect as of July 31st, 2025. Further growth updates are also underway at the County level as part of Official Plan Amendment Five ('OPA 5'), which will be incorporated into this Official Plan through a subsequent future amendment.

Since the adoption of the earlier Official Plan, the Township has seen increased growth opportunities as the Greater Toronto Area continues to grow. While the Township continues to be largely rural and agricultural in nature, the degree to which the Township has developed for semi-urban and non-residential uses in the past 20 years has changed the character of the Township from that of a primarily agricultural community to one that also supports developing rural *settlement areas*.

This Plan has been developed following the review of recent policy initiatives and updates at the Provincial and County level, as well as preparation of a Background Report to guide the Official Plan

update. The previous Vision Statement and Objectives for the future of the Township have been updated to reflect the most recent Township Strategic Plan.

1.2 Structure

This Plan includes several interrelated components, which must be read together in order to determine those policies that have an impact on any land within the Township and to ensure that all relevant policies are applied when deciding on planning matters within the Township. The Official Plan is organized into eleven chapters:

Chapter 1 – Introductions and How to Use this Plan

Chapter 1 introduces the Plan and articulates the purpose and structure of the Official Plan.

Chapter 2 – Strategic Planning Framework

Chapter 2 introduces the Plan and articulates the vision, purpose, basis, and objectives of the Official Plan, establishing the key direction for the future of the Township of Amaranth.

Chapter 3 – Indigenous Community Engagement

Chapter 3 includes a land acknowledgement recognizing the traditional lands the Township is situated on and general expectations for engagement with Indigenous communities on land use planning matters.

Chapter 4 – Settlement Area Structure and Growth Management

Chapter 4 provides policies related to *settlement area* structure and growth management which apply throughout the Township.

Chapter 5 – Residential and Mixed Use

The fifth chapter provides policies that apply to the Township's community *settlement areas* of Waldemar, Laurel, and Farmington.

Chapter 6 – Economy and Employment Areas

Chapter 6 of this Plan sets out objectives and policies for the Township's employment areas.

Chapter 7 – Rural Areas and Agricultural System

Chapter 7 of this Plan provides objectives and policies for the Township's rural area and agricultural system as well as the Greenbelt Protected Countryside.

Chapter 8 – Infrastructure, Facilities and Community Services

Chapter 8 of this Plan provides objectives and policies for the Township's parks and open spaces.

Chapter 9 – Local Landscape and Resource Management

Chapter 9 of this Plan provides objectives and policies for the protection and management of natural heritage features; water resources and source water; mineral aggregate, mineral and petroleum resources; cultural heritage resources; archaeological resources; and natural and human-made hazards.

Chapter 10 – Implementation and Interpretation

Chapter 10 of this Plan describes how the Plan shall be implemented and interpreted, and how italicized terms are defined. It also describes the *development* approval process and planning tools that the Township will use to implement the policies of this Plan.

Chapter 11 – Additional Policy Areas

Chapter 11 of this Plan includes policies that apply to identified special policy areas in the Township.

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

- Schedule "A1" – Settlement Boundaries, Urban Rural Structure and Provincial Plans
- Schedule "A2" – Land Use Designations
- Schedule "A2.1-A2.3" – Land Use Designations – Settlement Areas
- Schedule "B1" – Transportation and Corridors
- Schedule "B2" – Infrastructure
- Schedule "B3" – Public Service Facilities, Parks and Open Space
- Schedule "C1" – Natural Environment
- Schedule "C2.1" – Water Resources – WHPAs
- Schedule "C2.2" – Water Resources – HVAs and ICAs
- Schedule "C3" – Resource Potential
- Schedule "C4" – Natural and Human-Made Hazards

Chapter 2 STRATEGIC PLANNING FRAMEWORK

2.1 Vision

The Township of Amaranth will grow a strong, vibrant rural and agricultural community, through directing growth in a positive manner that protects the environment, is sustainable, socially acceptable, sensitive to the heritage of the community and financially sound.

This Vision Statement is reflected in the Objectives and Policies of this Plan.

The following expresses the fundamental principles on which this Plan is based:

- The rate of residential growth in the rural area over the next 25 years (2051) will be similar to what has occurred in the past 20 years. Based on the Dufferin County Master Housing Strategy, new residential growth will occur at a rate of approximately 33 new dwellings per year, representing a slight growth rate reduction from that of the previous 20 years.

- The preservation of the quality of life and the quality of the environment is of utmost importance in the Township. These features of the Township should remain largely unchanged over the next 25 years.

- The financial health of the Township and economic opportunities for present and future inhabitants will be enhanced through the environmental and growth management policies of this Plan.

In preparing this Official Plan, the Council of the Township of Amaranth has had regard for the policies of the Provincial Government contained in the Provincial Planning Statement that came into effect in October 2024, as well as the policies of the Greenbelt Plan (2017), as amended in 2024. This Official Plan has also been prepared in order to conform to the County of Dufferin Official Plan.

2.2 Purpose

This Official Plan establishes the pattern which *development* within the Planning Area should follow during the planning period to 2051. In accordance with the *Planning Act*, this Plan will be reviewed every ten years after it comes into effect as a new Official Plan and five years thereafter to determine if it continues to represent appropriate guidelines for future land use in the Township. Any updated population and employment projections could be incorporated at that time. The policies in this Plan are intended:

- To assist Council in determining future policies and actions in all matters relating to the *development* of the Township;
- To support the long-term *development* of safe, healthy, and resilient communities through land use planning that protects environmental resources and responds to evolving climate conditions;
- To assist all public and private agencies and members of the public concerned with the *development* of the Township of Amaranth in determining their future needs or requirements;
- To make available to the public information regarding the future *development* pattern of the municipality, in order to reduce speculation in land which arises when residents and land developers are not advised of the *development* policies and plans of the Township;

- To ensure that no public works shall be undertaken by public authorities or by private developers which do not comply with the provisions of this Plan;

- To manage land use change in a manner that has the greatest positive impact on the municipality, supporting the creation of complete, healthy, and sustainable communities for all ages and abilities to live, work and play; and,

- To ensure that land use planning will contribute to the protection, maintenance, and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management perspective.

2.3 Basis

The policies set out in this Official Plan have been determined following a comprehensive process of background review and public consultation. The following facts are included in the Plan to explain the reason behind the policies contained in the Plan.

- The Township has been essentially rural in character and has faced continuous *development* pressure as the Greater Toronto Area represents one of the fastest growing areas in Canada. In recent years there has been a recognized out-migration of young families from urban areas to the south of the Township into Amaranth. This migration is the result of an increased ability to work from home and a trend toward more self-employment in combination with the desire of many urban area residents to live in an attractive rural environment. These trends have resulted in increased demand for rural housing and small community living.

- The Provincial Planning Statement, 2024 requires municipalities to direct most of their growth to existing settlement areas.

- Additional growth within the existing community *settlement*

areas will permit a wider range of services and facilities to be provided within those communities. However, growth in the communities will be contingent on the ability to provide adequate services on a sustainable basis.

- Growth forecasts and allocations in the County of Dufferin Official Plan establish that the population of the Township will continue to rise with a population forecast of 8,300 residents by 2051, and an employment forecast of 2,500 jobs by 2051.

- The quality of the life that makes the Township a desirable place to live is created largely by the rural character of the area. Throughout the *development* of this Plan, Council and the public have indicated a desire to maintain the open landscape character and natural features of the Township.

- The Township of Amaranth contains many environmental areas and features. A significant portion of the area is within the headwaters of the Grand River Watershed.

- The Township of Amaranth contains vulnerable areas associated with municipal wells located in the boundaries of the applicable Conservation Authorities. All *development* within vulnerable areas shall conform with the applicable Credit Valley-Toronto and Region Central Lake Ontario (CTC) Source Protection Plan, Grand River Source Protection Plan, or South Georgian Bay – Lake Simcoe Source Protection Plan and the policies within these documents.

- Changing climate conditions influence the Township's water resources, natural systems, and ability to service growth.

- The valley systems, woodlands, wetlands and other natural areas in the Township provide habitat for a wide range of fish, wildlife and vegetation while maintaining the quality and quantity of the rivers and streams.

- Agriculture continues to play an important role in the

economy of the Township, the Township's heritage and the character of the natural landscape. Agricultural lands must be preserved for future agricultural use so that the economy and character of the Township is also preserved.

- This Official Plan incorporates policies pertaining to the *Greenbelt Area*, specifically the Greenbelt Protected Countryside.

2.4 Objectives

The following section establishes the primary objectives on which this Plan is based. These objectives relate to the entire Township and establish the framework for the remaining policies in the Plan. Each of the objectives is equally important when considering future *development*. Where situations of uncertainty or conflict arise in the interpretation or implementation of this Plan, reference should be made to these objectives.

1. To create a community that is complete, healthy, safe, secure, and sustainable for residents of all ages and abilities, and recognizes the importance of the natural and cultural heritage and the quality of life of the existing and future residents.

2. To recognize the importance of agriculture and the farming community in the Township and ensure that land use planning will:

   a) Contribute to the protection of the agricultural land base;

   b) Promote a range of *agricultural uses* , *on-farm diversified uses*, and *agriculture-related uses* in accordance with Provincial guidance; and,

   c) Accommodate the adaptation of agricultural operations to changing climatic, economic and employment conditions and technology.

3. To protect water resources, prime aggregate resources, and

minerals, *mineral aggregate resources*, and *petroleum resources* for long-term use.

4. To provide opportunities for economic and social *development* that will provide a viable and sustainable future for the Township.

5. To foster environmental stewardship by protecting the natural features and areas in the Township for the long term in a manner that recognizes different ecosystem functions in the community.

6. To protect, improve, and/or restore the *quality and quantity of water* and water resources in the community.

7. To manage natural hazards in a manner which protects life and property.

8. To direct growth to specific areas of the Township.

9. To provide a level of services that recognizes the mix of rural, rural *settlement areas* and estate residential uses in the Township and the financial resources of the municipality.

10. To ensure that all land use decisions conform with the applicable *Source Protection Plan* and related policies including the promotion of water conservation and support for the efficient use of water resources on a watershed and subwatershed basis.

11. To maintain existing *infrastructure* and invest in the *infrastructure* needed to enable growth.

12. To prepare for the impacts of climate change by supporting adaptation and resilience to risks affecting human health and safety including reducing risks to human health and safety associated with flooding, extreme heat, extreme weather events, and other water-related hazards, – and to seek opportunities to reduce emissions where possible.

13. To encourage the allocation of open space for parks, green spaces and trails throughout the Township to support community wellbeing.

14. To support safe, equitable and well-connected *active transportation* opportunities throughout the Township.

Chapter 3 INDIGENOUS COMMUNITY ENGAGEMENT

3.1 Township of Amaranth Land Acknowledgement

The Township of Amaranth is located within the boundaries of the Haldimand Tract and Treaty 18, the traditional lands of the Anishinaabeg, Haudenosaunee, Tionontati, and Attawandaron people and is the home of First Nations, Métis, and Inuit peoples. We declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources. At this time of truth and reconciliation, we welcome the opportunity to work together towards new understandings and new relationships and ask for guidance in all we do.

3.2 Indigenous Community Engagement

The Township of Amaranth recognizes the unique role Indigenous communities have in land use planning and *developmen*t, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. Meaningful early engagement and constructive, cooperative relationship-building between planning authorities and Indigenous communities will facilitate knowledge-sharing and inform decision-making in land use planning.

The Township of Amaranth is committed to early engagement with Indigenous communities and coordination on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

The Township supports cross-jurisdictional coordination and will work with the Province, local municipalities, Indigenous

communities, adjacent municipalities, and other agencies.

The County and local municipalities will engage with Indigenous communities in land use matters and continue to build meaningful partnerships with Indigenous communities.

The interests of Indigenous communities will be considered in conserving cultural heritage and *archaeological resources*.

Chapter 4 SETTLEMENT AREA STRUCTURE AND GROWTH MANAGEMENT

The Township of Amaranth is a growing municipality. This section contains policies to ensure that growth occurs in a manner that supports this Plan's vision for complete, healthy and vibrant communities while conserving and protecting *natural heritage features and areas* and *prime agricultural areas*.

4.1 Growth Projections

In accordance with Provincial requirements, the County of Dufferin and its Member Municipalities, including the Township of Amaranth, have prepared a Growth Management Study. The growth forecasts for the lower-tier municipalities within the County of Dufferin, are reflected in the County Official Plan and guide planning decisions over the planning horizon to 2051. The County and the Township will monitor population and employment growth on an on-going basis in accordance with the policies of the County Plan. The majority of the Township growth will be directed to the Township's rural *settlement areas* – Laurel, Waldemar and Farmington (herein referred to as 'community *settlement areas*') as well as modest growth in the rural residential areas.

4.2 Community Settlement Areas

It is the intent of the Official Plan to direct the majority of development to the community *settlement areas* of Waldemar, Laurel and Farmington. The boundaries of these *settlement areas* are identified in Schedules "A2.1-A2.3" of this Official Plan.

Notwithstanding the Official Plan's intent to direct new *development* to the designated *settlement areas*, the scale of new *development* occurring may be limited given the absence of municipal water and sanitary sewer services.

The expansion of the boundaries of any *settlement area*, or the identification of a new *settlement area*, shall only be permitted in accordance with the Provincial Planning Statement and with all other applicable policies and plans as may be in effect at the time.

4.3 Housing

The Township will ensure that a variety of housing types are encouraged and available to support the present and future social, health, safety, and well-being needs of residents.

A supply of residential land shall be maintained at all times in the Plan area to accommodate for the growth that is anticipated for a minimum of 15 years, as directed by the Provincial Planning Statement. The supply of land will take into consideration opportunities for intensification and redevelopment in designated *settlement areas* or rural residential areas.

The Township shall ensure that a full range of housing sizes, types, tenures, where appropriate, are provided to meet the anticipated demand and demographic changes. All forms of housing required to meet the social, health and well-being of current and future residents, including *supportive housing* will be encouraged.

The Township's *settlement areas* may continue to experience limited growth through infilling and *development* of vacant lands by way of consents or plans of subdivision as appropriate. Certain *settlement areas* may not accommodate additional growth and *development* due to servicing constraints.

4.4 Intensification

Residential intensification shall be achieved within the *settlement areas* through the following:

- by developing vacant or underutilized lots for residential uses and encouraging the *development* of *additional residential units;*

- by replacing existing residential uses with higher density residential uses;
- by replacing non-residential uses with residential or mixed-use *development*;
- by developing vacant or underutilized lots for employment, commercial or mixed-use *development*.

Additional criteria as contained within the County of Dufferin Official Plan related to *intensification* shall also be considered.

4.5 Affordability

The Township encourages *affordability* of home ownership and rental housing and has set a target for 30% of all new dwellings to be affordable. A mix of unit types, including semi-detached dwellings, townhouses, and low-rise apartment buildings are encouraged, as they generally provide the best opportunity for affordable housing.

The Township is encouraged to adopt the Dufferin County 10-Year Housing and Homelessness Plan, which was undergoing an update at the time of writing this Plan.

4.6 Additional Residential Units

The following policies shall apply where an *additional residential unit* is permitted in the Township:

1. Any *additional residential unit* shall be subject to all Building Code, Fire Code and sewer / water servicing requirements.
2. *An additional residential unit* is permitted when specified in a land use designation.
3. *An additional residential unit* shall avoid *natural hazards* such as flooding and erosion hazard areas.

4. When an *additional residential unit* is proposed, safe access must be demonstrated to the satisfaction of the Township and, where applicable, the relevant Conservation Authority.

5. Where an *additional residential unit* is permitted within a settlement area as illustrated on Schedule "A1" of this Plan, the following policies shall apply:

   a) A maximum of two *additional residential unit*s may be permitted on a lot in conjunction with a detached, semi-detached or townhouse dwelling, which may include:

      i. Two attached *additional residential unit*s within a primary dwelling; or,

      ii. One attached *additional residential unit* within a primary dwelling and one detached *additional residential unit* within an accessory structure to the primary dwelling.

   b) An *additional residential unit* shall utilize existing well and septic or utilize the same well and septic as the principal dwelling. Where an *additional residential unit is* contemplated on lots having less than 0.4 hectares in area and serviced by private individual septic systems, the successful completion of a nitrate study demonstrating that the lot can be serviced in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5 Series Guidelines, or any successor thereto, may be required prior approval.

   c) Parking for an *additional residential unit* should be provided on the property containing the *additional residential unit* and provided in addition to the required parking spaces for the principal dwelling.

   d) When questions arise about determining which residential unit on a property is considered the primary dwelling, it shall be the dwelling that has the largest building envelope.

6. Where an *additional residential unit* is permitted outside of a settlement area as illustrated on Schedule "A1" of this Plan, the following policies shall apply:

   a) Where a residential dwelling is permitted on a lot, up to two *additional residential unit*s shall be permitted in accordance with provincial guidance, provided that, where two *additional residential unit*s are proposed, at least one of these *additional residential unit*s is located within or attached to the principal dwelling, and any *additional residential unit* must:

      i. comply with the *minimum distance separation formulae*;

      ii. be compatible with, and not hinder, surrounding agricultural operations;

      iii. have appropriate *sewage and water services*;

      iv. address any public health and safety concerns;

      v. be of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and

      vi. minimize land taken out of agricultural production.

   b) the two *additional residential unit*s that are permitted on a lot are in addition to farm worker housing permitted as an agricultural use.

4.7 Employment Opportunities

The intent of this Official Plan is to encourage new industrial activities and similar compatible uses to locate within the Farmington *Employment Area* (see Scheule A2.3)

This Official Plan also provides opportunities for the new

population-related economic growth which includes retail stores, groceries stores, schools, accommodation, local government, work-at-home jobs, etc. Most of the new businesses of this nature are expected to occur within community *settlement areas* where the majority of the anticipated population increase will occur.

The Official Plan also recognizes that the current trend involving smaller scale industry establishing on farm parcels throughout the Township's countryside will continue. This Official Plan gives consideration to allowing such uses subject to the policies contained in the Agricultural and Rural policies of this Official Plan.

Employment land conversion for other uses shall be considered in accordance with the requirements of the County of Dufferin Official Plan.

4.8 Services

1. Private sewer and water supplies will continue to be the preferred form of servicing for small scale *development* outside of *settlement areas*.

2. For *development* within *settlement areas*, and for major *development* outside of *settlement areas*, a servicing option report will be required to be completed to the satisfaction of Council where:

    a) full municipal *sewage and water services* is the preferred form of servicing for urban and rural *settlement areas*, subject to the Township and the requisite approval authorities having confirmed prior to the preparation of the servicing options report that assimilative capacity of the receiving environment for wastewater services is available; and

        i. communal services (subject to MECP approval) are the preferred means of servicing multiple lots/units in areas where full municipal *sewage and water services*

are not or cannot be provided, where site conditions are suitable over the long term;

ii. where the use of communal systems is not feasible, *development* may be serviced by individual on-site systems where site conditions are suitable over the long term; and,

iii. *partial services* are discouraged except where necessary to address failed services, or because of physical constraints.

3. Within the Waldemar community *settlement area*, *development* shall be serviced at a minimum by public water services. Private septic servicing is permitted. Communal servicing may be considered through an amendment to this Plan.

4. Municipally operated water supplies will be maintained in accordance with Provincial standards. Any expansions or upgrading of the existing municipal water systems or any new municipal water systems shall be constructed at the cost of those who would use the system. The costs of maintaining municipal water systems shall be borne by the users of the systems.

4.9 Transportation and Utilities

This section should be read in conjunction with Schedule "B1" - Transportation and Corridors.

4.9.1 New Roads

The Township will not open or maintain roadways which are not constructed to municipal standards. New roads developed within plans of subdivisions will be constructed to Township standards by those developing the lands. In the community *settlement areas*, new roads shall utilize curb and gutter construction with underground storm sewers.

4.9.2 Private Roads

New building lot creation by severance or subdivision will not be permitted on private roads, unless created through a Plan of Condominium.

Building permits will not be issued for lands that do not have frontage and safe and adequate access to a year-round maintained municipal road unless created through a Plan of Condominium where maintenance is controlled by a condominium board.

4.9.3 Active Transportation

The *development* of safe, equitable and well-connected *active transportation* opportunities is throughout the Township is encouraged. Reference shall be made to the County of Dufferin Official Plan and the Township *development* standards, which speak to the *development* of such integrated systems.

4.9.4 Proposed Road Widths and Widenings

1. All Township side roads and concession roads within the rural areas of the Township shall have a minimum 26-metre road allowance. In certain areas, a wider Road Allowance may be required to provide sufficient area to ensure proper grades and stabilization of slopes due to topography or environmental conditions.

2. Local Township roads within plans of subdivisions and in *settlement areas* shall have a minimum road allowance width of 20 metres. Within historical *settlement areas*, a narrower right of way may be permitted in order to preserve the character of the community and mature trees.

3. Wherever possible County Roads shall have a minimum 30 metre Road Allowance. Existing County Road allowances less than 30 metres wide may require widening wh0ere possible to bring them up to standard. Access to County Roads may be

permitted in accordance with County policies and design criteria.

4. The Township, as a condition of *development* or *redevelopment* for any *development* application including plans of subdivision and condominium, site plan approval, official plan and zoning amendments, may require lands for the purposes of road widening to be dedicated to the appropriate authority having jurisdiction in accordance with the policies of this Plan. Additional lands in excess of the typical right-of-way widths may also be required to be conveyed for works related to, but not limited to, extensive cut/fill operations, intersection improvements, bridges, sight triangles, and drainage and buffering improvements. Where possible, equal amounts of widening will be required from either side of the road allowance, but in specific cases, it may be necessary to deviate from this policy where physical characteristics of the land make it impossible. In such cases, it may be necessary to acquire more than half or even all of the total required widening from one side in order to attain the full required width.

5. Sight triangles shall be provided at all intersections as follows, or as required by the Township or other roads authority:

    a) Sight triangles at intersections between Township and Township Roads shall be 10.0 m by 10.0 m

    b) Sight triangles at intersections between Township and County Roads shall be 15.0 m by 15.0 m

    c) Sight triangles at intersections between County Roads and County Roads and County or Township Roads and Provincial Highways shall be 30.0 m by 30.0 m

6. All entrances onto Township roads must meet Township entrance requirements.

4.9.5 Road Improvements

1. The Township shall study existing intersections with a view to improve such aspects as grade, alignment, sight distance, access and traffic flow.

2. Road improvements will be designed to be sensitive to the objectives of maintaining the scenic and historic character of the Township.

3. The Township shall monitor the condition of bridges and plan for the repair or replacement of such structures as will be required to maintain the road system.

4.9.6 Provincial Highways

Development adjacent to provincial highways shall be subject to the approval and geometric requirements of the Ministry of Transportation.

4.9.7 County Roads

1. Where *development* is proposed in proximity to a County Road, Ministry of Environment, Conservation and Parks Noise Assessment Criteria will be applied.

2. Direct access to County Roads from abutting properties is permitted, subject to approval of an entrance permit from the County, provided the access point is in a location where there are adequate sight lines considering the topography and the geometric design of the road.

3. Additional guidance regarding County Roads can be found in the County of Dufferin Official Plan.

4.9.8 *Development* Policies For Transportation and Utilities

The following *development* criteria shall apply to all transportation and utility facilities. For lands within the *Greenbelt Area*; Section 6.3 of the Greenbelt Plan also applies:

1. All new and reconstructed transportation and utility facilities shall be designed and located to minimize the impact on the environment and be consistent with the objectives and the land use designations in this Plan. Site and design guidelines include the following:

    a) Grading and tree removal should be minimized where possible through realignment and utilization of devices such as curbs and gutters, retaining walls and tree wells.

    b) New roads should be designed to eliminate the need for cul-de-sacs and dead ends. Within settlement *areas* roads should generally follow a grid pattern or modified grid pattern

    c) New roads should be designed to ensure that there are no negative up or downstream flood impacts and will remain flood free under Regional Storm conditions.

    d) Finished slopes should be graded to a 3 to 1 slope or less and covered with vegetation; large cuts should be terraced to minimize surface erosion and slope failure.

    e) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape.

    f) Vegetation screens should be used where feasible provided that they do not interfere with site access or driveway visibility.

    g) Transportation and utility structures should be sited and designed to minimize visual and environmental impacts and impacts on agriculture and associated activities. The effects of blowing snow shall be considered in all road design.

    h) A *development* setback from the top of bank for utility structures will be required to minimize visual impacts.

    i) The visual impact of utility structures should be minimized

by siting, structural design, coloration, ~~and~~ landscape planting and other mitigation techniques in order to minimize the impact on the rural environment.

j) The Township or County Road standards may be modified to accommodate physical, environmental or natural features~~.~~

2. New transportation and utility facilities should avoid Natural Environment and Water Resource Areas and Prime Agricultural Areas designations wherever possible. However, these uses shall be permitted in all designations.

3. Wherever possible, communication facilities shall utilize existing towers and share facilities.

4.10 Minimum Distance Separation (MDS) Distance

The Provincial *Minimum Distance Separation Formulae (MDS)* will be used in determining appropriate minimum separation distances between new *development* and livestock operations and determining appropriate minimum distance separation distances for new or expanding livestock operations outside the designated *settlement areas*. The purpose of MDS is to minimize land use conflicts and nuisance complaints related to odour from livestock facilities to provide for the long-term protection and expansion of livestock uses. The Township's Zoning By-law will incorporate the *Minimum Distance Separation Formul*ae (MDS) as zoning provisions applicable in the Township.

1. Outside of *settlement areas*, all new land uses, including the creation of new lots and new or expanding livestock facilities on anaerobic digesters, must comply with MDS based on the policies of this Plan, the implementing Zoning By-law, and formulae and guidelines developed by the Province as may be amended from time to time.

2. Notwithstanding the policies of this Section, MDS will be applied to new non-farm development on existing vacant lots of record created before March 1, 2017 unless it would otherwise render the lot undevelopable. If there is no building area available which meets MDS 1 setbacks, then the non-farm use shall be as far from the neighbouring livestock facility or manure storage facility as possible.

3. In the case of a catastrophe (e.g. barn or non-farm structure destroyed in a fire), MDS shall not be applied provided that the building is proposed no closer to the livestock facility or non-farm structure than before the catastrophic event. However, should a landowner wish to expand the livestock facility beyond what had existed prior to the catastrophic event which results in higher values for Factor A, B and/or D as part of the MDS calculations, then MDS II shall be used.

4. The Township's zoning by-law shall identify when and where uses are required to comply with MDS in accordance with the province's Guidelines and this Plan.

5. Variances to *MDS* are strongly discouraged and shall only be supported in accordance with the Minimum Distance Separation (MDS) Guidelines issued by the Province as may be amended from time to time.

4.11 Stormwater Management

1. Applications for new and expanding commercial, industrial, institutional, and recreational *development* having a floor area in excess of 200 m^2 , residential *development* of more than 5 lots, and/or development that may affect the control of flooding and/or erosion in an identified natural hazard shall be accompanied by a Stormwater Management Report prepared by a qualified professional to the satisfaction of the Township in consultation with the appropriate Conservation Authority and Dufferin County, where applicable. The report shall be prepared in accordance with the Township's design criteria and the

Ministry of Environment, Conservation, and Parks Stormwater Management Planning and Design Manual, and taking into consideration any applicable stormwater management guidelines or materials of the applicable Conservation Authority and Best Management Practices (BMP).

2. No *development* will be approved that results in post-*development* run-off rates that are greater than pre-*development* run-off rates for storms up to and including the 100-year flood event, or does not meet alternate quantity control criteria imposed by the applicable Conservation Authority and the Township.

3. Stormwater Management facilities may be permitted accessory to a permitted use, in all designations except the Natural Environment and Water Resource Areas designation.

4. The design of new stormwater management facilities shall reduce the risk of drinking water contamination, and where possible direct the discharge of stormwater outside of *designated vulnerable areas* and shall not be located or designed in a manner that would result in a significant drinking water threat.

5. Planning for stormwater management should consider reducing and eliminating the potential for standing water to prevent vector-borne diseases;

6. Planning for stormwater management should consider increases in the frequency and intensity of precipitation events associated with changing climate conditions, in order to reduce risks related to flooding and impacts to water quality, and where appropriate, forward-looking climate information to support long-term performance and resilience of stormwater *infrastructure*.

7. The use of *Low Impact Development (LID)* principles and measures, where reliance on such facilities are within a public

property or private property and not within a right-of-way, such as permeable surfaces, soft landscaping and other factors that impact on stormwater management are encouraged through the preparation of stormwater management plans and existing groundwater recharge rates shall be maintained in *development*, where possible.

8. Planning for stormwater management facilities should prepare for and consider the *impacts of a changing climate*, including the increased number of extreme rainfall events, through the effective management of stormwater, including the use of *green infrastructure*.

9. Planning for stormwater management shall align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from *development* on a watershed scale.

10. For lands within the Greenbelt Protected Countryside shown on Schedule "A1", the Stormwater Management Plan shall address the requirements of the Greenbelt Plan.

4.12 Recreation

The recreational amenities of the Township include parks, trails and community halls. Major recreational facilities will continue to be provided through joint use agreements with other municipalities in the County.

The following *development* criteria shall apply to recreational activities and uses occurring within the Township:

1. All recreational activities should be designed and located so as not to conflict with surrounding land uses and be compatible with the natural and cultural character of the area.

2. Intensive recreational activity is intended to occur primarily on lands designated Parks and Open Space on Schedules "A2 and A2.1-A2.3".

3. Trails will be located and designed so as not to adversely affect adjoining private landowners.

4. Trails will be located and designed to avoid, wherever possible, steep slopes, wetlands, erosion-prone soils, and ecologically sensitive areas such as deer-wintering yards and significant plant and animal habitats and *Areas of Natural and Scientific Interest (ANSI)*.

5. Trail design, construction and management shall be completed to the Township's satisfaction and should where applicable provide for multi-use, multi-season activities and ensure the safety of all trail users.

6. The provision of pedestrian, cycling and trail linkages and the integration of recreational parks and open space uses that meet the needs of residents of all ages and abilities will be promoted. Recreational amenities will provide opportunities for both passive and active recreation, where possible.

7. Opportunities for community gardens in parks will be considered, where appropriate.

8. Recreation areas and trail systems should, where appropriate, incorporate shade or other measures that reduce exposure to extreme heat to support safe use year-round.

4.13 Parkland Dedication

1. The minimum parkland dedication as part of a plan of subdivision or consent shall not include lands that are unsuitable for parkland *development* such as trails and natural heritage areas.

2. As an alternative to parkland conveyance, Council may require the payment of cash in lieu of parkland in accordance with the Planning Act.

3. Parkland may be acquired pursuant to the provisions of the

Planning Act and other available means, including:

a) using funds allocated in the Municipal Budget;

b) using donations, gifts, and bequests from individuals or corporations;

c) and/or,

d) using funds allocated by any authority having jurisdiction.

4.14 Land Use Compatibility

Major facilities and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

Planning and *development* of proposed *sensitive land uses* adjacent to *major facilities* is only permitted if potential *adverse affects* to the proposed *sensitive land use* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines (e.g. D-6 series), standards and procedures.

Where land use compatibility is in question, the preparation of a land use compatibility report may be required by the approval authority.

Chapter 5 COMMUNITY SETTLEMENT AREAS

5.1 Community *Development* Strategy

The existing communities of Laurel, Waldemar, and Farmington comprise the Township's rural *settlement areas*. In conformity with the Dufferin County Official Plan, rural *settlement areas* in the Township are referred to as community *settlement areas*, as identified on Schedule "A1" and shown in greater detail on Schedules "A2.1-A2.3". Community *settlement areas* are intended to be the focus for residential, commercial, and employment growth in the Township and provide an important residential, commercial and social function.

The Township's community *settlement areas* consist of the following designations: Neighbourhoods, Mixed-Use Commercial Areas, Employment Areas, and Parks and Open Space. The below general policies apply to all these designations.

5.1.1 General Community Settlement Area Growth Objectives

The following objectives shall guide growth and *development* within community *settlement areas*:

1. Growth in these communities should contribute to the creation of healthy and complete communities, with a diverse mix of land use.

2. The majority of new growth shall be directed to these communities and will be accommodated through limited intensification and infilling, and the *development* of vacant lands by way of consents and plans of subdivision as appropriate.

3. The rate of growth shall be managed to minimize the impact of *development* on the existing residents of these communities;

5.1.2 General Community Settlement Area *Development* Policies

The following policies shall apply within the community *settlement areas*:

1. Legally *existing uses* are permitted. Expansion of uses which are incompatible due to noise, odour or other emissions will be discouraged.

2. New *development* shall be designed to maintain the rural character of the community *settlement areas.* The built form, building materials, streetscape, and landscape should reflect this character. Council may use Site Plan control within the community *settlement areas* to ensure that new *development* is compatible with the existing community.

3. To achieve the County's *intensification targets,* up to three residential units within existing or new homes are permitted subject to meeting the requirements of Section 4.6 of this Plan including the requirements of the Ontario Building Code- where permitted by the Township Zoning by-law, and consideration of such matters as public health, safety, servicing and parking.

4. All *development* shall be supported by studies that address the servicing of the site, including water supply, sewage disposal and stormwater management. Facilities for stormwater management, including *low impact development* approaches, shall be required on-site in a manner that ensures that post *development* run-off does not increase the quantity or decrease the quality of storm water leaving the site.

5. *Development* standards in community *settlement area*s shall include asphalt roadways, sidewalks, street lighting, curbs and gutters and boulevard landscape treatment and, where appropriate, traffic calming measures (e.g. pedestrian crossing road markings, signs, speed humps). These facilities shall

promote safe, continuous, accessible and well-connected pathways and be designed to support *active transportation* and be barrier free. Preservation of mature trees shall be encouraged, where possible, to protect the health and safety of residents. Council may establish detailed design criteria for use in *development* review.

6. Expansions to the boundary of community *settlement areas* or the establishment of new community *settlement areas* are subject to the direction contained within the Provincial Planning Statement and the County Official Plan. New community *settlement areas* may only be permitted where it has been demonstrated that the *infrastructure* and *public service facilities* to support *development* are planned or available.

7. No expansion of the community *settlement area* within the Greenbelt Protected Countryside is permitted.

5.1.3 Community Settlement Area Designations

There are a number of specific designations that apply only to the lands within community *settlement areas* boundaries shown on Schedules "A2 and A2.1-A2.3". These designations are:

- *Neighbourhoods*
- *Mixed-Use Commercial Areas*
- *Employment Areas, and*
- *Parks and Open Space.*

Lands not designated one of the above designations that fall within the boundaries of a community *settlement area* are subject to the policies of the respective designation. In particular, within community *settlement areas,* some lands may be subject to the Rural Lands and Natural Environment and Water Resource Areas designations, as shown on Schedules "A2.1-A2.3".

The following section apply to the respective *Community Settlement Areas* designations.

5.2 Community Settlement Area Designations – Neighbourhoods

The Neighbourhoods designation permits a range of residential uses and community institutional uses and public service uses within community *settlement areas.*

5.2.1 Uses Permitted

Land in the Neighbourhoods designation may be used for the following:

- Residential *dwelling units*, the permitted types shall be: Single detached dwellings, including additional residential units (ARUs), semi-detached dwellings and duplexes, triplexes, quadraplexes and townhouses in accordance with Policy 5.2.1.2;
- Dwelling types other than those listed above are subject to an amendment to this plan;
- Home occupations; and
- Institutional uses including schools, places of worship and community halls serving the community and surrounding area.
- Public services facilities and uses such as municipal wells and associated facilities, public parking areas, schools, community recreation facilities, and medical facilities serving the community.

5.2.2 Policies for Residential Development

The following policies shall apply when residential development is proposed within the Neighbourhoods designation:

1. Lot size and density shall minimize land consumption and

reduce servicing costs. The lot size, density and pattern shall be supported and determined by a detailed hydrogeological study including nitrate dilution calculations where the proposed lot size would accommodate a conventional individual wastewater system based on MECP Guidelines D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment as may be updated from time to time. Individual well supply shall include assessments based on MECP Guideline D-5-5 Private Wells: Water Supply Assessment as may be updated from time to time. Other studies as determined and completed to the satisfaction of the Township and/or County to address planning considerations such as design, servicing of the site and stormwater management.

2. Residential *development* by registered plan of subdivision will be encouraged. However, infilling or minor expansions through the creation of lots by severance may be permitted subject to the approval of the *sewage and water services* by the appropriate authority.

3. Residential *development* adjacent to County or Provincial Roads shall demonstrate compliance with MECP noise guidelines through technical studies. Where noise fences/walls are determined to be required for *development* within the Residential designation, these fences/walls may be in the form of landscaped noise berms.

4. The location of parks will be determined at the subdivision stage. These parks should generally be a minimum of 0.8 hectares in size, if achievable through dedication under the *Planning Act*, and should be designed to serve the immediate neighbourhood.

5.2.3 Policies for Community Institutional Uses and Public Service Facilities Development

Institutional uses and *public service facilities* are intended to provide a focus for social assistance, recreation, police and fire

protection, health, childcare and educational programs, long term care services, and cultural services within the Township.

It is recognized that not all services and facilities that provide public services are owned and operated by public authorities or agencies. Where private facilities are proposed, those facilities shall be subject to the same policies as Mixed-Use Commercial Areas designation outlined below and shall be subject to site plan control.

All *public service facilities* in the Township shall be designed with barrier free access.

5.2.4 Zoning

The zoning in the implementing Zoning By-law should reflect the direction provided by the applicable land use designations in this Plan.

The Zoning By-law shall establish minimum lot areas based on the results of hydrogeological studies undertaken in support of *development applications*, where applicable.

5.3 Community Settlement Area Designations – Mixed-Use Commercial Areas

The Mixed-Use Commercial Areas designation permits commercial uses within community *settlement areas* that are of a size and nature that reflect the role of the community as a local service centre. Commercial uses that attract tourism are also encouraged provided that the size of these uses is in keeping with the character of the community.

5.3.1 Uses Permitted

Permitted uses in the Mixed-Use Commercial Areas designation shall include:

- *retail* stores and food services that service the Township and immediate area;

- tourist oriented retail and food services;
- professional and administrative offices;
- small scale manufacturing and service uses that may include a retail component; and,
- residential uses accessory to commercial uses.

When considering new commercial uses in the Mixed-Use Commercial Areas designation, Council's primary consideration shall be for the compatibility of the proposed use with existing uses in the *settlement area*. Site Plan control shall be used to regulate lighting, signs, fencing, landscaping, safe and accessible walkways and vehicle and bicycle parking in a manner that reflects the character of the community and respects the neighbouring uses.

5.3.2 Zoning

The Zoning By-law will be used to limit uses and floor space as well as providing specific regulations that will ensure that new *development* is in keeping with the policies in this Plan.

5.4 Community Settlement Area Designations – Employment Areas

The Employment Areas designation permits employment uses in the Township. The following policies shall apply to those lands having an *Employment Area* designation on Schedules "A1", "A2", and "A2.1-A2.3".

5.4.1 Objectives

1. To encourage land uses that will provide a variety of opportunities for employment and economic growth in the Township.
2. To direct and focus larger scale commercial, industrial and *institutional uses* to specific areas in the Township where those uses will be compatible with adjacent land uses.

3. To provide criteria that will ensure that new *development* will be attractive and reflect the rural character of the Township.

4. To direct the designation of new employment areas to settlement areas.

5. To discourage expansions of *employment areas* outside of community *settlement areas*.

5.4.2 Uses Permitted

Lands in the Employment Area designation may be used for the following:

- Clusters of business and economic activities including manufacturing and assembly, processing, repair, packaging/warehousing, goods movement, research and development in connection with manufacturing, associated retail and office, and ancillary facilities;

- Legally existing uses; and

- Outdoor storage associated with a permitted use.

5.4.3 Prohibited Uses

Prohibited uses in Employment Areas include prescribed activities within vulnerable areas shall be prohibited or restricted, as applicable, in accordance with Section 57 of the *Ontario Clean Water Act*, 2006 and the applicable *Source Protection Plan*. Where *development* is proposed within a *vulnerable* area, it shall be demonstrated that any associated activities will not result in a significant drinking water threat, in accordance with the policies of the relevant *Source Protection Plan*.

5.4.4 Continuation of Permitted Uses

Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in the Employment Area designation that do not conform with the definition of "area of employment" as identified in the Planning Act as:

- Manufacturing uses;
- Uses related to research and development in connection with manufacturing anything;
- Warehousing uses, including uses related to the movement of goods;
- Retail uses and office uses that are associated with manufacturing and warehousing;
- Facilities that are ancillary to manufacturing and warehousing; and
- Any other prescribed business and economic uses.

are permitted where the use has been lawfully established on the parcel of land before September 16th, 2026.

5.4.5 General Policies

5.4.5.1 Design

The design of *development* within the Employment Areas designation shall be enhanced by incorporating the following features:

- reverse lot frontages, requiring buildings to be sited so that an attractive architectural facade rather than loading or service areas are oriented towards the public road having the greater standard of design and construction;
- increased setbacks along the public road having the greater standard of design and construction to provide adequate areas for landscaping and buffering;
- building design that reflects the rural character of the Township;
- landscaping designed by a professional landscape architect; and,

- signs and lighting that minimize the visual impact on the surrounding landscape and uses.

5.4.5.2 Buffering

All uses within the Employment Area designation shall minimize the noise, visual, traffic, pollution and other related nuisances and hazards arising there from. Industrial uses that are in proximity to non-industrial uses shall provide to the satisfaction of the Township, a combination of the mitigation measures to reduce any potential negative impacts that the *development* may have on these non-industrial uses. These measures may include: landscaping, fencing and/or berming between potentially incompatible uses; and; appropriate building design and siting.

Where residential land or other sensitive land uses are within the distances identified below from proposed *Employment Area* uses, an assessment of the potential impact of the industrial use and mitigation measures to prevent *adverse effects* that may be experienced shall be required in accordance with the Provincial Guidelines:

TYPE OF USE	AREA OF INFLUENCE
Class III (Heavy industrial uses) Large scale manufacturing or processing industries, characterized by major annoyances and high probability of fugitive emissions.	1000 metres
Class II (Medium industrial uses) Medium scale processing and manufacturing including outdoor storage, associated with minor annoyances including noise, odour, dust, vibrations and low probability of fugitive emissions.	300 metres

Class I (Light industrial uses) Small scale, self-contained plants or buildings having a low probability of fugitive emission, and has no outdoor storage.	70 metres

Where an impact assessment study recommends larger setbacks, such larger setbacks shall be considered the appropriate minimum setbacks for industrial *development* from residential or other sensitive land uses. In cases where the separation distance can be reduced through other buffering techniques the Ministry recommends, where feasible, that some site-specific notification be implemented to deal with future changes in use which would not normally require re-zoning.

5.4.5.3 Infrastructure and Amenities

The Township will use site plan control for all *development* in the *Employment Area* designation to incorporate the following:

1. water supply servicing;
2. sanitary sewage servicing;
3. appropriate storm drainage works;
4. appropriate outdoor lighting, sidewalks, walkways and landscaping;
5. off-street parking, including parking for the disabled, loading, service and other similar areas that have routes, roadway access and internal driving aisles accessible at all times and that ensure that all vehicle movements are accommodated off the public roads while being compatible with adjacent land uses;
6. direct access onto paved roadways;
7. fire access and other fire fighting requirements;
8. outdoor amenity areas with seating and shade (e.g. picnic

tables, trees, shade structures);

9. implementation of source protection measures; and,

10. any other services, works or consideration the municipality may deem appropriate or that are required elsewhere in this Plan.

5.4.6 Policies for *Data Processing Facility* Development

A *data processing facility* in the Employment Area designation may be permitted through an amendment to the Zoning By-law, provided that the Township is satisfied that:

1. the proposed use will not compromise other electrification objectives of the Township, including: housing, industrial processes, and access to electricity infrastructure;

2. the proposed use will minimize water consumption through use of advanced technologies (e.g. closed-loop, dry-cooling, or more);

3. the proposed uses will minimize noise impacts in adherence with Provincial guidance; and,

4. the proposed use will be compatible with surrounding land uses.

5.4.7 Consents in the Employment Area designation

In addition to the land division policies of Section 9.2, consents in the Employment Area designation shall ensure that:

1. new lots are of a sufficient size to accommodate the appropriate water and sewage systems, sufficient area for storm water management, parking, loading and buffering from adjacent uses.

2. new lots are not created without consideration for area wide storm water and transportation impacts of the *development*.

3. where five or more lots are created or where lot creation results in the need to extend municipal roads or other services a plan

of subdivision shall generally be required. Subsequent *development* by part lot control will be considered only where servicing and land use compatibility issues can be addressed.

5.4.8 Zoning

Lands within the Employment Area designation may be zoned in a number of commercial and industrial zones to reflect the *existing uses* and provide for reasonable expansions to those uses.

1. The Zoning By-law shall contain provisions including adequate setbacks from property lines, off-street parking and loading requirements, landscaped area or buffering requirements, prohibition of nuisances, and control over outside storage.

2. The Zoning By-law will define and regulate offensive industries that may create a nuisance.

3. Lands may be removed from the Employment Area designation where the requirements of the County of Dufferin Official Plan can be met and where it has been deemed that:

    a) The lands are not required for employment uses over the long term;

    b) The proposed uses would not negatively impact existing and future employment uses;

    c) There is sufficient existing or planned *infrastructure* and *public service facilities* to service the proposed uses; and

    d) The municipality has sufficient land available to accommodate projected long-term employment growth.

5.5 Community Settlement Area Designations – Parks and Open Space

The Township recognizes the importance of parks, open space, recreational and tourism facilities in providing the conservation and protection of significant natural features and in providing

recreational opportunities for the community. The policies of the Parks and Open Space designation found in Chapter 7 apply both within *settlement areas* and the *rural area*.

Chapter 6 RURAL AREAS AND AGRICULTURAL SYSTEM

6.1 Prime Agricultural Areas

6.1.1 Identification

Prime agricultural areas were identified by the Township in a Council-endorsed Land Evaluation and Area Review (LEAR) Study (2025) using evaluation procedures supported by the province. This study applied an *agricultural system* approach, prioritizing the protection and enhancement of a continuous and productive agricultural land base as a finite resource and as an integral component of the local economy and rural employment. The results of the LEAR Study are to be integrated into the County Official Plan through a future policy update.

The Prime Agricultural Area designation is identified on Schedule "A2" and comprises the Township's *prime agricultural area*. It is intended that this designation consists of areas where *prime agricultural lands* predominate. *Prime agricultural lands* include *specialty crop areas* and/or lands where soils are primarily Class 1, 2 and 3 lands, as identified in the Canada Land Inventory of Soil Capability for Agriculture. *Prime Agricultural areas* may also include Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

6.1.2 Objectives

1. To encourage all forms of agriculture and protect the long-term ability of farming operations to contribute to the economy and lifestyle of the Township of Amaranth.

2. To recognize agriculture as the primary and prioritized land use outside of settlement areas.

3. To promote normal farm practices and to protect the right to farm.

4. To encourage sustainable agricultural practices and promote financial incentives or educational programs that support such initiatives.

5. To minimize the intrusion of non-agricultural uses into prime agricultural areas.

6. To maintain scenic values and agricultural heritage of lands and buildings in the Township.

7. To preserve agricultural function by protecting the Township's prime agricultural area from fragmentation and promoting larger parcel sizes that ensure adaptability for future farming needs.

8. To provide opportunities for diversification of economic activities and connections in the agri-food network and support activities such as agri-tourism, value-added products and local-food production.

9. To support the role of agriculture in protecting and strengthening local food systems and enhancing the Township's resilience to the health impacts of climate change, including food security.

6.1.3 Permitted Uses

Lands in the Prime Agricultural Area designation may be used for the following:

- All types, sizes and intensities of *agricultural uses* and *normal farm practices* including:
    - 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 storage, value retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

- Accessory buildings, structures and facilities and site modifications required to accommodate those uses permitted in the Prime Agricultural Areas designation.
- One principal dwelling associated with an agricultural operation is permitted per lot, except where prohibited by site-specific zoning;
- Additional residential unit(s), subject to meeting the requirements of Section 4.6 of this Plan; *Agriculture-related uses,* subject to meeting the requirements of Section 6.1.5 of this Plan;
- *On-farm diversified uses,* subject to meeting the requirements of Section 6.1.6 of this Plan;
- Forestry, conservation uses, wildlife and fisheries management and passive recreational uses;
- Watershed management and flood and erosion control projects and parkland *development* carried out or supervised by a public agency; and,

- Wayside pits and quarries and portable asphalt plants used on public authority contracts, subject to the Aggregate Resources Act.

6.1.4 General Policies

The following general policies shall apply in the Prime Agricultural Area designation:

1. The predominant land use within the Prime Agricultural Area designation shall be agriculture and *normal farm practices*. All types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be prioritized and protected.

2. *Development* within and adjacent to the Prime Agricultural Area designation shall ensure that there are no conflicts with the *agricultural use(s)* which may result in new restrictions on the agricultural use(s). All farm and non-farm *development* will comply with the Minimum Distance Separation Formulae (MDS) established by the Province in order to minimize odour conflicts between livestock and *development*, as amended from time to time.

6.1.5 Agriculture-Related Use Policies

Agriculture-related uses are farm-related commercial and industrial uses that:

- Are compatible with and do not hinder surrounding agricultural operations;

- Support agriculture and are directly related to farm operations in the area;

- Provide direct products or services to farm operations as a primary activity; and

- Benefit from being located close to farm operations.

For the purposes of this definition, "in the area" is defined on a

case-by-case basis, based on how far farmers will reasonably travel for the agriculture-related products or services in question, rather than on a specific numerical standard. This "area" may also include lands in other municipalities.

1. In general, the preferred location for agriculture-related uses is in the Rural Lands designation wherever possible, but such uses may be permitted in the Prime Agricultural Areas designation in accordance with the policies in this section of the Plan.

2. In determining what constitutes an *agriculture-related use*, the Township will rely on the definitions and policies of this Plan and the implementing By-Law, and the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851) or any successor document.

3. Any of the following shall generally be permitted as an *agriculture-related use* in the Prime Agricultural Area designation, subject to the provisions of the implementing Zoning By-law:

    a) Agricultural research and training centre;

    b) Auction yard for products grown or produced in the area;

    c) Facilities for processing agricultural products grown or produced in the area;

    d) Farm equipment repair shops;

    e) Farm input supplier (such as seeds, feed, or fertilizer);

    f) Farm gate sales or farmers market primarily selling locally grown produce/goods;

    g) Flour mills;

    h) Grain-drying operations;

    i) Livestock assembly yard or stock yard serving farm

4. New agriculture-related use in the Prime Agricultural Area designation may be permitted through an amendment to the Zoning By-law, provided that the Township is satisfied that:

    a) the proposed use will directly provide products or services to farm operations in the area as its primary activity;

    b) the proposed use is directly related to farm operations in the area; and

    c) the proposed use will be compatible with, and will not hinder, surrounding agricultural operations.

5. Residential, recreational, and institutional uses shall not be permitted as *agriculture-related uses.*

6. MDS setbacks will generally not be required for the *development* of an *agriculture-related use*. However, compliance with MDS may be required for an *agriculture-related use* where the nature of the proposed use – such as a sensitive land use that consists of a high density of human occupancy or that may generate significant visitation by the broader public to an agricultural area – could lead to potential conflict with surrounding *agricultural use(s)*.

7. Activities and operations associated with *agriculture-related uses* do not generally fall under the definition of *normal farm practices*, and may therefore be subject to municipal by-laws regarding noise, odour, and other nuisance effects.

8. *Agricultural-related uses* shall conform to the Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines.

9. *Development* and intensification of *agriculture-related uses* shall be compatible with available rural services, such as road access, private water and wastewater services, utilities, fire protection, emergency services, and other public services.

10. *Agriculture-related uses* shall be subject to site plan control.

6.1.6 On-Farm Diversified Use Policies

On-farm diversified uses include uses that are secondary to the principal *agricultural use(s)* 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*, uses that produce value-added agricultural products, electricity generation facilities and transmission systems, and *energy storage systems*.

1. In determining what constitutes an *on-farm diversified use*, the Township will rely on the definitions and policies of this Plan and the implementing By-Law, and the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851) or any successor document.

2. Any of the following shall generally be permitted as an *on-farm diversified use* in the Prime Agricultural Area designation, subject to the provisions of the implementing Zoning By-law:

    a) *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);

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

    c) Distillery or brewery partially using some local farm inputs;

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

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

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

g) Value-added uses (e.g., processor, packager, cheese factory, bakery);

3. The Township may require that the proponent of any use identified in Policy 6.1.6.2 above demonstrate that the proposed use will meet the criteria set out in Policy 6.1.6.4 below.

4. Any use not listed in Policy 6.1.6.2 above may be permitted as an on-farm diversified use in the Prime Agricultural Areas designation through an amendment to the Zoning By-law, provided that the Township is satisfied that:

   a) the use is located on a farm that is actively in agricultural use;

   b) The use is limited in area, relative to the size of the farm property;

   c) The use is secondary to the principal *agricultural use(s)* of the property; and

   d) The use is compatible with, and does not hinder, surrounding agricultural operations.

5. To demonstrate that the farm is actively in agricultural use, it must be demonstrated that the property qualifies for the Farm Property Class under the *Assessment Act, 1990*. Notwithstanding the foregoing text, the requirement to demonstrate that the property qualifies for the Farm Property Class shall not apply to bed and breakfasts and/or home occupations within a dwelling.

6. An *event venue* shall only be permitted as an *on-farm diversified use* through an amendment to the *Zoning* By-law in accordance with Policy 6.1.6.4 and where:

   a) the use will be adequately separated from neighbouring farms and nearby residences;

b) the use will not hinder or interfere with the primary *agricultural use(s)* or significantly alter the agricultural character of the property;

c) the event venue complies with the MDS I setback requirement for a "Type A" land use, to be measured as the shortest distance between the area proposed to be rezoned to permit the event venue and the surrounding livestock-occupied portions of livestock barns, manure storages, and/or anaerobic digesters;

d) a traffic impact and/or noise study may be required;

e) the use will be subject to site plan approval; and

f) an agreement is entered into, as a condition of *development* approval, regarding the hours of operation of the use, the maximum number of events hosted in any given week or in any given season, the provision of on-site kitchen and washroom facilities, the provision of on-site parking facilities, and other such matters to ensure the use does not hinder or interfere with the primary *agricultural use(s)* on the property or other agricultural operations in the area.

7. MDS setbacks will generally not be required for the *development* of an *on-farm diversified use*. However, compliance with MDS may be required for an *on-farm diversified use* where the nature of the proposed use – such as a sensitive land use that consists of a high density of human occupancy or that may generate significant visitation by the broader public to an agricultural area – could lead to potential conflict with surrounding *agricultural use(s)*.

8. Activities and operations associated with on-farm diversified uses do not generally fall under the definition of *normal farm practices*, and may therefore be subject to municipal by-laws regarding noise, odour, and other nuisance effects.

9. *Development* and intensification of *on-farm diversified uses*

shall be compatible with available rural services, such as road access, private water and wastewater services, utilities, fire protection, emergency services, and other public services.

10. More than one *on-farm diversified use* may be permitted on a single property, provided that those uses are limited in area and comply with the lot coverage and other standards established in the implementing Zoning By-law.

11. *On-farm diversified uses* may be subject to site plan control.

6.1.7 Non-Agricultural Use Policies

1. Non-agricultural uses are discouraged in the Prime Agricultural Area designation and may only be permitted by amendment to this Plan and in accordance with the policies of this Plan, applicable Provincial Plans and Provincial legislation.

2. Limited non-residential non-agricultural uses shall only be permitted where the following can be demonstrated:

    a) the lands do not comprise *specialty crop areas*;

    b) the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby *settlement areas*;

    c) the proposed use complies with the *Minimum Distance Separation formulae*;

    d) there is an identified need within the planning horizon identified in the official plan for additional land to accommodate the proposed use;

    e) 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;

3. Impacts from any new or expanding non-agricultural uses on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an Agricultural Impact Assessment or equivalent analysis, based on Provincial guidance.

4. The extraction of minerals, petroleum resources, or mineral aggregate resources may be permitted as a non-agricultural use in the Prime Agricultural Areas designation, subject to the applicable policies in this Plan, but shall require:

   a) An amendment to this Plan, for the purpose of designation the subject lands as *Resource Areas*; and,

   b) an amendment to the Zoning By-law, for the purpose of permitting the proposed use on the subject lands.

6.1.8 Consents in Prime Agricultural Areas designation

A key goal of the Prime Agricultural policies of this Plan is to preserve the agricultural function of the lands by protecting the Township's prime agricultural area from fragmentation and promoting larger parcel sizes that ensure adaptability for future farming needs. To support this objective, lot creation in the Prime Agricultural Areas designation is generally discouraged and shall only be permitted in accordance with provincial policy and the following policies:

1. Consents may be supported for *agricultural use(s)* in the Prime Agricultural Area designation, provided that:

   a) the lot created and the lot retained are each of a size appropriate for the types of *agricultural use(s)* common in the area; and

   b) the lot created and the lot retained are each sufficiently large to remain flexible in responding to future changes in

the type or size of agricultural operations in the area.

2. Any new lot created for *agricultural use(s)* in the Prime Agricultural Area designation shall have a minimum lot area of 40 hectares. The goal of supporting all sizes, types, and intensities of farm operations will take precedence over any specific numerical standard, provided that the lot size is appropriate for the *agricultural use(s)* and provides sufficient flexibility for responding to future changes. In order to determine this, the applicant shall demonstrate that similar continuously active farm operations exist in the area, which are of a comparable size and type.

3. Consents may be supported for an agriculture-related use in the Prime Agricultural Area designation, provided that:

   a) the *agriculture-related use* is permitted in accordance with the policies in Section 6.1.5;

   b) the lot created is limited to the minimum size needed to accommodate the *agriculture-related use* and appropriate on-site services, and minimize agricultural land consumption;

   c) the lot created is separated from primary farm operations or is located in such a way as to cause minimal disruption to nearby farm operations; and,

   d) the lot created consists of lower-quality soils, wherever possible.

4. The creation of a new lot for an *on-farm diversified use* is prohibited and shall not be permitted.

5. The creation of a new lot for a detached additional residential unit, a garden suite, a building used as accommodation for full-time farm labour, or any other form of accessory dwelling in the Prime Agricultural Area designation shall not be permitted.

6. Consents may be supported for *infrastructure*, in the Prime Agricultural Area designation, but only in circumstances where the facility or corridor cannot be accommodated through easements or rights-of-way.

7. Lot adjustments in the *prime agricultural area* may be permitted for legal or technical reasons. Lot line adjustments will be interpreted to prohibit the creation of new residential or non-farm parcels.

8. The creation of new residential lots in the *prime agricultural area* shall not be permitted, except in accordance with the below criteria related to surplus dwellings.

9. Where an existing lot is also designated Natural Environment and Water Resource Areas, please refer to the consent policies of Section 8.1.6 in addition to the consent policies of this section.

10. A consent may be supported for a residence surplus to a *farming* operation as a result of a farm consolidation on lands within the prime agricultural area, provided that the applicant has demonstrated as part of a complete application that:

    a) The owner of the lands to be severed is a 'bona fide farmer', and as a condition of the consent application the lands will be sold to a 'bona fide farmer'. For the purposes of this policy, the 'bona fide farmer' must have a farm business registration number. A 'bona fide farmer' is defined to include a limited company, sole proprietorship, incorporated company, numbered company, partnership, and other similar ownership forms.

    b) Farm consolidation occurs or has occurred through the acquisition of an additional farm property.

    c) The farming operation consists of at least two farms located in Dufferin County. The farms may be located in different municipalities in Dufferin County and the registered

ownerships of the farms need not necessarily be identical provided it is demonstrated that the farms are operated as a single operation.

d) The farming operation demonstrates that the acquired farm has rendered a residence surplus to the needs of the operation.

e) The residence must be a minimum of 10 years old from adoption of this Plan or has immediately replaced one of a series of residences which were built a minimum of 10 years from adoption of this Plan or replaces a house accidentally destroyed by fire or natural disaster.

f) The residence has been continuously occupied and is structurally sound, to the satisfaction of Township staff.

g) The lot for the surplus farm residence is limited to the minimum size needed to accommodate the use and appropriate sewage and water services, including contingency areas. The loss of agricultural land shall be avoided wherever possible when determining an appropriate lot size. Environmental features, including but not limited to natural heritage features and natural hazards, will also be avoided when determining an appropriate lot size.

h) The severed and retained agricultural lands have a combined minimum lot area of 80 hectares. Lots less than 80 hectares shall not be severed from the existing residence.

i) That safe ingress/egress for vehicles is possible for both resulting lots, which may necessitate new road entrances or road upgrades to be undertaken at the expense of the applicant. Environmental features, including but not limited to natural heritage features and natural hazards, will be avoided when considering new road entrances or road upgrades.

j) If required, a revised assessment schedule in accordance with the *Drainage Act*, as amended, is commissioned and paid for by the applicant.

k) A notice is registered on the title of the lot that is to accommodate the surplus farm residence; specifically notifying future owners of normal farm practices, as outlined in the *Farming and Food Production Protection Act*, 1998, as amended.

l) Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned through an implementing zoning by-law amendment to prohibit the future construction of a new residential dwelling of any type.

m) If the remnant farm lot does not meet the minimum lot area and lot frontage standards of the Zoning By-law, the new minimum lot area and lot frontage that result are to be recognized through an implementing zoning by-law amendment. This requirement shall not apply if the remnant farm is merged in title with an abutting farm.

n) Demonstrate that the surplus dwelling will comply with minimum distance separation ("MDS") requirements, only in circumstances where:

   i. prior to the creation of the new lot, the surplus dwelling was located on the same lot as an existing livestock facility or anaerobic digester; and,

   ii. following the creation of the new lot, the surplus dwelling and the existing livestock facility or anaerobic digester will be located on separate lots (see lot creation policies).

6.1.9 Zoning

1. Prime Agricultural Area designated lands will be zoned in an appropriate category in the implementing Zoning By-law.

2. Agriculture-*related uses* are permitted and will be placed in a separate Zoning category.

3. Where land is severed as the result of a surplus farm dwelling, the retained lands shall be zoned to prevent further residential *development*.

6.2 Rural Lands

6.2.1 Identification

Rural lands are designated on Schedule "A2" as the Rural Lands designation and reflect lands where the soils are predominantly classified as Classes 4 to 7 according to the Canada Land Inventory and the use of land has traditionally been for limited agriculture, hobby farms, residential uses on large lots, recreation, conservation and resource related uses. These lands may also include areas where lot fragmentation has resulted in higher quality lands no longer being capable of being farmed.

6.2.2 Objectives

1. To encourage agriculture and protect and preserve the long-term continuation of farming operations in the Township while permitting non-farm uses that have a minimal impact on such *agricultural uses*.

2. To maintain scenic and cultural values of lands and buildings in the Township.

3. To maintain the open landscape character.

4. To promote opportunities that assist in the establishment of a diversified rural economy.

5. To provide opportunities for rural land uses that require separation from other uses as they may be incompatible with agriculture and/or environmentally sensitive areas and which are not suitable for estate residential areas or hamlets.

6. To ensure rural *development* is compatible with environmental

constraints and supports the long-term integrity of groundwater resources, including consideration of changing climate conditions that may affect water availability and recharge.

6.2.3 Permitted Uses

The permitted uses in this designation include:

- *Agricultural uses* and *normal farm practices* that include the use of lands, buildings or structures for the growing of crops, including nursery, biomass and horticultural crops, raising of livestock and other animals for food, fur, or fibre including game, poultry and fish, aquaculture, agroforestry, and maple syrup production and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, and value-retaining facilities subject to the provisions outlined in this Plan;
- A single detached dwelling; *Agriculture-related uses* subject to meeting the requirements of Section 6.1.5 (Agriculture-related use policies) of this Plan;
- *On-farm diversified uses* subject to meeting the requirements of Section 6.1.6 (OFDU policies) of this Plan;
- Additional residential unit subject to meeting the requirements of Section 4.6 of this Plan;
- Small scale *institutional uses* which service the local residents and community and depend on the rural community and environment to support their function;
- Small scale, resource-based rural industrial/commercial uses;
- Small scale, resource-based recreational and tourism related uses such as passive parks and trail uses provided that any impact of these uses on the scenic qualities and *natural environment* is kept to a minimum;

- Forestry, conservation uses, wildlife and fisheries management and passive recreation uses;
- Transportation and utility facilities;
- Conservation areas, reforestation areas, watershed management and flood and erosion control or parkland *development* projects carried out or supervised by a public agency;
- Watershed management and flood and erosion control projects and parkland *development* carried out or supervised by a public agency.
- Wayside pits and quarries and portable asphalt plants, subject to the *Aggregate Resources Act.*
- Accessory buildings, structures and facilities and site modifications required to accommodate those uses permitted in the Rural designation.

6.2.4 Development Policies

The following policies shall apply to all *development* proposed in the Rural Lands designation:

1. Small scale industrial and commercial *developments* in the Rural Lands designation shall be designed to maintain the rural character of the Township and will not create or add to a negative impact on the environment, adjacent *sensitive land uses* or traffic patterns. *Site Plan Control* will be applied to all institutional, industrial and commercial *development* to ensure that building design, landscaping, lighting, parking areas and signs are integrated into the rural environment. In addition, outdoor storage areas and the storage/removal of on-site generated waste shall be developed in a manner to ensure protection and screening from all adjacent roads and residential uses.

2. The scale of non-residential uses in the Rural Lands designation shall be restricted by the amount of sewage effluent generated by the use. Small scale uses shall be defined as those uses which generate less than 10,000 litres of effluent sewage daily. Uses which generate larger volumes of sewage, or which generate non-domestic or non-agricultural effluent shall not be permitted in the Rural Lands designation.

3. New *developments* in the *Rural* area shall not result in traffic, noise, odour or dust which would change the character of or be incompatible with the *rural area*. Where required by the Township as a basis for their evaluation of a new *development*, the proponent will submit an impact assessment and remediation plan for any use that may have the ability to compromise or contaminate the subject lands or to create or potentially create environmental impacts.

4. An appropriate separation distance, based on the Province's relevant guidelines related to land use compatibility, will be established between rural industrial land use and any *sensitive land use*. This separation distance shall be enforced through an amendment to the Zoning By-law and/or *site plan control*.

5. In order to encourage the retention of existing agricultural buildings, Council may pass a By-law to permit an agricultural building that existed on the date of approval of this Plan to be used for a non-agricultural purpose provided that the intent of this Plan is met. In considering such *development*, Council will ensure that the exterior of the building is maintained and that the rural character of the surrounding lands is not changed. Prior to approving such *development*, Council may require a report and preliminary building plans prepared by a professional architect outlining the extent of building renovations being proposed. *Developments* of this nature shall be subject to *Site Plan Control*.

6. The *development* of recreational facilities in the Rural Lands designation shall respect the existing landscape and vegetation

qualities of the land. Significant alteration of these features in order to accommodate a recreational use shall be discouraged. The *development* of recreational facilities which generate more than 10,000 litres per day of sewage effluent shall require an amendment to this Plan which will include the submission of technical studies that addresses the feasibility of water and sewage services.

7. Small-scale farms shall be permitted on lots having an area of at least 2.0 hectares.

8. All farm and non-farm *development* will comply with the Provincial Minimum Distance Separation formulae established in order to minimize conflicts between livestock facilities and *development*, as amended from time to time.

9. New development proposed in or adjacent to high potential aggregate deposits or areas designated as Extractive Industrial shall not preclude or hinder the establishment of new operations or access to the resources.

6.2.5 Consents in the Rural Lands Designation

1. New lots may be created for the following purposes:

   a) a maximum of three severances from any original Township lot of approximately 40 hectares shall be permitted provided that the severed and retained lots are of a sufficient size to be sustainable on the appropriate water and sewage systems, generally 1.0 hectares or larger; and,

   b) creating a maximum of three lots of approximately 2 hectares in size within existing clusters of existing lots having frontages of less than 100 metres and areas of 4 hectares to 12 hectares that existed as of the date of adopting this Plan.

2. New lots shall reflect the physical characteristics of the land and the lot pattern in the immediate vicinity and shall not adversely

affect *agricultural uses* in the Township. In assessing applications for severance, priority over the application will be given to nearby agricultural operations on lands designated Prime Agricultural Area under this Plan.

3. Where an existing lot is also designated Natural Environment and Water Resource Areas, please refer to the consent policies of Section 8.1.6 in addition to the consent policies of this section.

6.2.6 Zoning

Rural Lands will be zoned in an appropriate category in the implementing Zoning By-law.

Agriculture-related uses will be placed in a separate Zoning category.

6.3 Greenbelt Protected Countryside

6.3.1 Designations and Definitions

1. *Development* proposed on lands within the Greenbelt Plan area is required to meet the policies of the Greenbelt Plan.

2. The policies of Section 6.3 shall apply to all lands within the Greenbelt Plan Area boundary as shown on Schedules "A2" and "A2.3".

3. Schedule "A2" identifies the lands subject to the Greenbelt Protected Countryside designation. The Greenbelt Protected Countryside designation does not contain any lands shown as Greenbelt Natural Heritage System in the Greenbelt Plan. The land use designations identified on Schedule "A2" are pre-existing and these designations are continued as per the Implementation Policies of the Greenbelt Plan as well as the Growth Plan.

4. Existing land use designations on Schedule "A2" that are subject

to the Protected Countryside designation include a "Protected Countryside" prefix attached to the existing land use designation but do not include lands within Farmington. As such, within the Greenbelt Protected Countryside there are four (4) specific designations that apply only to the lands within the Greenbelt Protected Countryside as shown on Schedule "A" and Schedule "A2.3". These designations are:

a) Greenbelt Protected Countryside – Rural Lands

b) Greenbelt Protected Countryside – Prime Agricultural Area

c) Greenbelt Protected Countryside –Estate Residential Special Policy Area (SPA 2)

d) Greenbelt Protected Countryside – Resource Area

5. Activities related to the use of renewable resources are permitted in the Greenbelt Protected Countryside subject to the policies of the Greenbelt Plan and all other applicable legislation, regulations and municipal planning documents, including the Provincial Planning Statement. All such uses shall be undertaken in accordance with the applicable recommendations, standards or targets of any relevant watershed plan or water budget.

6. For all words or phrases in italics, please refer to the Definitions section of the Greenbelt Plan**.**

6.3.2 Existing Uses

1. Existing, legally established land uses are permitted within the Greenbelt Protected Countryside designations and nothing in this Plan shall apply to prevent the use of any land, building or structure for a purpose otherwise prohibited by the Greenbelt Plan, if the land, building or structure was lawfully used for that purpose on December 16, 2004 and continues to be used for that purpose.

2. Nothing in 6.3 of this Plan shall prevent the construction of a single detached dwelling on an existing lot of record, provided the lot of record met the relevant zone requirements for such purpose as of December 16, 2004

3. Outside of the Greenbelt *Natural Heritage System*, second *dwelling units* are permitted within single dwellings permitted in accordance with Sections 4.5.1 and 4.5.2 of the Greenbelt Plan, or within existing accessory structures on the same lot.

4. Expansions to existing buildings and structures, accessory structure or uses, and/or conversions of legally *existing uses* to a similar use which will bring the use into closer conformity with this Plan and the Greenbelt Plan, are permitted subject to the demonstration of the following:

    a) No new municipal services are required;

    b) The use does not expand into *key natural heritage features or key hydrologic features* or their *associated vegetation protection zones*, unless there is no alternative, in which case any expansion shall be limited in scope and kept within close proximity to the existing structure.

5. Expansions or alterations to existing buildings and structures for *agricultural uses*, *agriculture-related uses* or *on-farm diversified uses* and expansions to existing residential dwellings may be considered within *key natural heritage features*, *key hydrologic features* and their associated *vegetation protection zones* if it is demonstrated that:

    a) There is no alternative, and the expansion or alteration in the feature is minimized and, in the *vegetation protection zone*, is directed away from the feature to the maximum extent possible; and

    b) The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.

6. Expansion, maintenance and/or replacement of existing *infrastructure* is permitted, subject to the infrastructure policies of Section 4.2 of the Greenbelt Plan.

6.3.3 Key Hydrologic Areas Policies

Key hydrologic areas are areas which contribute to the *hydrologic functions* of the Water Resource System. These areas maintain ground and surface water quality and quantity by collecting, storing and filtering rainwater and overland flow, recharge aquifers and feed downstream tributaries, *lakes, wetlands* and discharge areas. These areas are also sensitive to contamination and feed *key hydrologic features* and drinking water sources.

Key hydrologic areas include:

- *Significant groundwater recharge areas*;
- *Highly vulnerable aquifers*; and
- *Significant surface water contribution areas*.

For lands within a key hydrologic area in the Greenbelt Protected Countryside shall be subject to the relevant policies of the Greenbelt Plan and applicable *Source Protection Plan*.

6.3.4 Key Natural Heritage Features and Key Hydrologic Features Policies

The Greenbelt Protected Countryside may include *key natural heritage features* and *key hydrologic features* as defined in the Greenbelt Plan.

Key natural heritage features include:

- *Habitat of endangered species and threatened species;*
- *Fish Habitat;*
- *Wetlands;*
- *Life science areas of natural and scientific interest (ANSIs);*
- *Significant valleylands;*
- *Significant woodlands;*
- *Significant wildlife habitat (including habitat of special concern species);*

- *Sand barrens, savannahs* and *tallgrass prairies;* and
- *Alvars.*

Key hydrologic features include:

- *permanent* and *intermittent streams;*
- *lakes (and their littoral zones);*
- *Seepage areas and springs; and,*
- *Wetlands.*

For lands within a *key natural heritage feature* or a *key hydrologic feature* in the Greenbelt Protected Countryside shall be subject to the relevant policies of the Greenbelt Plan.

6.3.5 Policies for Land Designated Greenbelt Protected Countryside – Rural Lands

Lands designated Greenbelt Protected Countryside – Rural shall be subject to the policies of the Greenbelt Plan and of Section 6.2 (Rural Lands designation) of this Plan. Where any discrepancy between the policies of this Plan and the Greenbelt Plan arise, the more restrictive policies shall be deemed to apply.

6.3.6 Policies for Land Designated Greenbelt Protected Countryside – Prime Agricultural Area

Lands designated Greenbelt Protected Countryside – Prime Agricultural Area designation shall be subject to the policies of the Greenbelt Plan and of Section 6.1 (Prime Agricultural Area Designation) of this Plan. Where any discrepancy between the policies of this Plan and the Greenbelt Plan arise, the more restrictive policies shall be deemed to apply.

6.3.7 Policies for Land Designated Greenbelt Protected Countryside - Resource Area

Lands designated Greenbelt Protected Countryside – Resource Area shall be subject to the policies of the Greenbelt Plan and Section 8.3 of this Plan. Where any discrepancy between the policies of this Plan and the Greenbelt Plan arise, the more restrictive policies

shall be deemed to apply.

6.3.8 Policies for Greenbelt Protected Countryside – Estate Residential Special Policy Area (SPA 2)

Lands designated Greenbelt Protected Countryside – Estate Residential Special Policy Area shall be subject to the policies of the Greenbelt Plan and Section 10.1 (Estate Residential Special Policy Area) of this Plan. Where any discrepancy between the policies of this Plan and the Greenbelt Plan arise, the more restrictive policies shall be deemed to apply.

Chapter 7 INFRASTRUCTURE, FACILITIES AND COMMUNITY SERVICES

7.1 Parks and Open Spaces

The Township recognizes the importance of parks, open space, recreational and tourism facilities in providing the conservation and protection of significant natural features and in providing recreational opportunities for the community.

The Parks and Open Space designation includes lands used for public or private outdoor recreation. The designation recognizes *existing uses*. New uses will require an Amendment to this Plan in accordance with the policies in this Section of this Plan.

Key objectives of the Parks and Open Space designation are as follows:

1. to encourage the availability and *development* of parks, trails, open spaces and high-quality recreation facilities which are compatible with the *natural environment*.

2. to encourage public access and enjoyment of the Township's rural landscape.

3. to provide criteria which will provide for a balance between economic growth and environmental protection.

4. To provide sufficient lands to meet the recreational needs of the population, and to offer ample opportunities for both passive and active recreations for residents of all ages and abilities.

5. To develop a well-connected park and trail system by encouraging pedestrian and cycling linkages to parks, trails and

open spaces and extending the trail system where possible.

7.1.1 Permitted Uses

The uses permitted in this designation include:

- Public parks including fairgrounds on land owned or under the control of government authorities and community recreation uses such as community recreation centres and ancillary commercial uses;
- Recreational and tourism related uses such as campgrounds, country clubs, golf courses, private sports fields, trail uses and private clubs that require large open space areas and recreational amenities;
- Accessory residential uses for a property manager; and,
- Ancillary commercial uses providing goods and services to the patrons of the recreational facility and meeting or conference facilities.

7.1.2 Policies for *Development* within the Parks and Open Space Designation

The following policies shall apply to all *development* proposed within the Parks and Open Space designation:

1. Council encourages the continued *development* of and improvement to the recreational facilities in the Township provided that the *development* is in harmony with the open landscape character and is sensitive to the *natural environment*.
2. Major facilities, buildings and structures used in conjunction with these uses shall be designed and located so as to minimize the visual and environmental impact of the structures and shall have paved access generally from a paved public road system.
3. The *development* or expansion of golf courses shall comply with the following criteria:

a) an Amendment to this Plan;

b) conformity with Section 6.1.7 of this Plan if within a Prime Agriculture Area;

c) road access shall generally be from a paved public road system;

d) water for irrigation shall be obtained primarily from surface run-off and surface sources rather than sub-surface sources wherever possible;

e) the natural topography of the landscape shall be maintained except for minor modifications required for buildings, parking areas, tees and greens;

f) a buffer strip of undisturbed vegetation of not less than 15 metres shall be maintained adjacent to natural watercourses. Where the watercourse is identified as a cold water stream on Schedule "B", the buffer strip shall be not less than 30 metres unless the applicant demonstrates to the satisfaction of the approval authority that a lesser setback is sufficient or that the stream is a warm water stream

g) where *development* occurs within a valley or stream corridor, modification to the contours shall maintain the pre*development* characteristics of the flood plain;

4. Residential *development* undertaken in conjunction with any Parks and Open Space designation shall only be considered through an Amendment to this Plan and in the context of the Growth Management Policies of this Plan.

5. All private recreational *development*s shall be subject to site plan control.

6. *Development* shall be planned to support a safe and accessible system within the community.

7.1.3 Zoning

Generally lands within the Parks and Open Space will be placed in a site-specific Zone which reflects the existing *development*. New uses or expansions to the existing *development*s will require an amendment to the Zoning By-law.

Chapter 8 LOCAL LANDSCAPE AND RESOURCE MANAGEMENT

The following policies apply to all of the lands within the Township of Amaranth. All applications for *development* and land division will be subject to these policies. These policies deal with *development* in a variety of situations, and, therefore, not all of the policies apply to every *development*.

Schedule "C1", Natural Environment and Water Resource Areas, identifies areas where specific environmental policies apply. Due to the scale of the mapping, the precise limits of the environmental features shall be determined by on-site inspection by the appropriate authority and may be refined through-site specific study related to a *development* proposal.

8.1 Natural Environment

Natural features and areas shall be protected for the long term. The diversity and connectivity of natural features and the long-term *ecological function* and biodiversity of *natural heritage systems* should be maintained, restored or wherever possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.

The Natural Environment and Water Resource Areas designation is a general designation shown on Schedule "A2" and "A2.1-A2.3" and includes the following features and natural hazards:

1. Natural hazardous lands and sites including areas of flooding, erosion, steep slopes or unstable soils;
2. Fish habitat;
3. *Significant* Areas of significant wildlife habitat;

4. *Areas of Natural or Scientific Interest* (ANSI);

5. Environmentally Sensitive Areas (ESA);

6. Provincially *Significant* Wetlands;

7. Unevaluated wetlands and locally / regionally significant wetlands

8. *Significant habitats of threatened and endangered species*;

9. *Significant* woodlands;

10. Valley lands; and,

11. Rivers, lakes, streams and creeks.

8.1.1 Objectives

The objectives of the Natural Environment and Water Resource Areas designation are:

1. To protect and enhance *the natural features in the T*ownship of Amaranth and foster the creation of a connected *natural heritage system*;

2. To establish criteria regarding the scope, content and evaluation of *Environmental Impact Study*s undertaken in support of *development* within and adjacent to important natural features in the Township as per Section 8.1.5 of this Plan;

3. To prohibit *development* or *site alteration* where an *Environmental Impact Study* has indicated that the proposal would have a negative impact on the *ecological functions*, natural features or linkages of natural heritage features;

4. To encourage the maintenance and improvement of public and privately owned lands;

5. To provide for a sustainable natural ecosystem throughout the Township; and,

6. To protect human life and property from water-related hazards such as flooding and erosion, including the potential impacts of climate change that may increase the risk associated with such hazards.

8.1.2 Permitted Uses

Uses permitted within the Natural Environment and Water Resource Areas designation include:

- Existing agricultural operations and existing agricultural buildings and structures, and accessory uses to both;
- Legally existing uses;
- Passive recreation uses such as nature viewing and trail activities, except the use of motorized vehicles, that do not require buildings or structures and do not adversely affect the environment, soil or topography or impact on nearby agricultural uses;
- Forest, wildlife and fisheries management and archaeological activities;
- Essential transportation and utility facilities;
- Home occupations accessory to existing dwellings; and,
- Essential watershed management and flood and erosion control projects carried out or supervised by a public authority.

8.1.3 General *Development* Policies

The following policies shall apply to all *development* proposed within the Natural Environment and Water Resource Areas designation:

1. There shall be no *development* and/or *site alteration* in:

    a) *Habitat of endangered species and threatened species* except in accordance with provincial and federal requirements; and

    b) *Provincially significant wetlands*;

    c) *Fish habitat*, except in accordance with provincial and federal requirements.

2. With the exception of existing *agricultural uses*, unless it has been demonstrated that there will be no *negative impacts* on the natural heritage features or their *ecological functions*, no *development* and *site alteration* shall be permitted in:

    a) Locally significant and unevaluated wetlands;

    b) *significant woodlands*;

    c) *significant valleylands*;

    d) *significant wildlife habitat*;

    e) significant *areas of natural and scientific interest*; and

    f) *adjacent lands* to the *natural heritage features and areas*.

3. Where more than one natural feature is found on a site, the more restrictive policies apply.

4. Where land designated Natural Environment and Water Resource Areas is under private ownership, this Plan does not imply that such areas are free and open to the general public or will be purchased by any municipality or other public agency.

5. Where land designated Natural Environment and Water Resource Areas is also identified as containing Natural Hazards, the policies of Section 8.5 shall also apply.

6. Prior to considering any application to develop lands within the Natural Environment and Water Resource Areas designation, the Township shall be satisfied that there are no alternate sites available in the municipality which could reasonably be developed for the same purpose with less environmental impact.

7. The Township will seek technical advice of the appropriate review agencies, including the appropriate Conservation Authorities and County of Dufferin when dealing with *development* proposals in and adjacent to this designation.

8. No structure, building, *site alteration* nor the placing of fill shall be permitted in areas regulated pursuant to the Conservation Authorities Act except in accordance with the legislation, regulations and guidelines of the applicable Conservation Authority.

9. Where new *development* is proposed on a site that includes areas designated Natural Environment and Water Resource Areas, such lands shall not be included as part of the dedication for parkland provided for in the *Planning Act*.

10. Any *development* of permitted uses within Natural Environment and Water Resource Areas designation, as identified on Schedule "A1", should be such that the ecological, educational, research or interpretive values of such areas are substantially maintained and there is no net loss of the natural heritage features as established through an *Environmental Impact Study* or Study.

11. A setback for *development* will be established for *natural heritage features and areas* and natural hazard such as any areas susceptible to flooding and valley slopes, by the Township in consultation with the appropriate Conservation Authority wherever it may be determined that such setback is necessary to protect the ecological, educational or interpretive value of

such areas and which will ensure no negative impacts on natural features or their *ecological functions*.

In addition, a greater setback from the top of bank adjacent to the Grand River will be established to maintain the natural landscape of the valley.

12. Natural wetlands that are locally significant or have yet to be evaluated shall be protected from *development*. *Development* adjacent to natural wetlands shall only be permitted if it can be demonstrated that it will not result in any negative impact on the wetland.

13. Notwithstanding the foregoing, nothing in this Plan is intended to limit the ability of existing agricultural uses to continue on lands designated Environmental Protection.

14. All *development* within the *Environmental Protection* areas shall be subject to *Site Plan Control*.

15. Where an *Environmental Impact Study* or Study determines that the boundaries of the Natural Environment and Water Resource Areas designation are more correctly shown on more detailed mapping, the boundaries on Schedules "A2", "C1" and "C4" may be refined without an amendment to this Plan and the policies for the abutting designation shall apply.

16. Peat extraction shall be prohibited in all wetlands identified on Schedule "C1" and on lands designated as Natural Environment and Water Resource Areas on Schedules "A2"and "A2.1-A2.3". Peat extraction on any other lands shall require an amendment to this Plan.

8.1.4 Natural Feature and Adjacent Lands Specific *Development* Policies

8.1.4.1 Adjacent Lands

Where not specifically provided for a natural heritage feature, *adjacent lands* are defined as 120 metres for all natural heritage

features except that it shall be 50 metres for significant Earth Science Areas of Natural and Scientific Interest.

No *development* or *site alteration* will be permitted on *adjacent lands*, unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated, through an *Environmental Impact Study* that there will be no negative impact on the natural features or their *ecological functions*.

8.1.4.2 Areas of Natural and Scientific Interest

The following policies apply to Earth Science and Life Science *Areas of Natural and Scientific Interest (ANSI)*. *Development* and *site alteration* will not be permitted in or within 120 metres of a Provincially significant Life Science *ANSI* and 50 metre of a Provincially significant Earth Science *ANSI* unless:

a) an *Environmental Impact Study* has demonstrated that there will be no *negative impacts* on the natural features and *ecological functions* for which the area is identified;

a) the *development* and/or *site alteration* does not significantly alter the natural topography or geological features of the significant Earth Science *ANSI*; and,

b) methods are employed to minimize the impact of the use on the values for which the site has been identified.

8.1.4.3 Provincially Significant Wetlands

Wetland boundaries can change and boundary verification or re-evaluation may be necessary from time to time. The Ministry of Natural Resources, the Ontario Wetland Evaluation System, and applicable Conservation Authority should be consulted for further information on *wetlands*, wetland limit delineation, evaluations and to determine which wetlands are *provincially significant*. Schedules "A2" and "C1" will be updated as needed without amendment to this Plan to reflect wetland boundary changes.

No *development* or *site alteration* shall be permitted in Provincially significant wetlands. *Development* and *site alteration* shall not be permitted within 120 metres of a *provincially significant wetland* unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated through an *Environmental Impact Study* that there will be no *negative impacts* on the natural features or on their *ecological functions*.

8.1.4.4 Locally Significant Wetlands and Unevaluated Wetlands

Wetland boundaries can change and boundary verification or re-evaluation may be necessary from time to time. The Ministry of Natural Resources, the Ontario Wetland Evaluation System, and applicable Conservation Authority should be consulted for further information on *wetlands*, wetland limit delineation, evaluations and to determine which wetlands are *provincially significant*. Schedules "A2" and "C1" will be updated as needed without amendment to this Plan to reflect wetland boundary changes.

Generally, *locally significant wetlands* shall be protected and maintained in a natural state, and may be protected through stewardship agreements and conservation easements. Wetland loss will be avoided where possible and the reestablishment and creation of *wetlands* will be encouraged if loss or degradation occurs.

An *Environmental Impact Study* shall be required where *development* and/or *site alteration* is proposed in and adjacent to any locally significant wetland, as identified on Schedule "C1". *Development* and/or *site alteration* in and adjacent to any *locally significant wetland* shall be permitted only if it can be demonstrated that it will not result in any negative impact on the wetland and its *ecological function* in accordance with the requirements of the applicable Conservation Authority, County of Dufferin, and Township.

Unevaluated *wetlands* shall be assessed for *significance* at the time of application.

Existing *agricultural uses* may continue within *wetlands* and shall be encouraged to employ best management practices to protect and enhance wetland features.

8.1.4.5 Significant Woodlands

Significant woodlands shall be identified through an evaluation undertaken by a qualified professional to determine if any of the following criteria are satisfied:

a) Woodlands 2 to 50 hectares in size accounting for 5 to 60 percent land cover in accordance with the Natural Heritage Reference Manual;

b) The *ecological function* of the woodland includes:

   i. Any interior habitat where woodlands cover less than 15% of land cover.

   ii. Woodlands that have 2 ha or more of interior habitat where woodlands cover about 15% to 30% of the land cover.

   iii. Woodlands that have 8 hectares or more of interior habitat where woodlands cover about 30 to 60% of the land cover.

   iv. Woodlands that have 20 hectares or more of interior habitat where woodlands cover more than 60% of the land cover.

c) Woodlands that are located within 30 metres of another significant nature heritage feature or *fish habitat*;

d) Woodlands located within a defined *natural heritage system* or providing a connecting link between two other *significant*

features within 120 metres of the woodland;

e) Woodlands located within a sensitive or threatened watershed or is within 50 metres of a watercourse, *fish habitat*, sensitive groundwater discharge or sensitive headwater area;

f) Woodlands that contain:

   i. high native forest diversity;

   ii. native forest species which are declining;

   iii. Habitat of a rare, endangered or uncommon plant species;

   iv. A unique species composition;

   v. vegetation community with a provincial ranking of S1, S2 or S3 (as ranked by the NHIC); and,

   vi. characteristics of older woodlands or woodlands with larger tree size structures in native species.

g) Woodlands offering high productivity;

h) Woodlands with educational, cultural or historical value; and,

i) Woodlands that have a high value in special services, such as air-quality improvement or recreation at a sustainable level that is compatible with long-term retention.

The identification of *significant woodlands* shall be undertaken through the completion of an *Environmental Impact Study* where *development* is proposed in, or adjacent to wooded areas meeting the criteria for *significant woodlands*, and as informed by Schedule "C1". Schedules "A2" and "C1" will be updated as *significant woodlands* are identified without amendment to this Plan.

Development and *site alteration* shall not be permitted in or within 120 metres of *significant woodlands* unless it has been demonstrated through an *Environmental Impact Study* that there will be no *negative impacts* on the natural features or *ecological functions*. Proposed *development* and *site alteration* in *significant woodlands* shall have site plan agreements containing specific management details regarding the protection of existing trees.

8.1.4.6 Other Wooded Areas

a) Existing tree cover or other stabilizing vegetation should be maintained on slopes with grades in excess of 25 percent (1:4 slopes).

b) The cutting of trees may be regulated by a tree cutting By-law passed by the County of Dufferin or Township of Amaranth.

8.1.4.7 Significant Valleylands

Development and *site alteration* shall not be permitted in or within 120 metres of a *significant valleyland* unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* and authorization has been obtained, as applicable from the relevant Conservation Authority.

Significant valleylands are generally located along portions of the Grand River and include:

a) Areas with *significant* water/sediment conveyance functions, as may be informed by the applicable Conservation Authority river slope hazard, erosion and steep slope mapping, or;

b) Undisturbed areas of the Grand River and associated riparian areas and significant linkages to natural heritage features.

8.1.4.8 Habitat of Endangered and Threatened Species and Significant

Wildlife Habitat

The *habitat of endangered species and threatened species* and *significant wildlife habitat* shall be protected.

The Ministry of the Environment, Conservation and Parks identifies the *habitat of endangered species and threatened species* and may recommend criteria for identifying *significant wildlife habitat*. *Habitat of endangered and threatened species* is not specifically identified on the schedules of this Plan.

Significant wildlife habitat may represent (a) habitats of seasonal concentrations of animals, (b) rare vegetation communities or specialized habitat for wildlife, (c) habitat of species of conservation concerns; and (d) animal movement corridors.

The following policies apply to *development* and *site alteration* proposed within and adjacent to *habitat of endangered species and threatened species* and *significant wildlife habitat*.

a) *Development* and *site alteration* shall not be permitted in *significant habitat of endangered species and threatened species* except in accordance with *provincial and federal requirements*. An *Environmental Impact Study* will be required where *development* or *site alteration* is proposed adjacent to *habitat of endangered species and threatened species*. *Adjacent lands* to *habitat of endangered and threatened species* is determined in Ontario Regulation 832/21 of the *Endangered Species Act*, as amended.

b) *Development* and/or *site alteration* will not be permitted in or adjacent to *significant wildlife habitat* unless it has been demonstrated through an *Environmental Impact Study* that there will be no *negative impacts* on the feature or its *ecological function*.

c) Where *development* is permitted within or adjacent to *habitat of endangered species or threatened species* or

significant wildlife habitat, it shall be designed so as to:

d) ensure that there will be no *negative impacts* on the natural features or their *ecological functions*;

e) maintain wildlife corridors and linkages with *adjacent lands*; and

f) enhance *wildlife habitat* wherever possible.

8.1.4.9 Fish Habitat

Water resources and vegetation abutting watercourses will be maintained in a clean and healthy condition to protect aquatic life and functions.

Development and *site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*. *Development* and *site alteration* may be permitted within 120 metres of *fish habitat* only where an *Environmental Impact Study* demonstrates:

a) That there will be no *negative impacts* on the natural features or on the *ecological functions* for which the area is identified;

b) net gain or no net loss of productive capacity of *fish habitat*;

c) maintenance of minimum base flow of watercourses;

d) maintenance of existing watercourses in a healthy natural state;

e) maintenance of vegetative buffers in accordance with the sensitivity of the fishery resource and *development* criteria; and,

f) best available construction and management practices shall be used to protect water quality and quantity, both during and after construction. Treatment of surface run-off to

maintain water quality and hydrological characteristics in receiving watercourses shall meet the standards established by the province.

In situations where *development* or *site alteration* is being considered in or adjacent to *fish habitat*, proponents shall follow the requirements of the Department of Fisheries and Oceans and the Ministry of Natural Resources.

Buffers adjacent to *fish habitat* will be established through the *Environmental Impact Study* and implemented in the Zoning By-law.

8.1.5 Environmental Impact Study

Where an *Environmental Impact Study (EIS)* is required the following policies of this section shall apply.

The Township may request an *EIS* or site screening at the time of a *development application* to determine if there are any natural heritage features or natural hazards that may not be reflected on Schedule "C1". Prior to commencing an *EIS*, a Terms of Reference shall be established by the proponent and approved by the Township to ensure the Study addressed all the necessary requirements and field studies. In this scenario, an *EIS* may be required where the proposal is located within the County's *Natural Heritage System*, where the site is heavily forested or if a waterbody exists on the site.

When required, an *Environmental Impact Study* shall be undertaken by qualified professionals and to the satisfaction of the Township, County, and, where applicable, the Conservation Authority. The Township has the authority to require a peer review of any *EIS* at the applicant's cost.

1. Where *development* or *site alteration* is permitted, it shall be designed so as to:

a) ensure that there will be no *negative impacts* on the natural features or their *ecological functions*;

b) maintain wildlife corridors and linkages with *adjacent lands*; and

c) enhance the natural features or their *ecological function* wherever possible.

2. An *EIS* undertaken in accordance with the policies of this Plan shall include a description and analysis of the following, as well as addressing any other requirements established by the Township:

a) The proposed *development*;

b) The boundaries of the natural features and *ecological functions* of the area potentially affected directly and indirectly by the *development*;

c) The sensitivity of the features and functions to *development*;

d) The direct and indirect effects to the ecosystem that might be caused by the *development*;

e) Any natural hazards (i.e. slope, flooding, contaminants) that need to be addressed as part of the *development*;

f) Identification and evaluation of measures to avoid and minimize impacts and mitigation measures to be employed before and after *development*, including the identification of potential linkages between and among *natural heritage features and areas* and surface and groundwater features to support the implementation of the Township's natural heritage system; and,

g) A Management Plan identifying:

i. how the *adverse effects* will be avoided or minimized over the construction period and the life of the undertaking; and,

ii. how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the Management Plan; and,

iii. Any monitoring that may be required to ensure that mitigating measures are achieving the intended goals.

The Management Plan shall also establish the limits of buffers and/or setbacks adjacent to components of the natural heritage feature(s).

3. The Township, in consultation with the County, the applicable Conservation Authority, the Province or any other applicable authority, may scope the *EIS* requirements based on a review of the proposed *development* and/or *site alteration* and the associated *natural heritage features and areas*.

4. A Scoped *EIS* shall address all of the issues that would be studied in a detailed *EIS*, however the studies may take the form of a letter or an *EIS* checklist prepared by a qualified professional provided there is little or no impact associated with the proposed *development*.

8.1.6 Consents

New lots shall not be permitted within the Natural Environment and Water Resource Areas designation except through acquisition by a public body. Severances may only be permitted for the purposes of correcting title, *legal or technical reasons*, or enlarging existing lots through a lot line adjustment.

8.1.7 Zoning

The Zoning By-law will recognize legally *existing uses* within the Natural Environment and Water Resource Areas designation and may provide for limited expansions of those uses. New *development* within Natural Environment and Water Resource Areas designation will require an Amendment to the Zoning By-law except where, at the time of adoption of this Plan plans for *development* have been approved by the appropriate authority.

8.2 Water Resources and Source Water Protection

8.2.1 Drinking Water Source Protection

The *Clean Water Act, 2006* was enacted to protect existing and future sources of municipal drinking water. It requires the *development* and implementation of *Source Protection Plans* (SPPs) for Source Protection Areas/Regions throughout Ontario. It also requires the Province, Conservation Authorities and municipalities to develop and implement policies to manage the reduction and/or elimination of threats to sources of municipal drinking water. The policies of this Plan have been amended to conform with the applicable SPPs.

All planning applications shall be reviewed in conformity with this Plan, the applicable Dufferin County Official Plan policies and the applicable SPP to ensure proposed *development* will not pose a risk to existing and future municipal water sources. The three applicable SPPs are:

- Grand River Source Protection Plan (GR SPP);
- Credit Valley, Toronto and Region, Central Lake Ontario (CTC SPP), and,
- South Georgian Bay Lake Simcoe Source Protection Plan (SGBLS SPP).

As required by the *Clean Water Act*, 2006, any decision made by the Township under the *Planning Act and the Condominium Act*, 1998 shall conform with significant threat policies set out in the

applicable SPP and have regard to other policies set out in the applicable SPP.

Vulnerable areas within the Township include Wellhead Protection Areas (WHPAs). The following policies apply only to those vulnerable areas and issues contributing areas in the Township of Amaranth that are identified in the applicable SPPs and are shown on Schedule "C2.1-C2.2". The WHPAs identified on Schedule "C2.1" to this Plan are intended to function as an overlay on the primary land use designations.

WHPA mapping may be updated as applicable without Amendment to this Plan when updates are made to the SPPs covering the Township of Amaranth.

8.2.1.1 Groundwater and Surface Water Protection

The Township will work in partnership with the Province, County of Dufferin and applicable Source Protection Authorities to minimize and prevent *negative impacts* on groundwater and surface water from existing and/or proposed incompatible activities.

8.2.1.2 Municipal Wellhead Protection Areas: General

Within WHPAs, activities that have been identified as a significant drinking water threat may be restricted or prohibited as outlined in the applicable SPPs.

Wellhead Protection Areas (WHPA) means the area around a municipal drinking water well that may be vulnerable to threats to water quality or quantity in accordance with the following:

a) For water quality threats, the size and delineation of the WHPAs are determined by how quickly water travels underground to the well, measured in years, as outlined below:

WHPA-A:	100 m radius surrounding a well

WHPA-B:	2-year Time of Travel
WHPA-C:	5-year Time of Travel
WHPA-D:	25-year Time of Travel
WHPA-E:	groundwater supplies which are under the direct influence of surface water. The area is calculated on a two hour travel time of surface water to well. WHPA-E is associated with the Town of Shelburne Well PW1

b) Issue Contributing Area (ICA): An area where drinking water threats may contribute to a known *drinking water issue*. ICAs in the Township are associated with the Town of Orangeville wells.

c) WHPA-Q1: An area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being the combined area of the cone of influence of the well and the whole of cones of influence of all other wells that intersect the area.

   Within WHPA-Q1, activities that take water from an aquifer without returning it to the same aquifer may be a prescribed threat.

d) WHPA-Q2: An area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being the area that includes the WHPA-Q1 and any area where a future reduction in recharge would significantly impact the area.

8.2.1.3 Municipal Wellhead Protection Areas: Prescribed Threats

Land uses which include one or more of the following prescribed activities may be prohibited or restricted and require a risk management plan in accordance with Section 57, 58 and 59 of the *Clean Water Act* in any WHPA identified on Schedule "C2.1" where a significant municipal drinking water threat is identified in vulnerable areas as determined by the Risk Management Official (RMO):

a) The establishment, operation, or maintenance of a waste disposal site within the meaning of Part V of the *Environmental Protection Act;*

b) The establishment, operation or maintenance of an on-site system that collects, stores, transmits or disposes of sewage;

c) The use of land for the discharge from a stormwater management facility;

d) The application of agricultural source material (ASM) to land;

e) The storage of ASM;

f) The management of ASM;

g) The application of non-agricultural source material (NASM) to land;

h) The handling and storage of NASM;

i) The application of commercial fertilizer to land;

j) The handling and storage of commercial fertilizer;

k) The application of pesticide to land;

l) The handling and storage of pesticide;

m) The application of road salt;

n) The handling and storage of road salt;

o) The storage of snow;

p) The handling and storage of fuel;

q) The handling and storage of a dense non-aqueous phase liquid (DNAPLs) (excluding incidental volumes for personal/domestic use);

r) The handling and storage of an organic solvent;

s) The management of runoff that contains chemicals used in the de-icing of aircraft;

t) The use of land as livestock grazing or pasturing land where the number of animals on the land at any time is sufficient to generate nutrients at an annual rate that is greater than 0.5 nutrient units/acre; and,

u) An outdoor confinement area, or a farm animal yard provided that such uses are prohibited in WHPA-A, unless approval for such use is obtained through the *Nutrient Management Act* and the use is permitted in the Zone in which it is proposed.

v) The establishment and operation of a liquid hydrocarbon pipeline.

Land uses which include the following activities may pose a threat to the quantity of municipal drinking water sources, and may be restricted in accordance with the policies of this Plan and the policies of the applicable SPP:

a) An activity that takes water from an aquifer or surface water body without returning the water taken to the same aquifer or surface water body; and,

b) An activity that reduces the recharge of an aquifer.

8.2.1.4 Municipal Wellhead Protection Areas: Prohibitions, Regulations and Restrictions within WHPAs

The significance of any of the drinking water threats listed in Section 8.2.1.3 of this Plan is determined based on a number of factors, including the characteristics of the activity and where it occurs or is planned to occur within a WHPA. The policies of the applicable SPP set out whether a significant drinking water threat is to be prohibited or regulated in accordance with Sections 57 and 58 of the *Clean Water Act*, *2006* and the applicable SPP.

Notwithstanding the land uses permitted by the underlying land use designation in this Plan:

a) Significant drinking water threats identified within WHPAs identified in Schedule "C2.1" to this Plan may be either prohibited or regulated by the SPP;

b) These threats include, but are not limited to, the handling and storage of Dense Non-Aqueous Phase Liquids (DNAPL's). DNAPL's are described as chemicals that are both denser than water and do not dissolve readily in water. Because of these traits, DNAPLs tend to sink below the water table and only stop when they reach impenetrable bedrock. The presence of DNAPLs is considered a significant threat if they occur anywhere within the five-year time of travel (WHPA-C).

c) *Development* which proposes the construction of impervious surfaces within WHPAs shall consider the impact of the application of road salt in accordance with the policies of the applicable SPP.

d) Where the Township has determined through pre-screening that there is the potential for a significant drinking water threat, the RMO shall review the proposal and determine if there would be a significant drinking water threat, and the RMO will provide direction with respect to whether the application may or may not proceed due to the potential for

a significant drinking water threat. The RMO must comply with the policies of the applicable SPP and, where applicable, the policies of this Plan.

8.2.1.5 Municipal Wellhead Protection Areas: WHPA –Q1 /WHPA –Q2

The following policies are applicable to areas identified as "WHPA-Q1/WHPA-Q2" on Schedule "C2.1" of this Official Plan:

a) "WHPA-Q1" is the area where activities that take water without returning it to the same aquifer may be a prescribed threat. Where a threat is identified, new *development* or *site alteration* shall only be permitted where it has been demonstrated that any increase in water demand beyond the allocated demand is sustainable as determined by the Ministry of Environment, Conservation and Parks in accordance with the applicable *Source Protection Plan* and *Ontario Water Resources Act*. "

b) "WHPA-Q2" is an area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being an area that includes a WHPA-Q1 and an area where a future reduction in recharge would significantly impact the WHPA-Q1 area. Within a WHPA–Q2 Area, a Water Balance Study, or similar study, may be required to the satisfaction of the Township, in accordance with the applicable SPP, and in consultation with the applicable Conservation Authority and/or Township staff, in order to demonstrate that pre-*development* recharge rates will be maintained. In instances where pre-*development* recharge rates cannot be maintained, proponents of site plan or plan of subdivision applications will be required to provide for off-site recharge enhancement elsewhere within the WHPA-Q2 commensurate with the predicted loss of recharge attributable to the proposed *development*.

c) The use of best management practices such as low impact *development* to maintain pre-*development* groundwater

recharge rates for both major and non-*major development* or *site alterations* in a WHPA-Q2 (as identified in the applicable SPP) assigned a significant risk level will be implemented.

Planning Approval Authorities shall examine municipal water supply servicing constraints including servicing capacity and the maintenance of the hydrological integrity of municipal wells as part of its municipal comprehensive review when considering settlement area expansions.

8.2.1.6 Municipal Wellhead Protection Areas: Infrastructure Restrictions in WHPAs

a) New private or municipal sewage system *infrastructure* should be located, wherever possible, outside of all WHPAs. New systems that must be located within WHPAs may be considered where compliance with the policies of this Plan and the applicable SPP has been demonstrated.

b) No new lots requiring septic systems, including holding tanks or utilizing sub-surface disposal, governed under the *Building Code Act* shall be subject to a hydrological assessment where the activity would be a significant drinking water threat (i.e. WHPA-B)

c) The use of land for the establishment of facilities for the storage of sewage shall be prohibited where the activity would be a significant drinking water threat in a WHPA-A. Within WHPA-B and WHPA-C, it shall be demonstrated through an approved Environmental Assessment or similar planning process that the location for the storage of sewage is the preferred alternative and the safety of the drinking water system has been assured.

d) Where a new small on-site sewage system could be a significant municipal drinking water threat on a lot located within a WHPA, *development* may only be permitted where the lot is of a sufficient size to accommodate a small, on-site

sewage system designed and constructed in accordance with the standards of the Ontario Building Code. Existing lots of record as of the date of Ministry of Environment, Conservation and Parks' approval of the applicable SPP are not subject to this policy. Large private septic systems (greater than 10,000 L of effluent treated per day) may only be permitted in WHPAs where it has been demonstrated through an Environmental Assessment or similar process that the location of the septic system is the preferred alternative and the safety of the municipal drinking water system has been assured.

e) The location, design and construction of stormwater management facilities within WHPAs shall be permitted in compliance with the applicable SPP. However, the use of land for the establishment of a new stormwater management facility shall be prohibited where the discharge (including infiltration) of stormwater would be into a WHPA-A. All stormwater management facilities shall direct discharge of stormwater outside of WHPAs where the activity would be a significant municipal drinking water threat. Discharge will only be be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location of discharge from a stormwater retention pond is the preferred alternative and the safety of the drinking water system has been assured The use of best management practices such as *low impact development* will be encouraged for all *development*s.

f) The establishment of new parking lots in excess of 2 000 m^2 utilizing the application of road salt shall be prohibited in a WHPA-A. Where the site is within an Issues Contributing Area for sodium or chloride (future), parking lots greater than 200 m2 utilizing application of road salt shall be prohibited. Salt Management Plans shall also be required as outlined in the SPP.

8.2.1.7 Municipal Wellhead Protection Areas: Development Approvals

a) Where *development* is proposed within a WHPA which could potentially pose a risk to a municipal water source and which requires approval under the *Building Code Act, Planning Act* or *Condominium Act*, *1998,* the proposal will require review by the RMO. This requirement will be established as a condition of the submission of a complete application in accordance with the provisions of Section 9.8 of this Plan.

b) In addition to any requirements pursuant to the *Building Code Act*, for all applications made under the *Planning Act* or *Condominium Act*, *1998* within WHPAs, a Section 59 Notice under the *Clean Water Act, 2006* from the RMO shall be required for an application to be deemed complete. The Section 59 Notice is required because certain activities within WHPAs, as set out in the approved SPPs, may be prohibited, restricted or require a risk management plan. This requirement shall be established as a condition of the submission of a *complete application* in accordance with the provisions of Section 9.8 of this Plan.

c) In addition to any requirements pursuant to the *Building Code Act*, for all applications made under the *Planning Act* or *Condominium Act*, *1998* within WHPAs, a master environmental *servicing plan* (MESP) that addresses stormwater pond discharges and sanitary sewers and related pipes may be required at the discretion of the Township.

d) All new *development* within WHPAs, shall be subject to *Site Plan Control* as described in Section 9.3 of this Plan.

8.2.2 Biosolids

There shall be no spreading of biosolids, waste vegetables, restaurant waste or other waste except under agreement with the Township of Amaranth, and where a Nutrient Management Plan has been approved by the appropriate approval authority.

Under no circumstance, shall the application of any of the above be permitted in areas of groundwater sensitivity, as shown on Schedule "C2.1" as vulnerable aquifers (1-100 years).

Where lands have been used for the spreading of biosolids in the past 5 years approval of *development* or land division shall be contingent on a report completed by a qualified professional and subject to the approval of Council confirming that the soil and ground water is not contaminated from heavy metals or biohazards in accordance with Provincial guidelines for human habitation and potable water.

8.2.3 Water Quality

In addition to the policies of Section 8.2.1 with respect to Source Water Protection, the following development criteria shall apply to *development* affecting the water quality of surface and ground water resources:

a) Changes to the natural drainage should be avoided.

b) No sewage tile field should be allowed closer than 30 metres from:

   i. the high water mark of any waterbody or watercourse;

   ii. the top of a stream bank or ravine; or

   iii. the edge of any wetland.

   Where this setback cannot be achieved on an existing lot of record the distance may be varied to the satisfaction of the appropriate authority.

c) A setback for other *development* will be established from each side of a stream, river, pond, lake or wetland necessary to maintain existing water quality. The width of this buffer shall be determined in consultation with the applicable Conservation Authority and other agencies as required,

which shall consider:

i. soil type;

ii. types and amounts of vegetation cover;

iii. slope of the land including existing drainage patterns;

iv. fish and wildlife; and,

v. nature of the *development*.

d) No alteration of the natural grade or drainage shall occur within the setback where, in the opinion of the implementing authority, such action would adversely affect surface and/or ground water resources.

e) The cutting of trees within the setback shall be regulated by the County or Township Tree Cutting Bylaws or *Site Plan Control* or as a condition of consent or subdivision.

f) All applications for major *development* proposals such as subdivisions or large-scale commercial, industrial or institutional shall be accompanied by a Water Resource Management (WRM) Report. The WRM Report shall be prepared by a qualified professional to the satisfaction of the Township, Ministry of Environment, Conservation and Parks and other agencies as may be required. The WRM Report shall address the potential impacts and cumulative impacts on surface and ground water quality and quantity by requiring:

i. maintenance or enhancement of natural hydrological characteristics including baseflow of watercourses;

ii. maintenance or enhancement of sensitive groundwater recharge/discharge areas, aquifer and headwater areas;

iii. the *development* and monitoring of water budgets for groundwater aquifers;

iv. the protection or enhancement of fish and wildlife habitat;

v. maintenance of existing drainage patterns where possible;

vi. management of all watercourses within the Township as coldwater streams and respect to water quality and quantity.

g) During and after *development* sediment and erosion control measures shall be carried out to the satisfaction of the implementing authority.

h) Prior to permitting *development* in areas identified as a Vulnerable Aquifer, as shown on Schedule "C2.2", or in areas where the primary source of drinking water is the overburden, the Township shall be satisfied that the requirements of subsection (f) have been fulfilled. In addition, no uses that use potentially harmful chemicals or processes that may contaminate or deplete the overburden or groundwater supply in these areas, including the spreading of bio-solids shall be permitted.

i) Water for irrigation shall be obtained primarily from surface runoff and surface sources rather than subsurface sources wherever possible.

8.2.4 Water Quantity

In addition to the policies of Section 8.2.1 with respect to Source Water Protection, the following *development* criteria shall apply to *development* affecting the quantity of water resources:

1. Permitted uses which involve water taking or undertaking stream diversions must demonstrate such actions to be an

essential part of their operation and shall be of a scale and intensity that will not adversely affect water quality, quantity and the *natural environment*. The Township may require that studies be undertaken to justify the need and amount of water taking and/or diversions and the need to mitigate impact on the *natural environment*.

2. When considering whether to allow a use that involves water taking or diversion, the Township shall consider the number, distribution, location and intensity of such activities within the watershed in terms of:

    i. the impact on water quality and availability of groundwater resources;

    ii. the cumulative effect on the objectives of the Plan and designation; and,

    iii. the quantity and character of natural streams and water supplies.

3. Assessments of water quantity and availability may consider potential changes in groundwater recharge and water supply associated with changing climate conditions.

4. Commercial water taking shall be considered as an industrial use and shall be regulated by the policies for industrial uses in the Township.

5. The Township shall also take into consideration the water resource management policies/activities and permit requirements of the Ministry of Environment, Conservation and Parks, Ministry of Natural Resources and Forestry (MNRF) and the other applicable authorities.

6. A Hydrogeological Study shall be conducted, if necessary, per the requirements of this Plan and the County of Dufferin Official Plan.

8.3 Mineral Aggregate, Minerals and Petroleum Resources

The Township recognizes that mineral aggregate, mineral, and petroleum resources are fixed location non-renewable resources found throughout the Township. The Township will ensure the long-term protection and appropriate management of *mineral aggregate resources, minerals*, and *petroleum resources*.

It is also recognized that a balance must be struck between the competing priorities for the protection of the *mineral resources* and the need to address other goals of the Official Plan in accommodating growth and prosperity in the Township.

8.3.1 Objectives

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

1. Protect *deposits of mineral aggregate resources* and areas of potential *mineral aggregate resources* for potential future extraction.

2. Make available as much of the *mineral aggregate resources* as is realistically possible as close to markets as possible.

3. Recognize existing pits and quarries, and protect them from activities that would preclude or hinder their continued use or expansion.

4. Ensure the *development* of new pits and quarries, and petroleum exploration and production is in accordance with the natural heritage policies of this Plan.

5. Provide a framework for *mineral aggregate operations* such that they are carried out in a manner that minimizes potential negative social, economic and environmental impacts.

6. Provide for the progressive rehabilitation of pits and quarries to

an appropriate after-use.

8.3.2 Mineral Aggregate Resources

Known *deposits of mineral aggregate resources* in the Township are shown on Schedule "C3" of this Plan as selected bedrock resource areas and sand and gravel resource areas of primary and secondary significance as identified by the Province; this mapping reflects the mapping of such resources in the Dufferin County Official Plan. The boundaries of these areas are considered to be approximate and any changes to the boundary of these areas does not require an amendment to this Plan. Selected bedrock resource areas and sand and gravel resource areas are identified for reference purposes and do not represent a land use designation. Rather, these areas represent the area where possible future extraction activity is most likely to occur.

The mapping of selected bedrock resource areas and sand and gravel resource areas of primary and secondary significance as identified by the Province has not been applied to lands within *settlement areas*.

The identification of these *deposits of mineral aggregate resources* on Schedule "C3" does not necessarily mean that they are appropriate for the *development* of *mineral aggregate operations*, because of natural heritage, land use compatibility, transportation and/or hydrogeological constraints nor does it imply that the quality of the mineral aggregate resource at any given location is also suitable.

There is potential for *deposits of mineral aggregate resources* to exist outside of the areas mapped on Schedule "C3". It is not intended that *mineral aggregate operations* be limited to the selected bedrock resource areas and sand and gravel resource area identified on Schedule "C3".

It is the policy of the Township that:

1. In known *deposits of mineral aggregate resources* shown on

Schedule "C3" and on *adjacent lands*, *development* and activities, with the exception of *agricultural uses*, that would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if the following criteria are met to the satisfaction of the local municipality:

a) Resource use would not be feasible; or

b) The proposed land use or *development* serves a greater long-term public interest; and,

c) Issues of public health, public safety and environmental impact are addressed.

For the purposes of Section 8.3.2.2 of this Plan, *adjacent lands* will generally include lands within 1,000 metres of an existing pit, quarry, and/or an identified sand and gravel resources of primary and secondary significance and/or from select bedrock resource areas shown on Schedule "C3".

In order to address the above criteria, an Aggregate Impact Assessment may be required, subject to the discretion of Township staff.

2. *Mineral aggregate operations* (identified as lands designated Resource Areas on Schedule "A2") shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

3. New *mineral aggregate operations* will require an amendment to this Plan, subject to the applicable policies of Section 8.3.5.

8.3.3 Mineral Resources

At the time of preparing the Official Plan update, there are no known mineral resources (metallic and industrial minerals) identified in the Township of Amaranth that are designated under the *Mining Act*. Should such mineral resources be identified, they

will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. In the event that mineral resources are identified, this Plan will be amended to identify the location of these minerals and establish appropriate policies for the management of the resource, in accordance with provincial policy.

8.3.4 Petroleum Resources

Throughout the Township there is a potential for the exploration, discovery and production of *petroleum resources*. The PPS protects *petroleum resources* for long-term use and generally discourages *development* and activities on those lands or *adjacent lands* that would preclude or hinder the establishment of new operations or access to *petroleum resources*, excepting if the resource is not feasible, or the proposed land use or *development* serves a long-term public interest, and issues of public health, public safety and environmental impact are addressed.

It is the policy of the Township that:

a) In areas of known *petroleum resources* and significant areas of *petroleum resource* potential, *development* and activities in these resource areas or on *adjacent lands*, which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:

   i. Resource use would not be feasible; or

   ii. The proposed land use or *development* serves a greater long-term public interest; and,

   iii. Issues of public health, public safety and environmental impact are addressed.

b) *Petroleum resource operations*, exploration and drilling under the *Oil, Gas and Salt Resources Act* will be permitted within the *Prime Agricultural Area* and *Rural Lands* designations provided

the site is rehabilitated to the pre-activity land capability and/or *agricultural condition*. Such use will minimize impacts by following Provincial Operating Standards, Provincial regulations and local planning requirements. Should the policies of Section 8.1 of this Plan, regarding *development* within natural heritage features or areas, affect potential petroleum activities, the Province will be consulted. *Development* within proximity to *petroleum resource operations* will be carefully regulated to minimize land use conflicts and the potential for any *adverse effects*. Known petroleum wells are identified on Schedule __ of this Plan.

c) New *development* setbacks shall be in accordance with the *Oil, Gas and Salt Resources Act,* which requires a distance of 75 metres from existing petroleum wells and associated works.

8.3.5 Resource Areas Designation

The Resource Areas designation encompasses existing *mineral aggregate operations* in the Township currently licenced under the *Aggregate Resources Act.* The purpose of the designation is to provide for these operations, in recognition of the central importance of *mineral aggregate resources* to *infrastructure* and thus to economic prosperity, in a way that will contribute towards the achievement of other Plan objectives.

New *mineral aggregate operations* and peat extraction operations, will require an amendment to this Plan. The following policies outline conditions under which pits and quarries and other mineral resource activities shall operate and expand and where new extractive operations may be established.

Known *deposits of mineral aggregate resources* are identified on Schedule "C3" so that such areas can be protected for long term use. However, the identification of such areas does not presume that all lands located in such areas are suitable for the establishment of new pits and quarries or expansions of existing

pits and quarries. Further, it is recognized that there is potential for establishment of pits and quarries outside the identified areas. Any application for a pit or quarry will require an Official Plan amendment regardless of location.

8.3.5.1 Permitted Uses

The predominant use of land in the Resource Areas designation shall be for the extraction of minerals. Permitted uses include:

- *Mineral aggregate operations* licensed pursuant to the *Aggregate Resources Act*;
- Uses ancillary to the extraction of *mineral aggregate resources*, such as crushing, screening, and washing, in association with a licenced *mineral aggregate operation*;
- Associated facilities to a *mineral aggregate operation* used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products, may be permitted provided that such associated facilities are:
    - directly associated with the extraction of *mineral aggregate resources* from an integrated *mineral aggregate operation*, which may consist of more than one *Aggregate Resources Act* License;
    - designed to be an interim use and not to be utilized after extraction has ceased; and
    - located in a manner that does not affect the final rehabilitation of the site in accordance with an approved rehabilitation plan.
- Extraction of peat;
- Agricultural uses;

- Forest, fisheries and wildlife management;
- Existing uses;
- Recreational uses;
- Public uses; and,
- Watershed management and erosion control projects carried out or supervised by a public agency.

8.3.5.2 Mineral Aggregate Expansion in Prime Agricultural Areas

Within the Prime Agricultural Area designation, on *prime agricultural land*, the extraction of *mineral aggregate resources* is permitted as an interim use provided the site will be rehabilitated back to an *agricultural condition*. Complete rehabilitation back to an *agricultural condition* is not required if:

a) The depth of planned extraction makes restoration or pre-extraction agricultural capability unfeasible, and

8.3.5.3 Agricultural rehabilitation in remaining areas is maximized.Resource Areas Development Policies

The establishment of a new *mineral aggregate operation*, or the expansion of an existing *mineral aggregate operation* into an area not already within the Resource Areas designation, shall require an amendment to this Official Plan and to the Zoning By-law.

a) An application to amend the Official Plan or the Zoning By-law to permit a new *mineral aggregate operation* or to permit the expansion of an existing operation shall be accompanied by:

   i. a site plan prepared in accordance with the regulations under the *Aggregate Resources Act*, including details on progressive and final rehabilitation of the site;

   ii. all information relevant to the physical *development* of the property as may be required by the MNR in considering an

application for a licence under the *Aggregate Resources Act;* and

iii. any other information or material deemed necessary by the Township, the MNR, or other responsible approval authority.

b) Applications to amend the Official Plan or the Zoning By-law to permit a new *mineral aggregate operation* shall be supported by information that addresses:

i. The impact of the proposed *mineral aggregate operation* on:

- surrounding agricultural operations;
- surrounding natural heritage features and functions;
- surrounding surface water and *ground water features*;
- nearby wells used for drinking water purposes;
- transportation *infrastructure*;
- cultural heritage and *archaeological resources* and
- any nearby *sensitive land uses*.

ii. How the proposed *mineral aggregate operation* meets all applicable environmental requirements, standards, and guidelines;

iii. How the impacts from the proposed *mineral aggregate operation* or expansion on adjacent uses will be mitigated in order to lessen those impacts;

iv. The impact of the noise, dust and vibration generated by the proposed operation or expansion on adjacent land uses; and,

v. How the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed, to promote land use compatibility, to recognize

the interim nature of extraction and to mitigate *negative impacts* to the extent possible as required under the *Aggregate Resources Act*. Final rehabilitation shall take surrounding land uses and approved land use designations into consideration.

c) Before approving any application made under the *Planning Act* that proposes *development* within 1,000 metres of lands in the "Extractive Industrial" designation, the Township shall be satisfied that the proposed use:

i. is compatible with the current *mineral aggregate operation* and with potential future expansions of that operation;

ii. will provide for any measures necessary to mitigate adverse impacts from the existing operation and from potential future expansions of that operation;

iii. minimize adverse impacts of extractive and accessory operations on existing and approved residential *development*;

iv. preserve the natural and cultural landscapes and significant *built heritage resources* and *adjacent lands* on or adjacent to the proposed site as much as possible during extraction and after rehabilitation;

v. traffic safety and the prevention of traffic conflicts on haul routes;

d) A wayside pit or quarry, portable asphalt plants or portable concrete plants used on public authority contracts shall be permitted in the *Extractive, Industrial, Rural* or *Agricultural* designations, except for areas of existing *development* or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities. An application for a wayside permit, including for a portable asphalt plant or portable concrete plant, shall require approval from the Ministry of Natural Resources and shall be accompanied by:

i. a plan drawn to scale indicating property features, present pit areas, excavation faces, areas to be excavated and other areas to be used; and,

ii. a rehabilitation plan compatible with the proposed operation and land use in the area. Lands designated as Agricultural shall be rehabilitated as per Section 8.3.5.2 of this Plan.

e) The opportunity to use aggregate resources which would not be otherwise commercially developed, including abandoned pits and quarries, shall be encouraged.

f) All areas used for wayside pits or quarries, *portable asphalt plants* and *portable concrete plants* will be rehabilitated in accordance with the direction in 3.6.4 i).

8.3.5.4 Zoning

Lands designated Resource Areas will be zoned specifically in the Zoning By-law. New extractive uses will require an amendment to the Zoning By-law.

8.4 Cultural Heritage & Archaeological Resources

Cultural heritage resources in the Township are not shown on a map in order to protect the integrity of potentially sensitive sites. The cultural heritage resources of the Township include archaeological resources, built heritage resources, and cultural heritage landscapes. Council will consider utilization of its authority under the *Ontario Heritage Act* to designated individual properties under Part IV. The Township will also maintain a register of all properties listed or designated under the *Ontario Heritage Act*. Where an application is made to develop a significant or a potentially significant site, or lands in the vicinity of a site or a potentially significant site, the following *development* criteria shall apply:

1. Care shall be taken to preserve known archaeological sites or

areas where such sites might reasonably be expected to exist, and no *development* or *site alteration* will be permitted on such sites or areas unless significant *archaeological resources* have been conserved.

2. Archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act* will be required as a condition of any *development* proposal affecting areas containing a known archeological site, or considered an area of archaeological potential, a known or suspected cemetery or burial site or applications for shoreline *development*. Archaeological assessment shall be completed in compliance with the Province's 2011 Standards and Guidelines for Consultant Archaeologists.

3. Significant *built heritage resources* and significant cultural heritage landscapes, and existing cultural heritage features, areas and properties should be retained and/or reused. To determine whether such actions are feasible, consideration shall be given to both economic and social benefits and costs. Council may require a Heritage Impact Assessment report prepared by a professional heritage consultant and/or archeologist where *development* is proposed on a site containing cultural heritage resources. Such an assessment will recommend mitigation and conservation measures.

4. New *development* including reconstruction and alterations should be designed in harmony with the area's character and the existing cultural heritage features and buildings in terms of mass, height and setback and in the treatment of architectural details, especially on building facades.

5. Where new *development* involves a heritage feature it should express the feature in some way. This may include one or more of the following:

    a) preservation and display of fragments of the former building's features and landscaping;

b) marking the traces of former locations, shapes and circulation lines;

c) displaying graphic verbal descriptions of the former use; and/or

d) reflection of the former architecture and use in the new *development*.

6. Where *development* will destroy or significantly alter *cultural heritage landscapes* or cultural heritage features, actions should be taken to salvage information of the features being lost. Such actions could include archaeological salvage excavation, and the recording of buildings or structures through measured drawings or photogrammetry or their physical removal to an alternative location.

7. *Development* or *site alteration* will not be permitted on adjacent lands to protected heritage properties except where proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the protected property will be conserved.

8. The interests of Indigenous communities will be considered in conserving cultural heritage and *archaeological resources*.

8.5 Natural Hazards

Areas that are subject to natural hazards are generally, but not exclusively, identified as Natural Hazards overlay on Schedule "C4". Where the limits of natural hazards as approved by the applicable Conservation Authority differ from that of the mapping of this Official Plan, the applicable schedule(s) may be updated without amendment to this Plan. Natural hazard assessments may be required in order to delineate features and assess impacts associated with natural hazards.

Development shall be directed away from areas of hazardous lands

and *hazardous sites* where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. Natural hazards are regulated by the applicable Conservation Authority through the permitting process.

In applying the policies of this section, consideration may be given to the potential for changes in the frequency and severity of natural hazards associated with changing climate conditions, including implications for safe access, servicing, and emergency response.

8.5.1 Floodplains

The following *development* criteria shall apply to *development* affecting floodplains:

1. No *development* or *site alteration* shall be permitted in any areas susceptible to flooding, except for buildings or structures that are intended for flood or erosion control or are buildings or structures which by their nature must be located in the floodplain and are flood-proofed to the elevation of the regulatory flood level and are approved by Council, the applicable Conservation Authority and/or the Ministry of Natural Resources in accordance with established floodplain management and *development* criteria.

2. *Development* shall not be permitted in any floodplain where the use is for:

    a) An *institutional use* associated with hospitals, nursing homes, an assisted living facility, preschool, school nurseries, day care or schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works or erosion;

    b) An *essential emergency service* such as fire, police and ambulance stations and electrical substations, which would

be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion;

c) An Additional Residential Unit; and

d) Uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

3. Watershed management and flood and erosion control projects shall be carried out in accordance with the standards, policies or guidelines of the Ministry of Natural Resources and/or applicable Conservation Authority. Where possible, such projects should be designed and located to avoid or minimize the impact on wetlands, *wildlife habitat*, source areas, streams, steep slopes and other areas of visual and environmental significance.

4. When considering a new watershed management and flood and erosion control projects, the implementing authority shall consider the number, distribution and location of flood and erosion control works within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management policies/activities of the Ministry of Natural Resources and the applicable Conservation Authority.

5. Where the two-zone concept for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Province.

8.5.2 Steep Slopes and Ravines

1. *Development* shall not be permitted in areas subject to hazards due to steep slopes, unstable slopes and/or *erosion hazards* where the use is for:

a) An *institutional use* associated with hospitals, nursing homes, an assisted living facility, preschool, school nurseries, day care or schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works or erosion;

b) An *essential emergency service* such as fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion;

c) An Additional Residential Unit; and

d) Uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

2. *Development* shall be directed away from areas subject to hazards due to steep slopes, unstable slopes and/or *erosion hazards*. The applicable Conservation Authority shall review *development* proposals near such hazards through the permitting process. The following *development* criteria shall apply to *development* affecting steep slopes and ravines:

a) The crest or brow and toe of the slope or ravine may be established by the means of a site inspection by the applicable Conservation Authority and these lines will be surveyed and plotted on proposed *development* plans. Alternately, an engineering report identifying appropriate setbacks may be required.

b) Conservation Authorities will establish a minimum *development* setback from the brow or crest and toe of a slope or ravine and no disturbance of grades or vegetation below the crest or brow and above the toe shall occur except for erosion and sedimentation control projects approved by

the Conservation Authority.

c) *Development* should be designed in such a way as to minimize the disturbance of, and ensure, the stability of slopes.

8.6 Human-Made Hazards

Human-made hazards are most often associated either with the extraction of resources (such as *mineral aggregate resources*) or with existing or former waste management sites. The goal of this Official Plan is to provide for the potential

8.6.1 Waste Disposal Sites

1. Former and existing waste disposal sites in the Township are identified on Schedule "C4" as Waste Disposal (WD) and Former Waste Disposal (FWD) respectively. Prior to approving any new *development* within 500 metres of the former *waste management system* (waste disposal sites), the applicant must demonstrate to the satisfaction of Council and the County of Dufferin, in consultation with the province in accordance with MECP Guideline D-2, that there are no environmental issues associated with the site that may make the lands unsuitable for *development*.

2. Prior to approving any new *development* within 500 metres of an active or inactive waste disposal site, the applicant must demonstrate to the satisfaction of Council and the County of Dufferin that the water supply for the *development* will not be negatively affected and that there are no other problems such as leachate, gas, or other contaminants.

3. Re-use of a former waste disposal site will require approval in accordance with Section 46 of the *Environmental Protection Act.*

8.6.2 Potentially Contaminated Lands

Contaminated lands pose a threat to a public health, ecological health and the *natural environment*. Often potentially contaminated properties, such as brownfield sites, pose an excellent opportunity for re*development* and intensification, if they are properly remediated to ensure that there will be no *adverse effects*.

It is the policy of the Township to:

a) To encourage the remediation and re*development* of contaminated or potentially contaminated sites, in accordance with provincial regulations and procedures.

b) Require that *development applications* on land with a historic use that may have resulted in site contamination or is adjacent to known or potentially contaminated sites, complete Environmental Site Assessments (ESAs), to determine whether contamination exists and determine appropriate remediation requirements so that there will be no *adverse effects*.

c) *Development* shall not occur on potentially contaminated or known contaminated lands, until the necessary studies, remediation work and other measures to mitigate known or suspected hazards have been completed.

d) Where an ESA has determined that contamination exists, no *development* will occur until the required remediation work have been prepared by a Qualified Person confirming that site soil conditions meet provincial criteria for the proposed use, and that a Record of Site Condition (RSC) has been obtained by the province.

e) The Township may utilize a holding symbol to require an RSC as a condition of *development*.

Chapter 9 IMPLEMENTATION AND INTERPRETATION

9.1 Zoning By-Laws

9.1.1 Implementing By-law

This Plan shall be implemented by the passage of Zoning By-laws in compliance with the provisions of this Plan and pursuant to the *Planning Act.* The implementing By-law will also implement the following policies:

a) It is the intent of this Plan that existing uses that do not conform to the provisions of this Plan, shall, in the long term, be brought into conformity with the provisions of this Plan. However, this Plan is not intended to prevent the continuation, extension or enlargement of uses including the reconstruction of buildings or structures destroyed through a natural disaster such as fire which do not comply to the provisions of this Plan. After deeming it unfeasible to acquire a non-conforming property so as to bring it into compliance with this Plan through re*development*, the Township may zone lands to permit the continuation, extension or enlargement of legally existing non-conforming uses provided that Council is satisfied that the zoning shall:

i) have no adverse effect on the present uses of the surrounding lands;

ii) generally comply with the Provincial Minimum Distance Separation formulae (MDS) as required by the Provincial Planning Statement unless the building or structure was destroyed through a natural disaster;

iii) apply to a use that has frontage on a public road which

has been assumed for public use as a road and is fully maintained year-round including winter snow and ice control, by the Township, County or the Province; and,

iv) will not detrimentally affect the implementation of this Plan.

b) No provision of this Plan shall be deemed to require Council to zone all lands in the Township in order to permit immediate *development* of such lands for their designated uses. Therefore the Township may zone lands to reflect *existing uses* only where there is insufficient information to determine specific zoning categories or where the *development* of such lands is considered to be premature or not in the public interest. Such lands may be zoned in accordance with the provisions of this Plan at such time as there is sufficient information to determine specific zoning categories and the *development* of such lands is no longer considered to be premature or not in the public interest.

9.1.2 Holding Symbol

The Township may zone lands to include a holding symbol 'H' as provided for in Section 36 of the *Planning Act* in conjunction with a specific zoning category in order to specify the permitted uses of such lands at such time as the holding symbol is removed by amendment to the zoning by-law. The use of the lands zoned to include the holding symbol with a specific zoning category may include *existing uses* and a limited range of uses compatible with the intended future use of the lands.

The use of the holding symbol shall be restricted to the following situations:

a) Where adequate services are not available but anticipated. At such time as adequate services are available, the Township shall amend the Zoning By-law to remove the holding symbol;

b) Where such lands are affected by adverse environmental or other constraints on *development* which can be resolved to the Township's satisfaction. Upon resolution of the adverse environmental or other constraints on *development* to the Township's satisfaction, the Township shall amend the Zoning By-law to remove the holding symbol;

c) Where the *development* of such lands may impose adverse financial impacts upon the Township. Upon resolution of such adverse financial impacts to the Township's satisfaction, the Township shall amend the Zoning By-law to remove the holding symbol;

d) Where the *development* of the land requires a *development* agreement, the Holding provision may be used until such time as the appropriate agreement is completed and registered on title; and,

9.1.3 Interim Control By-laws

The Township may pass interim control by-laws pursuant to the *Planning Act*, where the Township has directed that a study be undertaken of land use planning policies in the Township or in any defined areas of the established communities.

9.1.4 Temporary Uses

Notwithstanding the policies contained in the Official Plan, Council may authorize the temporary use of land in accordance with the *Planning Act* which may not comply with the land use designation as established by the Official Plan, provided that:

a) Such temporary use is determined to not have any detrimental effect upon the existing land uses in the area; and,

b) The proposed temporary uses conforms to the following principles and criteria:

   i) The proposed use shall be of a temporary nature and

shall not entail any major construction or investment on the part of the owner, so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use provisions;

ii) The proposed use shall not be incompatible with adjacent land uses and the character of the surrounding neighbourhood;

iii) The proposed use shall not require the extension or expansion of existing municipal services;

iv) The proposed use shall not create any traffic circulation problems within the surrounding area nor shall it adversely affect the volume and/or type of traffic serviced by the area roads;

v) Parking facilities required by the proposed use shall be provided entirely on-site; and,

vi) The proposed use shall generally be beneficial to the community.

c) Notwithstanding the Additional Residential Units policies in the Plan, Council may permit the installation of one garden suites on a lot as a temporary dwelling where:

i) the sewage and water system can accommodate the garden suite;

ii) the garden suite is limited is size to ensure that it is clearly secondary to the principal dwelling; and,

d) Where a garden suite is proposed, safe access must be demonstrated to the satisfaction of the Township and, where applicable, the relevant Conservation Authority.

9.1.5 Non-Conforming Uses

1. Council or the Committee of Adjustment for the Township of Amaranth shall be guided by the general intent and purpose of this Plan and the implementing Zoning By-law in making decisions on applications dealing with non-conforming uses made to the Committee under the *Planning Act*.

2. This Plan will not limit the authority of the Township to pass a By-law for permitting the extension or enlargement of any land, building or structure which is being legally used, at the time of the passing of such By-law, for a purpose which does not conform with the land use designation of the Official Plan. Such a By-law shall, however, be in conformity with the policies included in this Section of the Official Plan.

3. Any land use legally existing at the date of approval of this Plan which does not conform with the land use designation shown on Schedule "A", Land Use Plan, and termed a 'non-conforming use', should in the long term, cease to exist. In special instances, however, it may be desirable to permit the extension or enlargement of a non-conforming use in order to avoid unnecessary hardship, provided the application is in conformity with the policies of this Section of the Plan.

4. A minor variance, extension or enlargement of a legally non-conforming use shall not aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law applying to the areas subject to the following criteria:

   a) An approved minor variance, extension or enlargement shall be in an appropriate proportion with respect to what is normally required by the Zoning By-law;

   b) The characteristics of the proposed minor variance or the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise,

vibration, fumes, smoke, dust, odour, lighting, aesthetics and traffic generating capacity. No approval shall be granted if one or more of such nuisance factors will be created or increased so as to add substantially to the incompatibility of the use with the surrounding area. The proposal shall satisfy the requirements of any agency including the Health Unit, the County, the Conservation Authority, the Ministry of Natural Resources and Forestry and the Ministry of Environment, Conservation and Parks;

c) Neighbouring conforming uses will be protected where necessary by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances, and where necessary, regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, and similar. Such provisions and regulations shall be applied to the minor variance or proposed extension or enlargement and, wherever feasible, shall also be extended to the neighbouring complying use in order to improve its compatibility with the surrounding area;

d) Traffic and parking conditions in the vicinity will not be adversely affected by the granting of the application, and traffic hazards will be kept to a minimum by the appropriate design of entrance and exit points to and from the site and improvements of sight conditions particularly near intersections;

e) Adequate provisions have been or will be made for off street parking and loading facilities; and,

f) That the water supply and sewage disposal facilities, and other necessary municipal services such as roads, are adequate or can be made adequate.

9.2 Land Division

1. All land division shall occur via Plan of Subdivision or, where deemed appropriate by the Township, through the severance (consent) process.

2. The division of land may be permitted where:

   a) The proposed land division complies with the policies pertaining to the subject property's land use designation and all other relevant policies of this Official Plan. Consideration of an Official Plan Amendment may be given as required to facilitate the lot creation, where such an Amendment represents appropriate land use planning.

   b) The proposed land division complies with the applicable provisions of the Comprehensive Zoning By-law. Consideration of a Zoning By-law Amendment or Minor Variance may be given as required to facilitate the lot creation, where such an Amendment or Minor Variance represents appropriate land use planning.

   c) The proposed land division results in lots having frontage on a public road that is, or will be, opened and maintained year-round and is of a standard of construction acceptable to the Township, County or Province, where applicable.

   d) Safe and suitable vehicular access is available which meets Conservation Authority, Municipal, County or Provincial transportation objectives, standards and policies for safety and access. Access may also be restricted and/or prohibited along the Provincial Highway or County Roads if required to ensure safe traffic movement.

   e) It has been established that the site's size, configuration and soil/drainage conditions are suitable for all parcels involved to permit the proper location of a building, driveway and other associated features.

f) The division of land represents orderly and efficient use of land, and its approval would not hinder future *development* of the retained lands.

g) Regarding consents proposed on lands identified as Natural Hazards overlay on Schedule "C4":

i. New lots may include a portion of lands containing natural hazards, except for floodplains, where it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

ii. New lots will not be permitted where physical conditions would cause a danger to public health and safety or property damage. Mitigation measures and studies may be required to ensure new lots are appropriate for development.

3. The Township, in conjunction with Dufferin County, shall determine through pre-submission discussions with the developer whether a land division proposal shall proceed via Plan of Subdivision or through the severance process.

4. A new lot is generally not deemed to be created where a consent is proposed:

a) To consolidate two or more lots into one lot, or for legal or technical reasons; and/or

b) Sever two or more lots that unintentionally merged in title.

9.2.1 Subdivision of Land

1. With the exception of lot creation along an already constructed public road and generally involving fewer than four lots, all *development* shall occur via Plan of Subdivision.

2. The Plan of Subdivision approvals process essentially involves two stages:

- Draft Approval; and
- Final Approval / Registration

Draft Approval shall not be granted until the Township is satisfied that the proposed *development* can be supplied with adequate services such as water, sewage disposal, storm drainage facilities, schools and fire protection.

3. Plans of Subdivision should be designed, wherever possible, to provide a grid road pattern and avoid curvilinear streets and cul-de-sacs. Such street design will benefit the vehicular and pedestrian traffic flow within the subdivision and adjacent areas, and will benefit the Township in providing maintenance to these streets.

4. In certain circumstances, it may be appropriate to grant Final Approval in phases. In other instances, it may be appropriate to grant Final Approval to the entire Plan of Subdivision but allow for the actual construction of the roads, servicing, etc. in phases. In either case, the phasing arrangements shall be stipulated in the Subdivision Agreement to the satisfaction of the Township.

5. At the Draft Approval stage, the Township will impose conditions of Final Approval which shall include the requirement for the developer to enter into a Subdivision Agreement with the Township. The Agreement is a legal and binding document which ensures that the design and servicing of the subdivision meet municipal standards. Subdivision Agreements typically address such issues as road construction, sewer and water servicing, parkland dedication, lot grading and drainage, phasing, etc. The Agreement shall insure that the costs associated with the subdivision are borne by the developer, where applicable, and that the *development* does not adversely affect the finances of the Township.

6. The Township will require the developer of a Plan of Subdivision to convey land for park purposes, or alternatively the Township may choose to accept a cash-in-lieu of parkland payment in accordance with the Planning Act. Before accepting land, the Township shall be satisfied that the dedicated parcel is of an appropriate and desirable shape, size and location for a park. Lands designated *Hazard Lands* or having other physical constraints shall not constitute parkland dedication, although the Township may decide to also acquire such nondevelopable lands at no cost to the Township. The developer is advised to discuss parkland requirements with Township staff during the pre-consultation discussions.

9.2.2 Consents

1. Where the Township, in conjunction with the County, has established that a Plan of Subdivision is not necessary for the proper and orderly *development* of a parcel of land, a severance (or "consent") application may be considered by the Township.

2. Within this Plan there are consent policies that apply to the various land use designations. The following general policies apply to all applications for a consent made to Council or the Committee of Adjustment, as the case may be.

3. Where a lot is proposed in more than one designation, the severance policy of the more restrictive designation shall apply.

4. A consent shall not be given unless:

   a) existing municipal services and *infrastructure* are capable of supporting the proposed use of the lot (or lots) to be created; or,

   b) in circumstances where municipal services are not available and the extension of such services is not planned, available private services are capable of

supporting the proposed use of the lot (or lots) to be created. A hydrological study or hydrogeological study may be required as part of a *complete application*.

5. In addition to consents permitted in each designation, consents may be permitted for the following purposes:

   a) an easement or right of way;

   b) to recreate original Township lots of approximately 40 hectares along the originally surveyed lot lines;

   c) a lot addition, deed correction or boundary adjustment which is required for *legal or technical reasons* and does not create an additional lot or result in the significant reduction of the land area actively farmed; or

   d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

6. The Township will impose conditions of Consent approval, which may include the requirement for the developer to enter into a Development Agreement with the Township. The Agreement may be required to address such specific issues as sewer and municipal water extensions, lot grading and drainage, road access, road widening, and/or road reconstruction. The Agreement shall insure that the costs associated with the severance are borne by the developer and that the *development* does not adversely affect the finances of the Township, where applicable.

7. The Township may require the proponent to convey land for park purposes, or alternatively the Township may choose to accept a cash-in-lieu of parkland.

9.2.3 Part-Lot Control

1. As an alternative to creating lots via Plan of Subdivision or

through the Consent process, Section 50(5) of the *Planning Act* (R.S.O. 1990) gives the Township the authority to pass a by-law exempting land situated in a registered plan of subdivision from part-lot control to allow for the registration of a reference plan, which would have the effect of dividing the land into a larger number of parcels or to change existing lot lines.

2. Requests for part-lot control exemption shall be completed and submitted in accordance with the consent application requirements of the Township. A by-law exempting land from part-lot control does not take effect until it has been approved by the Township.

3. A proposal involving part-lot control exemption must conform to this Official Plan and the Zoning By-law. Consideration of an Official Plan Amendment, Zoning By-law Amendment or Minor Variance may be given as required to facilitate the lot creation, where such an Amendment or Minor Variance represents appropriate land use planning.

9.2.4 Deeming By-laws

1. In certain circumstances, it may be deemed desirable by the Township to merge two or more lots within a registered Plan of Subdivision. For the most part, such registered Plans of Subdivisions are older plans that apply to lands that are not reasonably capable of being connected to municipal services and/or do not front along an opened and maintained municipal street.

2. In other situations, there may be requests to deem lots within a Registered Plan of Subdivision in order to create larger lots for the purposes of building larger homes. In these circumstances, the deeming by-law may conflict with other policies in the Official Plan with regard to intensification, efficient utilization of services, affording housing, etc. In such cases, the deeming bylaw should not be adopted. Council

should evaluate a request for a deeming by-law in the same manner as they would treat a consent application by evaluating the proposal within the context of the Provincial Planning Statement, the Dufferin County Official Plan, this Official Plan and other sound land use planning principles.

9.3 Site Plan Control

9.3.1 Site Plan Control Area

Pursuant to the *Planning Act*, the Township designates all of the land within the Township as a *Site Plan Control* Area. The Council may pass a By-law designating any portion of the Township as a *Site Plan Control* Area excepting those lands designated as Resource Areas, which are licensed under the *Aggregate Resources Act.*

9.3.2 Policies

a) Pursuant to the *Planning Act*, it is the intention to apply *Site Plan Control* to all residential buildings containing ten or more residential units, commercial uses, industrial uses, and *institutional uses* and as otherwise set out in this Plan whereby the Township may require drawings provided in Sub Section (c) below.

b) In addition, all new *development* within WHPAs, as described in Section 3.13 of this Plan and as shown on Schedule "C2" and "C2.2", shall be subject to *site plan control* to ensure, where possible:
   i) the extent and location of impervious surfaces such as parking lots, roadways and sidewalks are minimized;
   ii) site grading and drainage is designed to reduce ponding; and,
   iii) run-off is either directed outside of the WHPAs or to storm sewers.

c) In addition, *development* within WHPAs may be subject to *site plan control* to implement the recommendations of a water balance assessment or similar study to:

i) maintain pre-*development* recharge to the greatest extent feasible through best management practices such as Low Impact *Development* stormwater management approaches; and,

ii) minimize impervious surfaces and provide for lot level infiltration.

d) A salt management plan may also be established as a condition of the submission of a *complete application* for site plan in accordance with the provisions of Section 9.8 of this Plan. Mitigation measures shall be implemented as applicable when the activity is identified as a significant threat.

e) For the purpose of this Plan '*development*' and 're*development*' shall be the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or golf course.

f) No *development* or re-*development* shall be undertaken within the designated area unless the Township has approved one or both of the following:

i) Site plans showing location of all buildings and structures existing or to be erected and all servicing and utility facilities and works to be provided;

ii) Drawings showing plans, elevations and cross-section views for each building to be erected including the massing and conceptual design, the relationship of the buildings to adjacent buildings, streets and exterior public area, and the provision of

interior walkways, stairs, elevators, escalators to which the public has access from streets, open spaces and interior walkways in adjacent buildings.

g) In accordance with the *Planning Act*, the owner of land may be required to enter into a Site Plan Agreement and provide to the satisfaction and at no expense to the Township, any or all of the requirements set out in the *Planning Act*.

h) Where a proposed *development* is within the designated Site Plan Control Area, the dedication free of all charges and encumbrances to the appropriate authority, of the widening needed to achieve the road allowance to meet the Township and County rights-of-way and sight triangle standards may be required along the limit of the subject land as a condition of site plan approval.

9.4 Official Plan Amendments

Should changing conditions necessitate that this Official Plan be amended, the procedures outlined in the *Planning Act* and the Regulations thereunder will ensure adequate notification of the general public.

Subject to a public resolution of Township Council, an Official Plan Amendment will not be required to:

a) Change the numbering or ordering of the Sections in this Official Plan, provided Sections are not added or deleted;

b) Consolidate approved Amendments or Map Schedules;

c) Correct grammatical or typographical errors which do not affect the intent of the Official Plan's policies or Map schedules;

d) Change measurement to different units of measures or correct references to legislation or regulation where the

legislation or regulations has been replaced or changed.

An amendment to Schedule "A1", "A2.1", "A2.2" or "A2.3" or the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to Schedule "A" with a view to designating additional areas for a particular use or changing the designated uses of a particular area, or changing the policies of this Plan, Council shall have due regard to the following criteria which are in addition to those specified in the remainder of this Plan;

e) the need for the proposed use excepting those amendments to allow for the establishment of new *mineral aggregate operations*;

f) the extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing *development* excepting those amendments to allow for the establishment of new *mineral aggregate operations*;

g) the physical suitability of the land for such proposed use;

h) the location of the areas under consideration with respect to;

   i) the adequacy of the existing and proposed roadway system in relation to the *development* of such proposed areas;

   ii) the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety in relation thereto;

   iii) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations which the Council shall request from the developer and subject to the review and

approval of any other appropriate authority deemed advisable;

iv) the compatibility of the proposed use with uses in the surrounding area;

v) the potential effect of the proposed use on the financial position of the Township; and,

vi) the potential effect of the proposed use on the population level and the social character of the community.

9.5 Capital Works Program

It is intended that the Council will prepare a capital works program in conformity with the proposals and polices of this Plan, in order to assess the immediate and long-term requirements, and plan the major expenditures within the financial resources of the Township. The program would be reviewed annually.

The Township may levy against benefiting properties all or part of the cost of municipal services and facilities.

9.6 Conservation Authority Regulations

The following works shall be subject to the regulations as administered by the appropriate Conservation Authority, as well as the requirement for a permit in accordance with Provincial regulations:

a) the straightening, changing, diverting or interfering in any way with the existing channel of a watercourse or to change or interfere in any way with a wetland;

b) the construction of any building or structure in a wetland or in any area susceptible to flooding under regional storm

conditions; and

c) the placing or dumping of fill of any kind in a defined area regulated by the applicable Conservation Authority.

9.7 Property Standards

The Township shall prescribe maintenance standards and the conditions of occupancy for all types of property through a property standards by-law enacted in accordance with the provisions of the *Building Code Act*.

The Township shall appoint a Property Standards Officer who will be responsible for administering and enforcing the property standards by-law.

9.8 Complete Application Requirements

It is the policy of the Township that:

1. Certain supporting studies, information and materials will be required as part of a *development* approval process or as part of a detailed planning study as identified throughout this Plan. The need and timing of such supporting studies, information and materials will be determined by the approval authority on a site-specific basis in consideration of the site's land use context and regard to the policies of this Plan.

2. Applicants seeking *development* approval should be aware of the required supporting studies, information and materials prior to submitting an application, or, if subsequently deemed necessary, prior to scheduling a prescribed public meeting.

3. Applicants are encouraged to have a pre-consultation meeting with the Township, County and other applicable departments and agencies that the Township deems necessary to evaluate and comment on a proposed application. The pre-consultation meeting shall occur prior to the submission of a formal planning

application in order to help identify issues and studies required to support complete application.

4. The applicant may be requested to submit any of the following information and supporting studies at the time of the submission of an application, in accordance with the policies outlined in this Plan and the County of Dufferin Official Plan and/or accepted professional standards and/or guidelines as applicable:

    a) Affordable Housing Report;

    b) Aggregate Impact Assessment;

    c) *Agricultural Impact Assessment*;

    d) Archaeological Impact Assessment;

    e) Approved Class Environmental Assessment;

    f) Condominium Description;

    g) Deed and/or Offer of Purchase;

    h) Draft Plan of Subdivision;

    i) Ecological Site Assessment;

    j) Environmental Impact Study (EIS);

    k) Employment Land Need Assessment;

    l) Erosion and Sediment Control;

    m) Floodplain Hazard Assessment;

    n) Floor Plan and/or Elevations;

    o) Geotechnical Study;

    p) Groundwater Impact Assessment;

q) Growth Analysis;

r) Heritage Impact Assessment;

s) Hydrogeological Study;

t) Land Use Compatibility Assessment;

u) Lighting Study;

v) Low Impact Development;

w) Market Research and Feasibility Study;

x) Mineral Aggregate Assessment;

y) Minimum Distance Separation (MOS) Calculation;

z) Natural Hazard Assessment;

aa) Nitrate Loading Report;

bb) Noise and/or Vibration Study;

cc) Parking Study;

dd) Phase I Environmental Site Assessment (ESA);

ee) Planning Report;

ff) Preliminary Engineering Designs;

gg) Servicing Concept Plans;

hh) Record of Site Condition (RSC);

ii) Retail Market Impact Study;

jj) Site Plan (Conceptual);

kk) Septic System Design;

ll) Servicing Feasibility Study/Functional Servicing Report;

mm) Sight Line Analysis;

nn) Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required;

oo) Slope Stability Assessment;

pp) Social Impact Assessment;

qq) Stormwater Management Plan;

rr) Topographic Plan of Survey;

ss) Transportation Traffic Impact Study

tt) Trails Concept;

uu) Tree Survey & Preservation Plan / Report;

vv) Urban Design Strategy Study or Brief;

ww) Viewshed or Visual Impact Assessment;

xx) Water Balance Assessment;

yy) Water Resource Management Report; and,

zz) Other information or studies relevant to the *development* and lands impacted by the proposed *development* approval application

5. Supporting studies may vary in scope, depending upon the size, nature and intent of the *development* approval application and the site's land use planning context. Applicants of *development* approval applications should seek the advice of the approval authority of the required supporting study contents.

6. *Development applications* within *designated greenfield areas* will be accompanied with a density analysis to demonstrate how

the proposed *development* will assist the County and the Township in achieving the *density targets* of this Plan, where applicable.

7. The approval authority will ensure that supporting studies, information and materials provided by an applicant of a complete *development application* will be made available to the public for review.

9.8.1 Fees and Costs

Development applicants shall be required to submit any fees required by the Township, the County or other public agencies such as the relevant Conservation Authority. In addition, the applicant shall acknowledge responsibility for any costs incurred by the Township in the processing of the application, including any costs for hearings before the Ontario Land Tribunal.

The Township will, within 30 days of receiving a *development application*, provide notice to the applicant that the application is complete or incomplete. If deemed incomplete, the Township will indicate additional information and/or material that is required to constitute a *complete application*.

The date of application shall be the date upon which all required information and material is submitted in a form that is satisfactory to the Township.

The information and material described in this section that may be required to accompany a *development application* is not intended to preclude the Township from requiring additional reports, studies and/or drawings that may be identified during the *development* review process if circumstances necessitate the need for such information and material as part of the decision making process.

The cost of supporting studies and any other required supporting documentation will be borne by the proponent. The proponent will reimburse costs incurred by the County and/or local municipalities

in engaging peer review consultants to evaluate the proposal and supporting submissions.

9.9 Plan Boundaries

The outer limit of the Plan Area and the land use designations where abutting a road, lot line or natural features shown on Schedules "A2", "A2.1-A2.3"are fixed and inflexible and can be changed only by an amendment to this Plan.

9.10 Road Locations

The locations of roads as indicated on the Schedules shall be considered as approximate only. Amendments to this Plan therefore will not be required in order to make minor adjustments or deviations to the location of roads, provided that the general intent of this Plan is maintained.

9.11 Uses

Examples of permitted uses as included in this Plan are intended to illustrate the range of activities in each respective land use designation. Wherever a use is permitted, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted. Specific uses and related regulations shall in any case, be defined for an area at such time as the Zoning By-law comes into effect.

9.12 Land Use Designations

It is intended that the boundaries of the Land Use categories shown on Schedule "A2" and "A2.1-A2.3" of this Plan, shall be considered as general only, except in the case of roads, railways, and other definite physical barriers. They are not intended to define the exact limits of such areas. Minor adjustments may be made in these boundaries for the purpose of any Zoning By-law if appropriate without necessitating an amendment to this Plan. Other than such

minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform with this Plan.

Council recognizes that the boundaries of the Natural Environment and Water Resource Areas on Schedules "A2.1-A2.3" of this Plan may be imprecise and may be refined through appropriate environmental studies. The Township shall determine the extent of these Environmental Protection areas on a site-by-site basis when considering *development* proposals, in consultation with the County or other appropriate authority. Minor adjustments to the Natural Environment and Water Resource Areas designation can occur without necessitating an amendment to this Plan.

9.13 Plan Review

The Plan shall be reviewed at least once within five years of its approval by the Township. Should economic or social changes occur which necessitate an earlier review, Council may direct such a review to be undertaken.

9.14 Flexibility

The interpretation of the numerical figures with the exception of density figures can be varied within 5 per cent of the figures in the text and such minor variation will not require an amendment.

9.15 Community Improvement Plans

Council may establish one or more Community Improvement Areas by By-law, in accordance with the provisions of the Planning Act. Council may also undertake the preparation of a Community Improvement Plan for such areas.

9.16 Community Planning Permit System

The Township may establish a Community Planning Permit System within the Township as a whole or within a specific area, through

enacting of a Community Planning Permit By-law under the provisions of the Planning Act. A Community Planning Permit System may be utilized for the purpose of implementing the policies of this Plan.

9.17 Definitions

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards. (Source: Dufferin County Official Plan, 2025)

Accessory building or structure: means a detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot and that is not used for human habitation. Accessory buildings or structures may also be referred to as accessory dwellings or accessory units. (Source: Dufferin County Official Plan, 2025).

Accessory use: means the use of any land, building or structure which is subordinate to and exclusively devoted to the principal use located on the same lot. (Source: Dufferin County Official Plan, 2025).

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. (Source: PPS, 2024)

Additional needs housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing may include, but are not limited to long-term care homes,

adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (Source: PPS, 2024)

Adjacent lands means:

a. for those lands contiguous to existing or *planned corridors* and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives;

b. for those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;

c. for those lands contiguous to lands on the surface of known *petroleum resources*, *mineral deposits*, or *deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and,

d. for those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (Adapted from Source: PPS, 2024)

Adaptive reuse: means the renovation of a building or site to include elements that allow a particular use or uses to occupy a space that originally was intended for a different use. (Source: Dufferin County Official Plan, 2025).

Additional residential unit: a *dwelling unit* that has been created on a property with an existing residential dwelling, either within a building that contains an existing dwelling or in an *accessory building or structure*. Within this Plan, a unit created

within an existing dwelling will be referred to as an attached additional residential unit and a unit in an accessory building as a detached additional residential unit. The latter includes a *garden suite*, which is a form of detached additional residential unit that can be designed to be portable.

Adverse effects: as defined in the *Environmental Protection Act,* means one or more of:

a. Impairment of the quality of the natural environment for any use that can be made of it;

b. Injury or damage to property or plant or animal life;

c. Harm or material discomfort to any person;

d. An adverse effect on the health of any person;

e. Impairment of the safety of any person;

f. Rendering any property or plant or animal life unfit for human use;

g. Loss of enjoyment of normal use of property; and,

h. Interference with normal conduct of business. (Source: PPS, 2024)

Affordability means:

a. In the case of ownership housing, the least expensive of:

   i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or

   ii. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the County.

b. In the case of rental housing, the least expensive of:

i. a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or

ii. a unit for which the rent is at or below the average market rent of a unit in the County.

For the purposes of this definition

Low- and moderate-income households means, a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the County; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the County. (Source: PPS, 2024)

Agricultural condition means:

a. in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and,

b. in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced. (Source: PPS, 2024)

Agricultural Impact Assessment: means the evaluation of potential impacts of non-agricultural uses on the *agricultural system*. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts. (Source: PPS, 2024)

Agricultural system: means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

a. An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*. It may also include *rural lands* that help create a continuous productive land base for agriculture; and,

b. An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector. (Source: PPS, 2024)

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 housing for farm workers, when the size and nature of the operation requires additional employment. (Source: PPS, 2024)

Agri-food network: within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities. (Source; PPS, 2024)

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. (Source: PPS, 2024)

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit

from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. (Source: PPS, 2024)

Alternative energy source or system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. (Source: PPS, 2024)

Archaeological resources: means artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act.* The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*. (Source: PPS, 2024)

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act.* (Source: PPS, 2024)

Areas of Natural and Scientific Interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. (Source: PPS, 2024)

Assisted housing: means housing that is available to low- and moderate-income households for rent or purchase where part of the housing cost is subsidized through a government program. (Source: Dufferin County Official Plan, 2025).

Barrier: means anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a

technological barrier, a policy or a practice. (Source*: Accessibility for Ontarians with Disabilities Act, 2005*)

Bed and breakfast establishment: means a single detached dwelling in which the owners currently hold as a primary residence with the primary purpose of providing short-term overnight accommodations, including the provision of meals. (Source: Dufferin County Official Plan, 2025).

Brownfield sites (brownfields): means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. (Source: PPS, 2024)

Built heritage resources: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. (Source: PPS, 2024)

Built-up area: means all land within the built boundary.

Delineated Built Boundary: means the limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target.

Complete application: means all supporting studies required by this Plan must be submitted at the time of submitting the application in order to deem the application complete.

Community infrastructure: refers to lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and affordable housing.

Compact built form: means a land-use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses

(residential, retail, workplace) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial *developments*, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation. (Source: Dufferin County Official Plan, 2025)

Complete communities: means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations. (Source: PPS, 2024)

Conserved: means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative *development* approaches should be included in these plans and assessments. (Source: PPS, 2024)

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may

include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (Source: PPS, 2024)

Data processing facility: A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations.

Density targets: The density target for designated greenfield areas is defined in Section 3.4.3. of the County of Dufferin Official Plan.

Deposits of mineral aggregate resources: means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidance for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction. (Source: PPS, 2024)

Designated Greenfield area: lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for *development* and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands. (Source: Dufferin County Official Plan, 2025).

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source. (Source: PPS, 2024)

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

a. activities that create or maintain *infrastructure* authorized under an environmental assessment process or identified in provincial standards;

b. works subject to the *Drainage Act*; or

c. for the purposes of policy 4.1.4.(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*. Instead, those matters shall be subject to policy 4.1.5.(a). (Source: PPS, 2024)

Development application: means a formal request for an Official Plan Amendment, change in zoning, site plan approval, land conveyance, part lot control, minor variance approval, plan of subdivision, and/or condominium. (Source: Dufferin County Official Plan, 2025).

Drinking water issue: means a substantiated (through scientific means) condition relating to the quality of water that interferes or is anticipated to soon interfere with the use of a drinking water source by a municipal residential system or designated system (Source: CTC Source Protection Plan, 2025).

Dwelling unit: means a room or suite of rooms designed and intended for use by one household in which full culinary and sanitary facilities are provided for the exclusive use of that household. (Source: Dufferin County Official Plan, 2025).

Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socioeconomic interactions. (Source: PPS, 2024)

Employment Area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and *development* in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An *employment area* also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from *employment areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above. (Source: PPS, 2024)

Environmental Impact Study **(*EIS*):** means an analysis of the potential effects on the natural environment from a project. (Source: Dufferin County Official Plan, 2025).

Existing use: means the use of any land, building or structure legally existing on the day of adoption of the Plan. (Source: Dufferin County Official Plan, 2025).

Endangered species: means a species that is listed or categorized as an "Endangered Species" on the Ontario Ministry of Natural Resources and Forestry' official Species at Risk List, as updated and amended from time to time. (Source: PPS, 2024)

Energy Storage System: means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage. (Source: PPS, 2024)

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (Source: PPS, 2024)

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion. (Source: PPS, 2024)

Fish: means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles. (Source: PPS, 2024)

Fish habitat: as defined in the *Fisheries Act*, means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas. (Source: PPS, 2024)

Flood fringe: for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. (Source: PPS, 2024)

Flood plain: for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. (Source: PPS, 2024)

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

a. Along the shorelines of the *Great Lakes -St. Lawrence River System* and *large inland lakes*, the flooding hazard limit is based on the *one-hundred-year flood level* plus an allowance for *wave effects* and other *water-related hazards*;

b. Along river, *stream and small inland lake systems*, the *flooding hazard* limit is the greater of:

   i. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm

(1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

ii. the *one-hundred-year flood;* and

iii. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry.

except where the use of the *one-hundred-year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard). (Source: Adapted from the PPS, 2024)

Flood proofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave effects and other water-related hazards along the shorelines of the Great Lakes St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems. (Source: PPS, 2024)

Floodway: for river, stream and small inland lake systems, means the portion of the flood plain where *development* and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous flood plain. Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the

outer portion of the flood plain is called the flood fringe. (Source: PPS, 2024)

Floor area, gross: means the total floor area in a building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey below, at and above grade, excluding the area used for off-street unloading, parking and mechanical. (Source: Dufferin County Official Plan, 2025).

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives. (Source: PPS, 2024)

Garden suite: means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. (Source: *Planning Act*, 1990)

Green Building: means a building designed to conserve resources and reduce negative impacts on the environment - whether it is energy, water, building materials or land. This may include conforming to energy efficiency standards, such as LEED and Passive House, the incorporation of sustainably-sourced and replaceable materials, designs that respond to and support ecological function, and/or building techniques that incorporate the same considerations in the building's construction. (Source: Dufferin County Official Plan, 2025)

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural

channels, permeable surfaces, and green roofs. (Source: PPS, 2024)

Greenbelt Area: means the geographic area of the Greenbelt as defined by the Ontario Regulation 59/05 as provided by the *Greenbelt Act, 2005*.

Greyfields: means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant. (Source: Dufferin County Official Plan, 2025).

Ground water features: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (Source: PPS, 2024)

Group home: means a single housekeeping unit in a residential dwelling in which three to ten residents (excluding staff or the receiving family) live as a unit under responsible supervision. Group homes are licensed or approved under provincial statute. (Source: Dufferin County Official Plan, 2025)

Habitat of endangered species and threatened species: means habitat within the meaning of section 2 of the *Endangered Species Act, 2007*. (Source: PPS, 2024).

Hazard lands: means property or lands that could be unsafe for *development* due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. (Source: Adapted from PPS, 2024)

Hazardous sites: means property or lands that could be unsafe for *development* and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography). (Source: PPS, 2024)

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological. (Source: PPS, 2024)

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. (Source: PPS, 2024)

Highly vulnerable aquifer: Means aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant adverse effect. (Source: Greenbelt Plan, 2017).

High quality: means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP). (Source: PPS, 2024).

Housing Options: means a range of housing types such as, but not limited to single detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or *institutional uses*, such as long-term care homes. (Source: PPS, 2024)

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the

land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (Source: PPS, 2024).

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability. (Source: PPS, 2024)

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located. (Source: PPS, 2024)

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located. (Source: PPS, 2024)

Infill: means the *development* of additional buildings on a property, site or area to support intensification, create higher densities, and fill *development* gaps in existing neighbourhoods. (Source: Dufferin County Official Plan, 2025).

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, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, *active transportation systems*, oil and gas pipelines and associated facilities. (Source: PPS, 2024)

Institutional use: for the purposes of Section 6.2.1, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of

flooding, failure of floodproofing measures or protection works, or erosion. (Source: Adapted from PPS, 2024)

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* and underutilized shopping malls and plazas;

b. *the development* of vacant and/or underutilized lots within previously developed areas;

c. *infill development*; or d) the expansion or conversion of existing buildings. (Source: PPS, 2024)

Intensification areas: mean lands identified by municipalities or the Minister of Municipal Affairs and Housing within a settlement area that are to be the focus for accommodating intensification. Intensification areas include urban growth centres, intensification corridors, major transit station areas, and other major opportunities that may include infill, re*development*, brownfield sites, the expansion or conversion of existing buildings and greyfields.

Intensification target: the intensification target is as established in Section 3.4.2. of the County of Dufferin Official Plan.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot. (Source: PPS, 2024)

Life science areas of natural and scientific interest (ANSIs): means an area(s) that has been: (a) identified as having life science values related to protection, scientific study or education; and (b) further identified by the Ministry of Natural Resources and Forestry, or any successor, using evaluation procedures established by that Ministry, as amended from time to time. (Source: Greenbelt Plan, 2017).

Lot: means a parcel or tract of land which is recognized as a separate parcel of land under the provisions of the *Planning Act*. (Source: Dufferin County Official Plan, 2025).

Low Impact *Development*: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact *development* can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. (Source: PPS, 2024)

Major *development*: applies only to lands within the Greenbelt Plan area and means *development* consisting of:

a. *The* creation of four or more lots:

b. The construction of a building or buildings with a ground floor area of 500 m^2 or more; or

c. The establishment of a major recreational use.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation *infrastructure* and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (Source: PPS, 2024)

Major goods movement facilities and corridors: means transportation facilities, corridors and networks associated with the inter-and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those

identified in provincial transportation plans. Approaches that are freight-supportive may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives. (Source: PPS, 2024)

Minerals: means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals mean those minerals from which metals (e.g., copper, nickel, gold) are derived. Non-metallic minerals mean those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g., graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite). Critical minerals are a subset of raw materials that have specific industrial, technological strategic applications for which there are a few viable substitutes. (Source: PPS, 2024) 91.

Mineral aggregate operation means:

a. lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*, or successors thereto;

b. for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and

c. associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products. (Source: PPS, 2024)

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos,

graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act.* (Source: PPS, 2024)

Mineral deposits or resources: means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction. (Source: Adapted from PPS, 2024)

Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral *development* potential that have not been permanently rehabilitated to another use. (Source: PPS, 2024)

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. (Source: PPS, 2024)

Municipal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality. (Source: PPS, 2024)

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act,* 2002. (Source: PPS, 2024)

Mixed use: means *development* that includes a range of uses, including commercial and residential uses, that provides a variety of housing opportunities, retail, office, leisure, recreation and social opportunities. (Source: Dufferin County Official Plan, 2025).

Natural environment: means the land, air or water or any combination or part thereof. (Source: Dufferin County Official Plan, 2025).

***Natural heritage features and areas*:** means features and areas, including significant wetlands, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat

of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (Source: Adapted from PPS, 2024).

Natural heritage system: means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used. (Source: PPS, 2024)

Negative impacts means:

a. in regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive *development*. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

b. in regard to fish habitat, any harmful alteration, disruption or destruction of fish habitat, except where an exemption to the prohibition has been authorized under the *Fisheries Act*;

c. in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is

identified due to single, multiple or successive *development* or site alteration activities;

d. in regard to policy 4.2, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive *development* or site alteration activities; and e) in regard to policy 3.3.3, any *development* or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor. (Source: PPS, 2024)

Normal farm practices: means a practice, as defined in the *Farming and Food Production Protection Act*, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act*, 2002 and regulations made under that Act. (Source: PPS, 2024)

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. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses. (Source: PPS, 2024)

One-hundred-year flood: for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year. (Source: PPS, 2024)

One-hundred-year flood level means a) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups. (Source: Adapted from PPS, 2024)

Partial services means:

a. Municipal sewage services or private communal sewage services and individual on-site water services; or

b. Municipal water services or private communal water services and individual onsite sewage services. (Source: PPS, 2024)

Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas, other hydrocarbons, and compressed air energy storage. (Source: PPS, 2024)

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, other hydrocarbons, or compressed air energy storage. (Source: PPS, 2024)

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern *Development* or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing, or

has completed, the identification of a corridor. Approaches for the identification and protection of planned corridors may be recommended in guidelines developed by the Province. (Source: PPS, 2024)

Portable asphalt plant: means a facility:

a. with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and

b. which is not of permanent construction, but which is to be dismantled at the completion of the construction project. (Source: PPS, 2024)

Portable concrete plant: means a building or structure:

a. with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and

b. which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. (Source: PPS, 2024)

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 with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries. (Source: PPS, 2024)

Prime agricultural land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from

time to time, in this order of priority for protection. (Source: PPS, 2024)

Private communal sewage services: means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality. (Source: PPS, 2024)

Private communal water services: means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act,* 2002 that serves six or more lots or private residences. (Source: PPS, 2024)

Protected heritage property: means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Ac*t; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act;* property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites. (Source: PPS, 2024)

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair. (Source: PPS, 2024)

Provincial and federal requirements: means:

a. In regard to policy 4.1.6., legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including fish and fish habitat), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and,

b. In regard to policy 4.1.7., legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a provincial plan within the meaning of Section 1 of the *Planning Act.* (Source: PPS, 2024)

Public service facilities: means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, 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, childcare and educational programs, including elementary, secondary, post-secondary, long term care services, and cultural services. (Source: PPS, 2024)

Quality and quantity of water: is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (Source: PPS, 2024)

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (Source: PPS, 2024)

Rehabilitate: means the treatment of land, buildings or structures so that their use or condition is restored to its former use or condition, or may be changed to another use or condition that is or will be compatible with adjacent land uses.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces. (Source: PPS, 2024)

Renewable energy system: means a system that generates electricity, heat and/or cooling from a renewable energy source. (Source: PPS, 2024)

Renewable energy project: means the construction, installation, use, operation, changing or retiring of a renewable energy generation facility. (Source: *Green Energy Act*, 2009)

Renewable Energy Undertaking: means a renewable energy generation facility, a renewable energy project, a renewable energy testing facility or a renewable energy testing project. (Source: *Planning Act*,1990)

Reserve sewage system capacity: means design or planned capacity in a wastewater treatment facility, within municipal sewage services or private communal sewage services, which is not yet committed to existing or approved *development*. For lot creation using private communal sewage services and individual on-site sewage services, reserve sewage system capacity includes approved capacity to treat and land-apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing. (Source: PPS, 2024)

Reserve water system capacity: means design or planned capacity in a water treatment facility which is not yet committed to existing or approved *development*. Reserve water system capacity applies to municipal water services or private communal water services, and not individual on-site water services. (Source: PPS, 2024)

Residence surplus to a farming operation: means one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). (Source: PPS, 2024)

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

a. re*development*, including the re*development* of brownfield sites;

b. the *development* of vacant or underutilized lots within previously developed areas;

c. infill *development*;

d. the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and

e. the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses. (Source: PPS, 2024)

Risk Management Official: means the person responsible for preparing, negotiating, and establishing risk management plans and evaluating risk assessments under Part IV of the Clean Water Act, 2006, similar to the way in which building officials make decisions on building permits. An individual cannot be appointed as a Risk Management Official unless they have the qualifications prescribed by the regulations, which state that the individual completes a ministry-approved training course. (Source: CTC SPP)

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event. (Source: PPS, 2024) 135.

Rural areas: means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, *natural heritage features and areas*, and resource areas. (Source: PPS, 2024).

Rural lands: means lands which are located outside settlement areas and which are outside prime agricultural areas. (Source: PPS, 2024)

Sensitive: in regard to surface water features and ground water features, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities. (Source: PPS, 2024)

Servicing agreement: means a legal agreement between a property owner and the municipality to extend or modify municipal services within the municipal road allowance in order for a site to be developed.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. Settlement areas are:

a. built up areas where *development* is concentrated and which have a mix of land uses; and,

b. lands which have been designated in an official plan for *development* over the long-term planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where *development* is concentrated. (Source: PPS, 2024)

Settlement area, Community: includes the settlement areas of Laurel, Waldemar, and Farmington.

Sewage and water services: includes municipal sewage services and municipal water services, private communal sewage services

and private communal water services, individual on-site sewage services and individual on-site water services, and partial services. (Source: PPS, 2024)

Servicing plan: means an analysis of the local municipality's provisioning and phasing of water and wastewater and other infrastructure to service future growth and *development*. (Source: Dufferin County Official Plan, 2025)

Significant means

a. in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;

b. in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;

c. in regard to other features and areas in policy 4.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;

d. in regard to mineral potential, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index; and,

e. in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural

heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in section c) -d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Source: PPS, 2024)

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. For the purposes of policy 4.1.4.a), site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 4.1.5.a). (Source: PPS, 2024)

Site Plan Control: means a process which requires the preparation of detailed site specific *development* plans, and enables the review of such matters as building location, and massing, access, outdoor storage, amenity space, walkways, landscaping, loading and parking facilities, accessibility, lighting, grading and external non-design features. Site Plan Control can only be used to establish on-site physical conditions such as setbacks and layout as well as road widening and intersection improvement. (Source: Dufferin County Official Plan, 2025)

Sourcewater protection: means the act of protecting drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater. (Source: Dufferin County Official Plan, 2025)

Source protection plan: means a plan that protects existing and future drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater. The Plan contains policies which regulate activities identified as drinking water threats(Source (partial): Dufferin County Official Plan, 2025)

Specialty crop area: means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

a. Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;

b. Farmers skilled in the production of specialty crops; and,

c. A long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops (Source: PPS, 2024).

Strategic growth areas: means within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include major transit station areas, existing and emerging downtowns, lands in close proximity to publicly-assisted postsecondary institutions and other areas where growth or *development* will be focused, that may include infill, re*development* (e.g., underutilized shopping malls and plazas), brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas. (Source: PPS, 2024)

Streetscape: means the visual appearance of a roadway formed by the location of physical features such as buildings, pedestrian, cycling and vehicular facilities and landscaping. (Source: Dufferin County Official Plan, 2025).

Supportive housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (Source: PPS, 2024)

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics. (Source: PPS, 2024)

Sustainability: means meeting the needs of people today without jeopardizing the ability to meet the needs of future generations. (Source: Dufferin County Official Plan, 2025).

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time. (Source: PPS, 2024)

Transit-supportive: in regard to land use patterns, means *development* that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use *development* that has a high level of employment and residential densities, including air rights *development*, in proximity to transit stations, corridors and associated elements within the transportation system. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2024)

Transportation demand management: means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. (Source: PPS, 2024)

Transportation corridor: means a thoroughfare and its associated buffer zone for passage or conveyance of vehicles or people. A transportation corridor includes any or all of the following:

a. Major roads, arterial roads, and highways for moving people and goods;

b. Rail lines/railways for moving people and goods;

c. Transit rights-of-way/transitways including buses and light rail for moving people. (Source: Dufferin County Official Plan, 2025)

Transportation systems: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park 'n' ride lots, service centres, rest stops, vehicle inspection stations, inter-modal terminals, harbours, and associated facilities such as storage and maintenance. (Source: Adapted from PPS, 2024)

Two zone concept: means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe. (Source: PPS, 2024)

Urban Agriculture: means food production in settlement areas, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens. (Source: Dufferin County Official Plan, 2025)

Utility: means a water supply, storm or sanitary sewage, gas or oil pipeline, electricity generation facilities, electricity transmission and distribution systems, towers, communications/ telecommunications lines and other cabled services, waste collection or disposal or management, a public transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest. (Source: Dufferin County Official Plan, 2025).

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. (Source: PPS, 2024)

Vulnerable: means surface and/or ground water that can be easily changed or impacted. (Source: PPS, 2024)

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites. (Source: PPS, 2024)

Watershed: means an area that is drained by a river and its tributaries. (Source: PPS, 2024)

Watershed planning: means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the quality and quantity of water, within a watershed and for the assessment of cumulative, cross jurisdictional, and cross-watershed impacts. Watershed planning evaluates and considers the impacts of a changing climate on water resource systems and is undertaken at many scales. It may inform the identification of water resource systems. (Source: PPS, 2024)

Water resource systems: means a system consisting of ground water features and areas, surface water features (including shoreline areas), *natural heritage features and areas*, and hydrologic functions, which are necessary for the ecological and hydrological integrity of the watershed.

Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. (Source: PPS, 2024)

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. (Source: PPS, 2024) See also the definition for significant.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire. (Source: PPS, 2024)

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. (Source: PPS, 2024)

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products.

Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the *Forestry Ac*t definition or the Province's Ecological Land Classification system definition for "forest." (Source: PPS, 2024)

Chapter 10 ADDITIONAL POLICY AREAS

10.1 SPA 1 – ESTATE RESIDENTIAL SPECIAL POLICY AREA

Within areas depicted as SPA 1 on Schedule 'A2' an estate residential subdivision shall be a permitted use, in addition to the permitted uses in the Rural designation.

The Estate Residential Special Policy Area is intended to recognize existing or future estate residential lots in plans of subdivision or condominiums.

For clarity, SPA 1 is not considered a community *settlement area*.

10.1.1 Objectives

a) To identify areas where estate residential subdivisions have occurred or will occur in the Township.

b) To provide a basis for the evaluation of any applications for *development* or re*development* in areas designated SPA 1.

10.1.2 Uses Permitted

- The predominant use of land in this category shall be for single-detached residences on large lots and/or at low density.
- A secondary residential unit within an existing or new home is permitted subject to meeting the requirements of Section 4.6 of this Plan including the requirements of the Ontario Building Code, and consideration of such matters as public health, safety, servicing and parking.
- Public parks and public utilities are also permitted. In addition,

communal recreation facilities and, home occupations within wholly enclosed buildings shall be permitted.

- Additional residential *development* in Estate Residential Special Policy Areas will be considered where servicing permits and only where it can be assimilated into the area in accordance with the provisions of Section 4.8.

10.1.3 *Development* Policies

1. Any new *development* proposed in SPA 1 that proposes sensitive land uses within 1 kilometre of an active industrial property or property zoned for industrial use must be accompanied by the following studies/reports:

    a) A land use compatibility report demonstrating that potential impacts to existing or planned industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines (i.e. D-6 series), standards and procedures; and

    b) A noise impact study demonstrating compatibility through comprehensive acoustic analysis and mitigation design.

2. Any new *development* proposed in SPA 1 must be supported by an *Agricultural Impact Assessment* (AIA).

3. For clarity, Policies 10.1.3.1 and 10.1.3.2 do not limit the ability of an approval authority to request additional studies in support of a development application, as identified in this Plan.

4. Any new *development* proposed in SPA 1 must comply with the *minimum distance separation formulae* (MDS).

5. The following design principles shall apply to any re*development* and/or *development* in Estate Residential Special Policy Area (SPA 1):

    a) Lot size and density shall minimize land consumption and

reduce servicing costs, while considering the maintenance of the existing character of the Township. Lot size, pattern and density shall be supported and determined by a detailed hydrogeological study, including nitrate dilution calculations where the proposed lot size would accommodate a conventional individual wastewater system based on MECP Guidelines D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment as may be updated from time to time. Individual well supply shall include assessments based on MECP Guideline D-5-5 Private Wells: Water Supply Assessment as may be updated from time to time. Other studies as determined and completed to the satisfaction of Council to address planning considerations such as design, servicing of the site and stormwater management, including low impact *development* approaches.

b) Lots shall be well proportioned. The depth of any lot should not exceed six times the lot's frontage.

c) All buildings and structures shall be set back from the crest of the embankment of any stream valley in order to ensure adequate structural stability, to avoid adversely affecting the visual amenity of the landscape and to protect the quality of the stream and fisheries habitat. A slope stability analysis may be required to identify the stable top of slope and appropriate obstacles. The Township may consult the applicable Conservation Authority when considering the appropriate setback.

d) Where the existing topography and/or vegetation provides no visual buffering adjacent to existing roads, tree screening and earth berms shall be provided in order to protect dwellings from passing traffic and to create as much privacy and enclosure as possible. A detailed landscaping plan prepared by landscape architect shall be required as part of the application for such *development*.

e) Existing mature trees shall be preserved wherever possible. Reforestation shall take place so that a substantial proportion of the area of each lot is tree covered.

f) The existing topography or vegetation shall provide sufficient screening so that a minimum number of dwellings can be viewed directly from main roads and the visible landscape remains unimpaired.

g) The natural topography, surface drainage pattern and vegetative cover shall be an essential consideration in the design and layout of roads and lot pattern and shape of proposed lots.

h) Access to individual lots or units shall be from internal public or private (condominium) roads.

10.1.4 Zoning

Lots within an Estate Residential Special Policy Area shall be placed in an Estate Residential Zone which will reflect an appropriate range of uses for these lots.

Site specific Zones may be used to reflect the results of the studies prepared in support of the *development application*.

10.2 SPA 2 – TOWNSHIP OFFICE / INSTITUTINAL

Within the area depicted as SPA 2 on Schedule 'A2.2', Township Municipal Offices, a community park and a school shall be permitted uses, in addition to the permitted uses in the Neighbourhoods Designation.

10.3 SPA 3 – RURAL USES PERMISSIONS

Notwithstanding the Rural designation of the lands, within the area depicted as SPA 3 on Schedule 'A2' and municipally known as 373008 6th Line, the range of permitted uses on the lands shall be

in accordance with the C2-5 zone of the Zoning By-law.

Official Plan Schedules

HIGHWAY 89
SIDEROAD 30
SIDEROAD 25
SIDEROAD 20
SIDEROAD 15
SIDEROAD 5
COUNTY ROAD 10
COUNTY ROAD 109
COUNTY ROAD 12
COUNTY ROAD 11
COUNTY ROAD 16
9TH LINE
7TH LINE
10TH LINE
8TH LINE
6TH LINE
4TH LINE
2ND LINE
MILL STREET
AMARANTH EAST LUTHER TOWNLINE
MONO AMARANTH TOWNLINE
Town of Shelburne
Laurel
Waldemar
Farmington
32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
X IX VIII VII VI V IV III II I

October 13, 2026

LEGEND

- Municipal Boundary
- Greenbelt Plan Area Boundary
- Settlement Area
- Rural Areas
- Roads
- Watercourse
- Waterbody

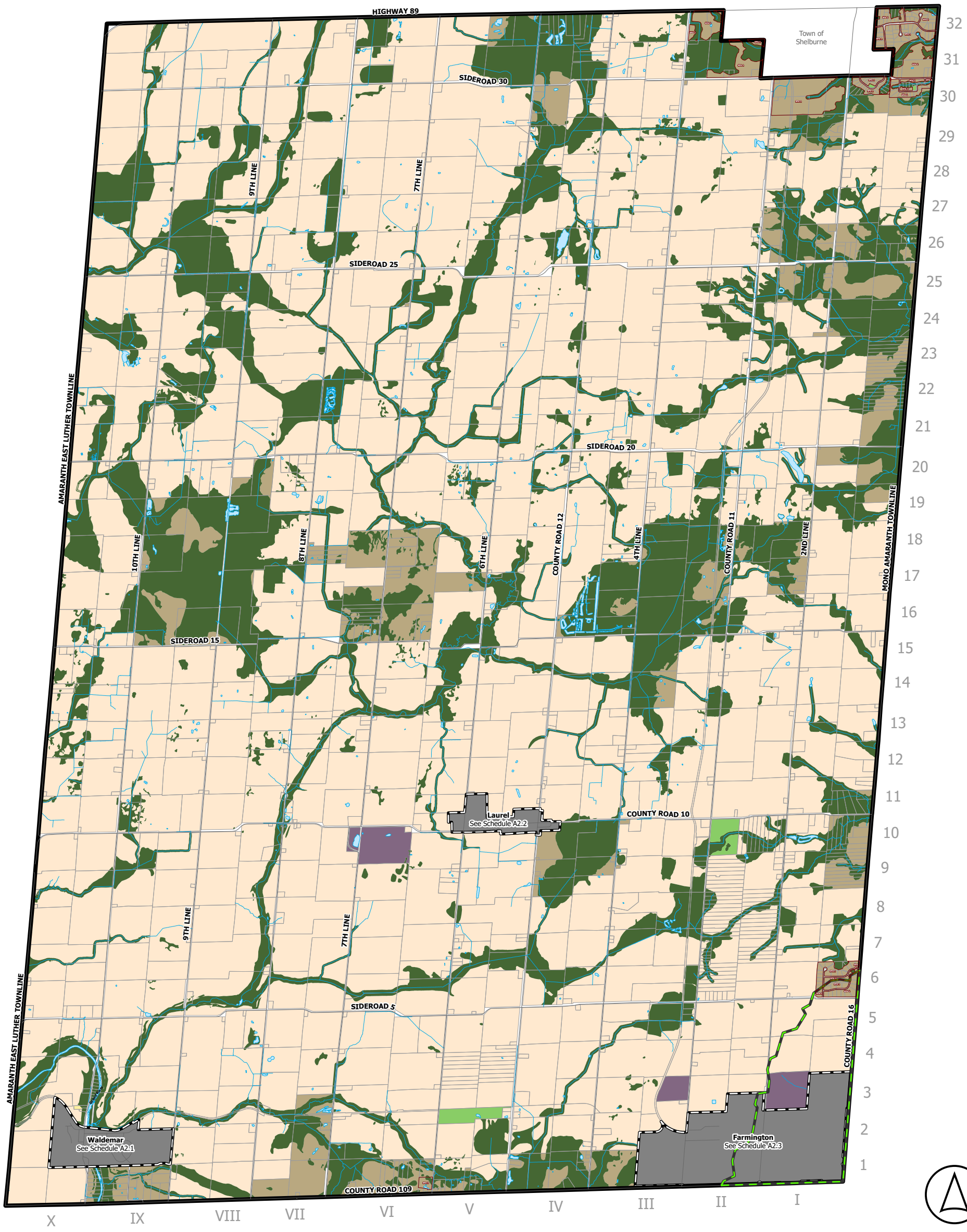
TOWNSHIP OF AMARANTH
OFFICIAL PLAN

SCHEDULE "A1"

Settlement Boundaries, Urban/Rural Structure and Provincial Plans

0 0.5 1 2 3 4
Kilometers

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario



October 13, 2026

LEGEND

- Municipal Boundary
- Greenbelt Plan Area Boundary
- Settlement Area
- Roads
- Watercourse
- Waterbody

Land Use

- Prime Agricultural Areas
- Rural Lands
- Neighbourhoods
- Mixed Use Commercial Areas
- Natural Environment and Water Resource Areas
- Parks and Open Spaces
- Employment Areas
- Resource Areas
- Special Policy Areas

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario

TOWNSHIP OF AMARANTH

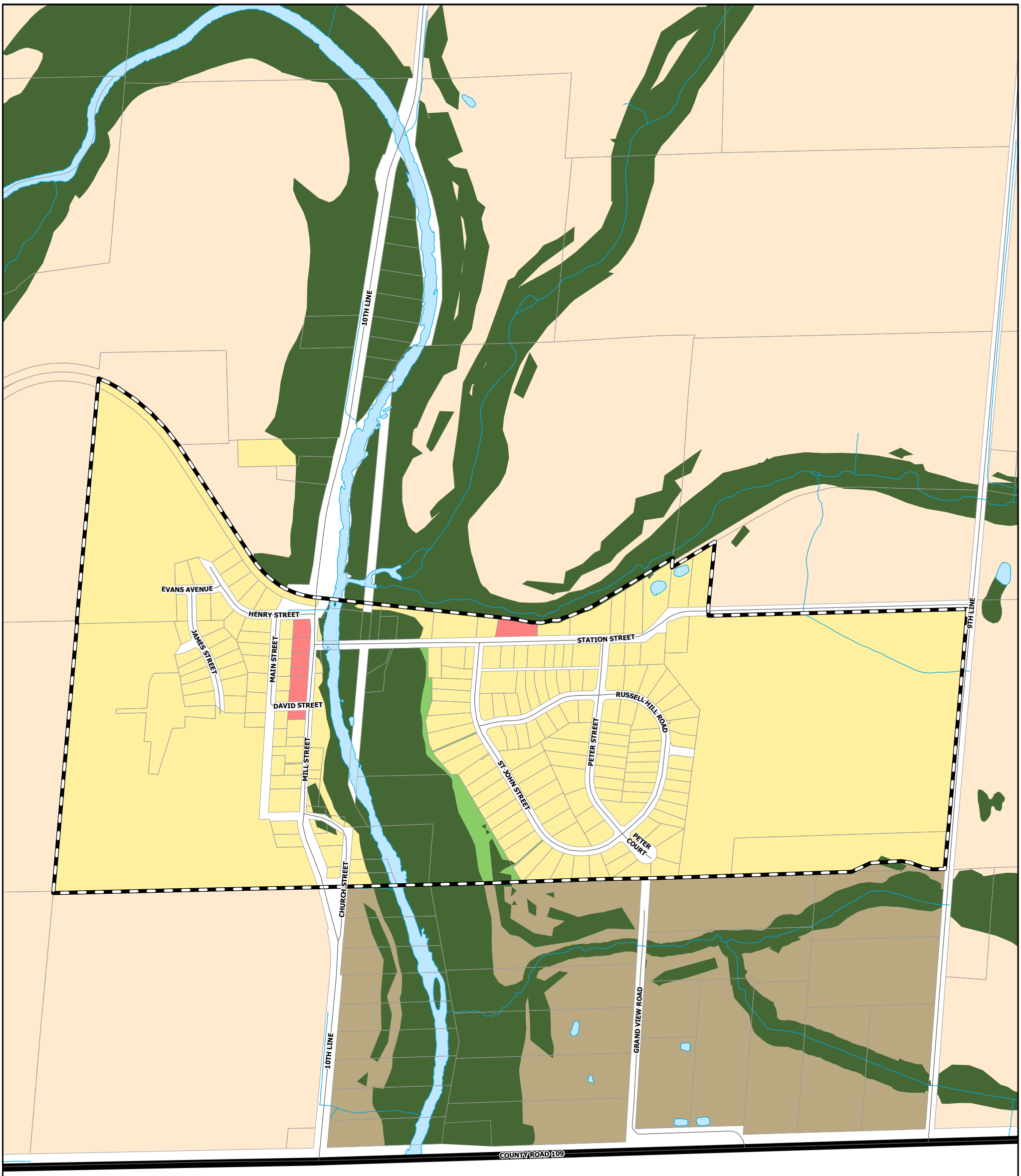
OFFICIAL PLAN

SCHEDULE "A2"

Land Use Designations

0 0.5 1 2 3 4

Kilometers



October 13, 2026

LEGEND

- Municipal Boundary
- Greenbelt Plan Area Boundary
- Settlement Area
- Roads
- Watercourse
- Waterbody

Land Use

- Prime Agricultural Areas
- Rural Lands
- Neighbourhoods
- Mixed Use Commercial Areas
- Natural Environment and Water Resource Areas
- Parks and Open Spaces
- Employment Areas
- Resource Areas
- Special Policy Areas

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario

TOWNSHIP OF AMARANTH

OFFICIAL PLAN

SCHEDULE "A2.1"

Land Use Designations
Waldemar

0 120 240 480
Meters

6TH LINE

COUNTY ROAD 12

SPA 2

SPA 2

COUNTY ROAD 10

MENARY DRIVE

HORNETT LANE

October 13, 2026

LEGEND

- Municipal Boundary
- Greenbelt Plan Area Boundary
- Settlement Area
- Roads
- Watercourse
- Waterbody

Land Use

- Prime Agricultural Areas
- Rural Lands
- Neighbourhoods
- Mixed Use Commercial Areas
- Natural Environment and Water Resource Areas
- Parks and Open Spaces
- Employment Areas
- Resource Areas
- Special Policy Areas

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario

TOWNSHIP OF AMARANTH

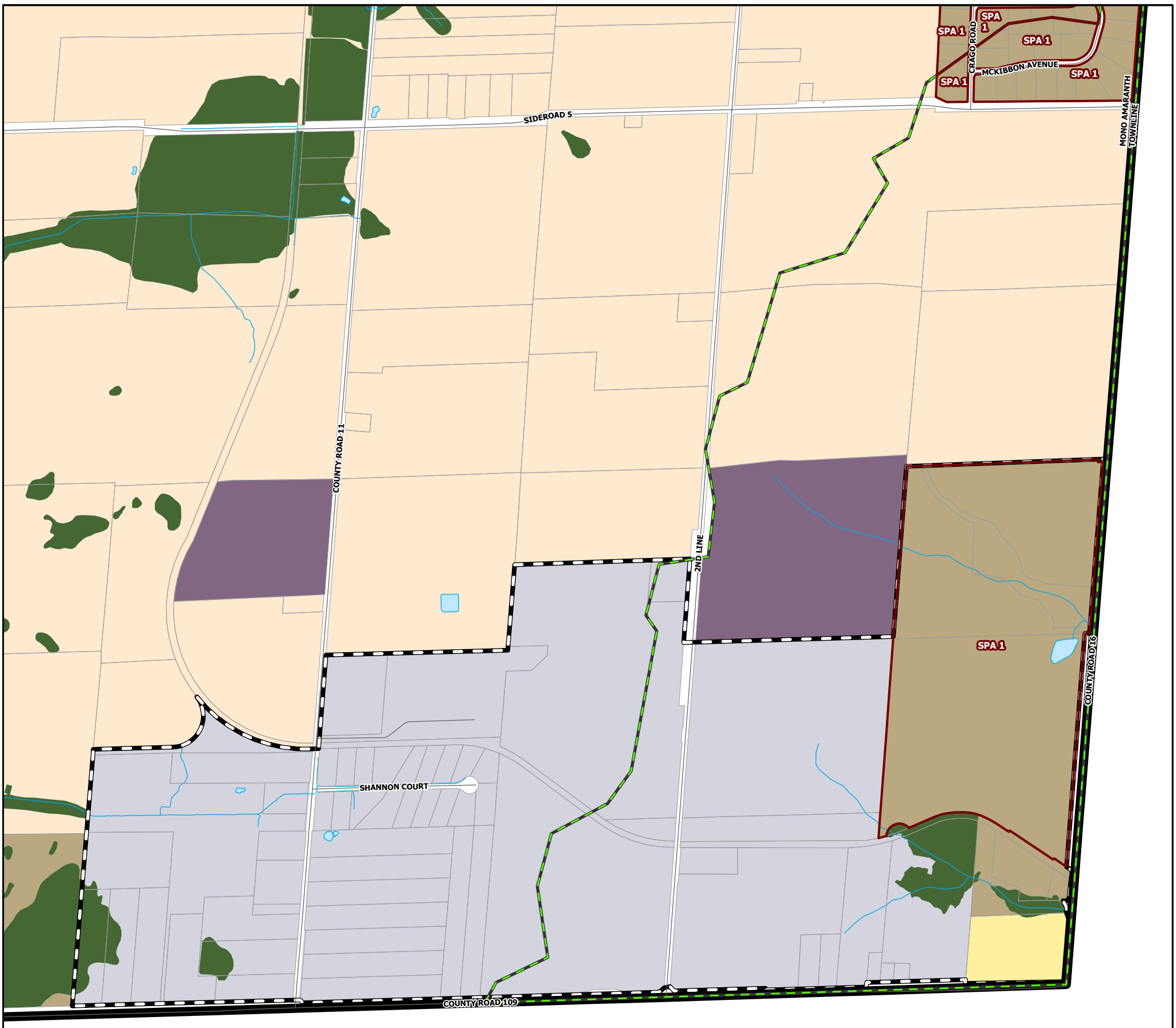
OFFICIAL PLAN

SCHEDULE "A2.2"

Land Use Designations
Laurel

0 113 225 450

Meters



October 13, 2026

LEGEND

- Municipal Boundary
- Greenbelt Plan Area Boundary
- Settlement Area
- Roads
- Watercourse
- Waterbody

Land Use

- Prime Agricultural Areas
- Rural Lands
- Neighbourhoods
- Mixed Use Commercial Areas
- Natural Environment and Water Resource Areas
- Parks and Open Spaces
- Employment Areas
- Resource Areas
- Special Policy Areas

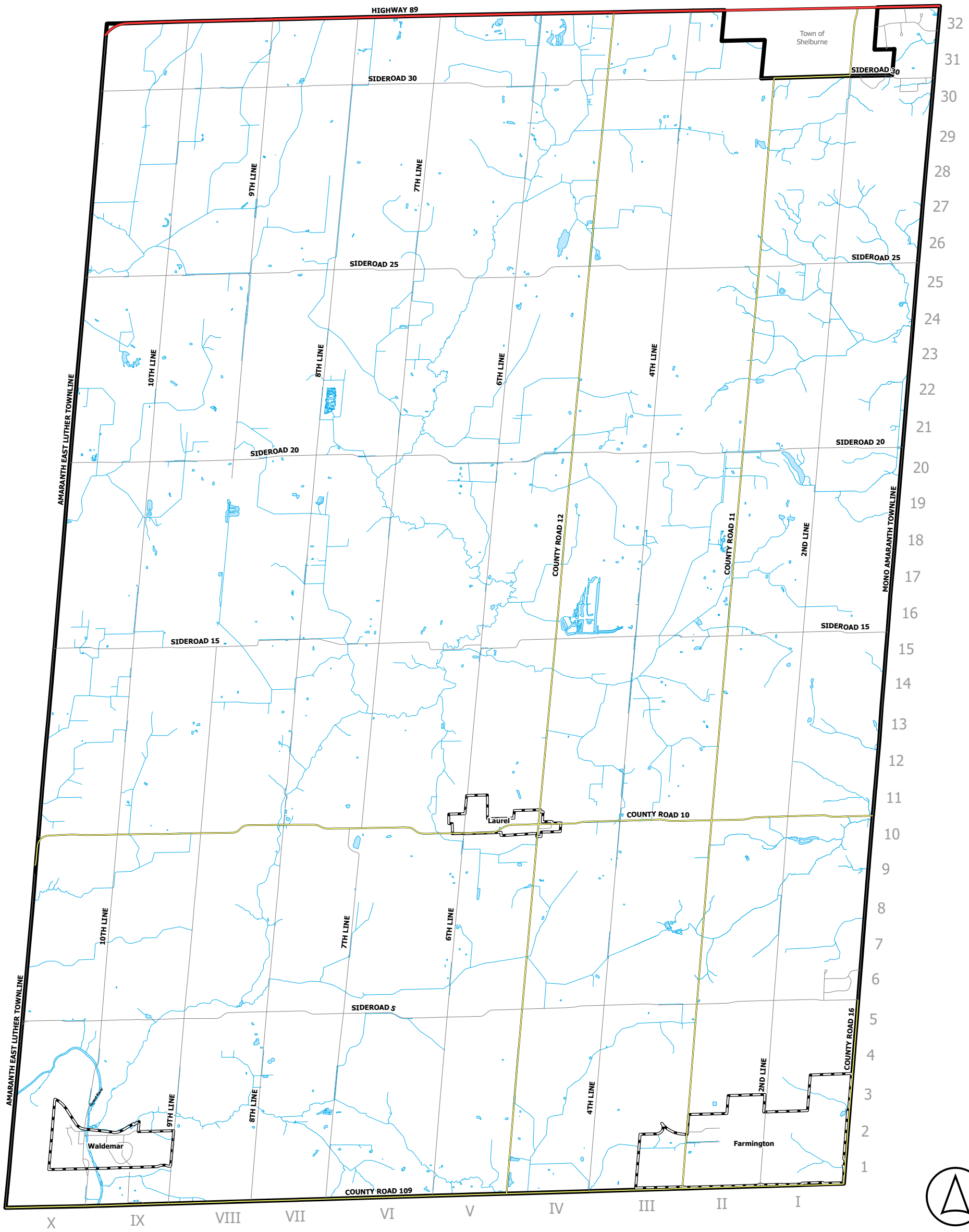
Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario

TOWNSHIP OF AMARANTH
OFFICIAL PLAN

SCHEDULE "A2.3"

Land Use Designations
Farmington

0 210 420 840
Meters



October 13, 2026

LEGEND

- Municipal Boundary
- Settlement Area
- Watercourse
- Waterbody

Roads

- Provincial Highway
- County Road
- Municipal Road

TOWNSHIP OF AMARANTH

OFFICIAL PLAN

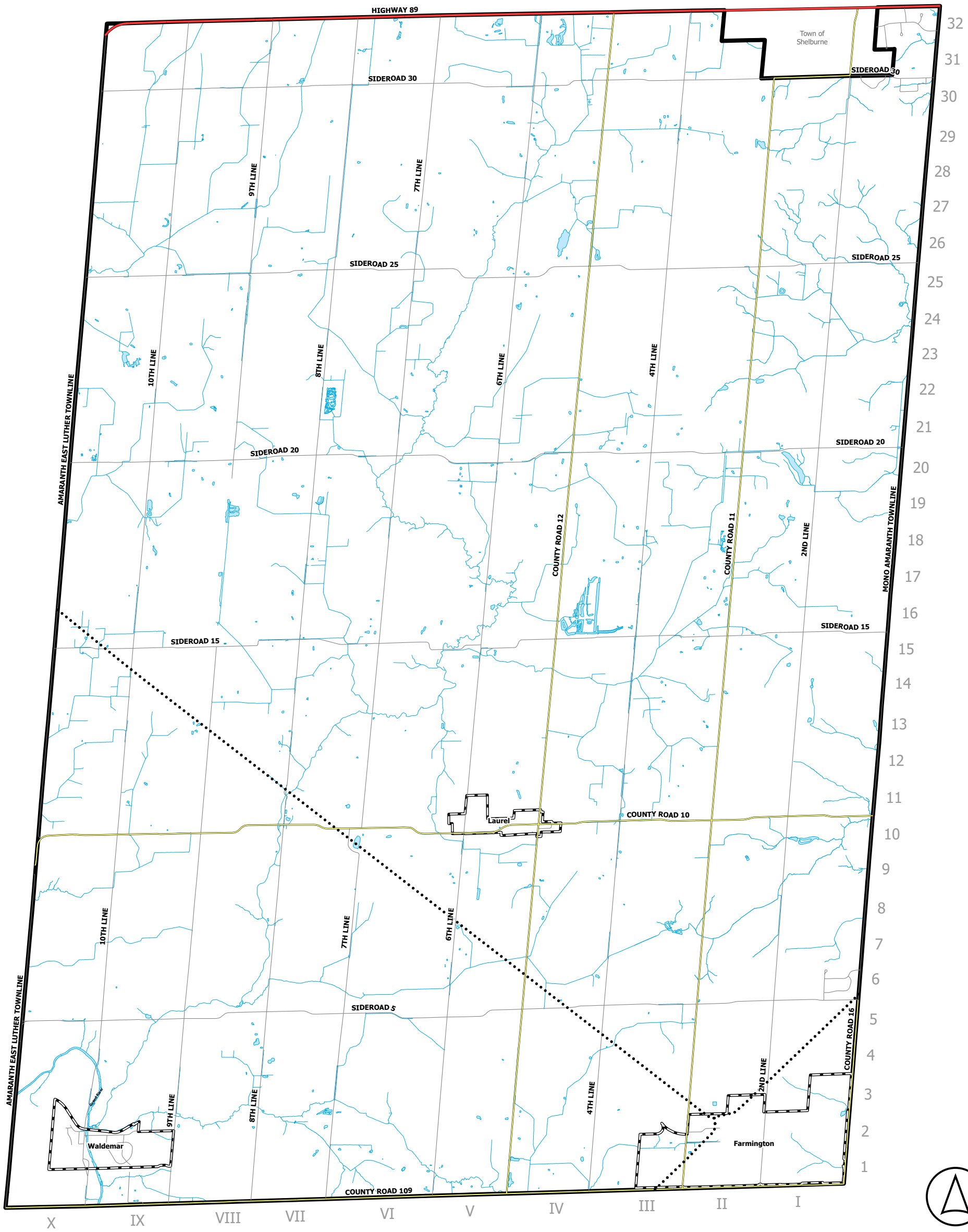
SCHEDULE "B1"

Transportation and Corridors

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario

0 0.5 1 2 3 4

Kilometers



October 13, 2026

LEGEND

- Municipal Boundary
- Settlement Area
- Watercourse
- Waterbody
- Hydro Line

Roads

- Provincial Highway
- County Road
- Municipal Road

TOWNSHIP OF AMARANTH

OFFICIAL PLAN

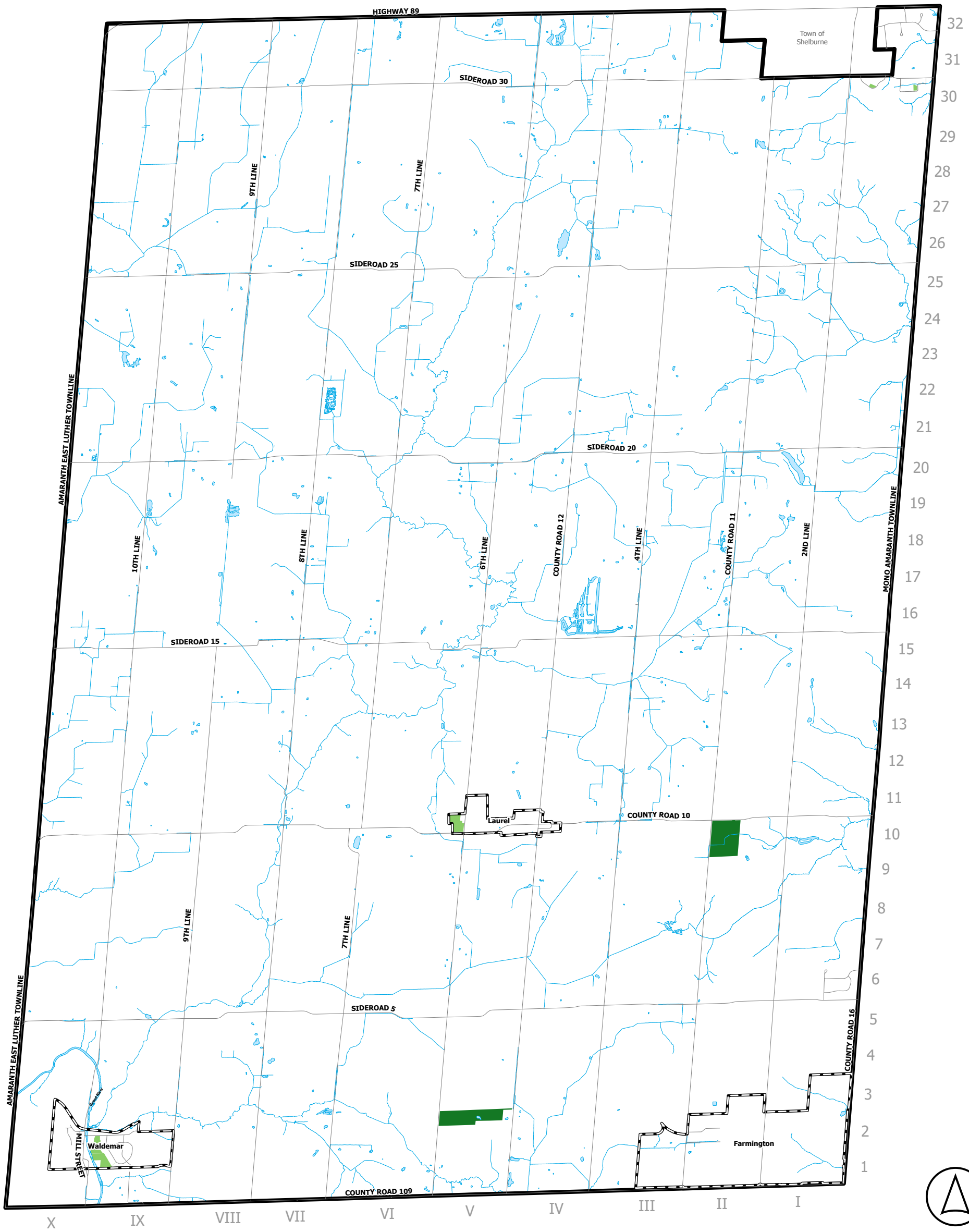
SCHEDULE "B2"

Infrastructure

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario

0 0.5 1 2 3 4

Kilometers



October 13, 2026

LEGEND

- Municipal Boundary
- Settlement Area
- Roads
- Watercourse
- Waterbody

Parks and Open Space

- Park
- Golf Course

TOWNSHIP OF AMARANTH

OFFICIAL PLAN

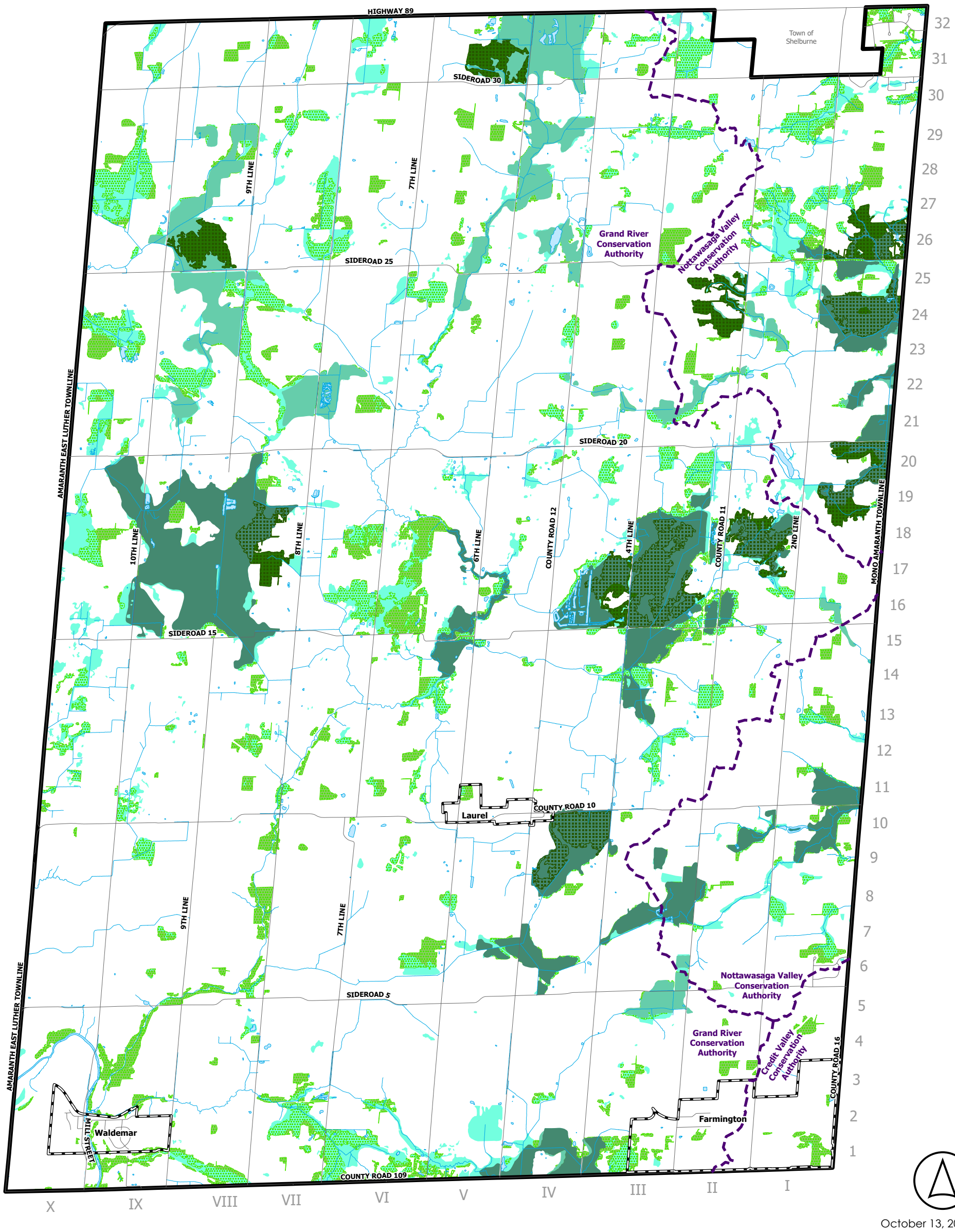
SCHEDULE "B3"

Public Service Facilities, Parks and Open Space

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario

0 0.5 1 2 3 4

Kilometers



October 13, 2026

LEGEND

- Municipal Boundary
- Settlement Area
- Roads
- Watercourse
- Waterbody
- Conservation Authority Boundary
- Significant Forest Area
- Other Forest Area
- Provincially Significant Wetland
- Locally Significant Wetland
- Other Wetland

TOWNSHIP OF AMARANTH

OFFICIAL PLAN

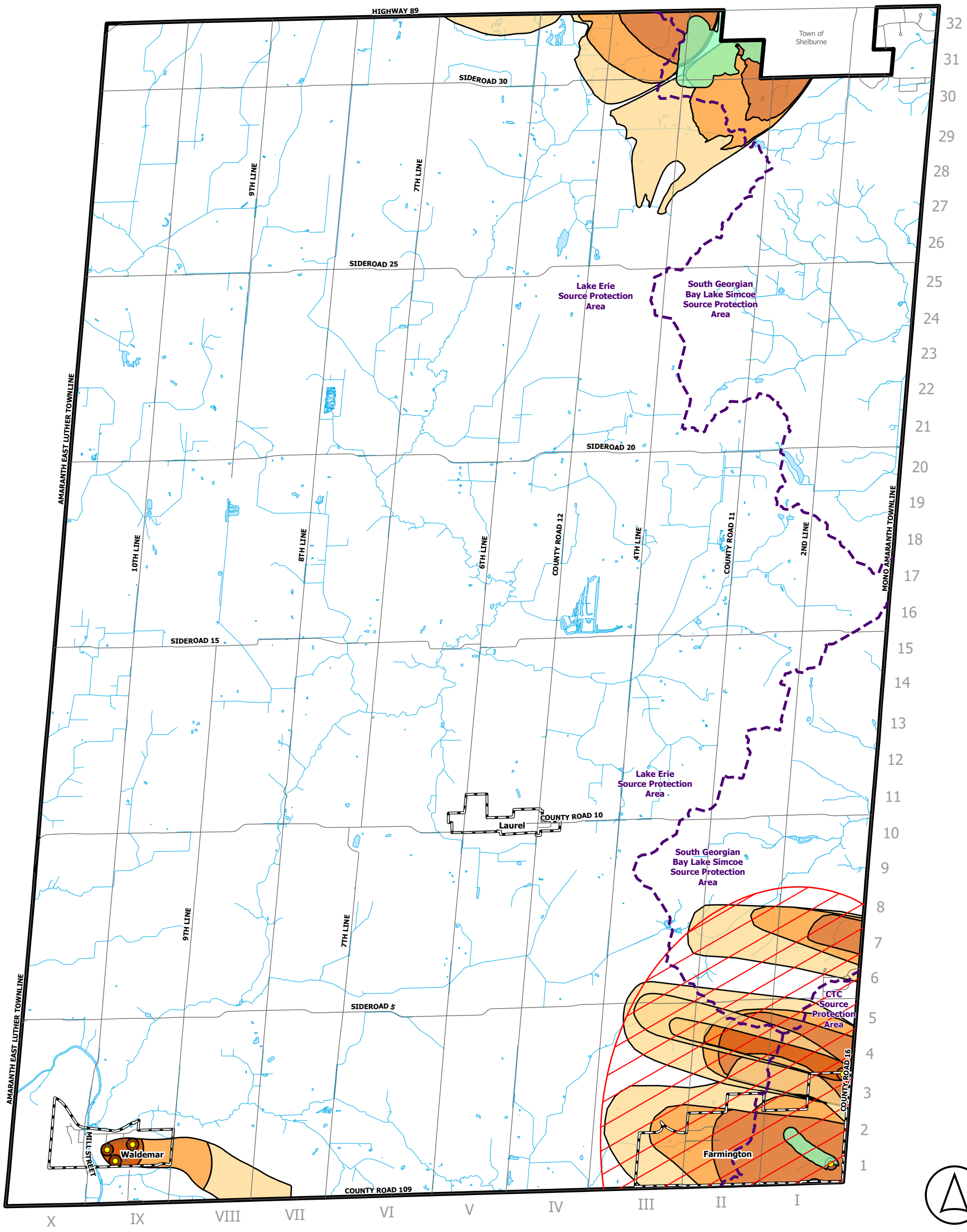
SCHEDULE "C1"

Natural Environment

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario

0 0.5 1 2 3 4

Kilometers



October 13, 2026

LEGEND

- Municipal Boundary
- Settlement Area
- Roads
- Watercourse
- Waterbody
- Source Protection Area Boundary

Source Water Protection

- Municipal Wells
- WHPA-A
- WHPA-B
- WHPA-C
- WHPA-D
- WHPA-E
- WHPA-Q1/Q2 Zone

TOWNSHIP OF AMARANTH

OFFICIAL PLAN

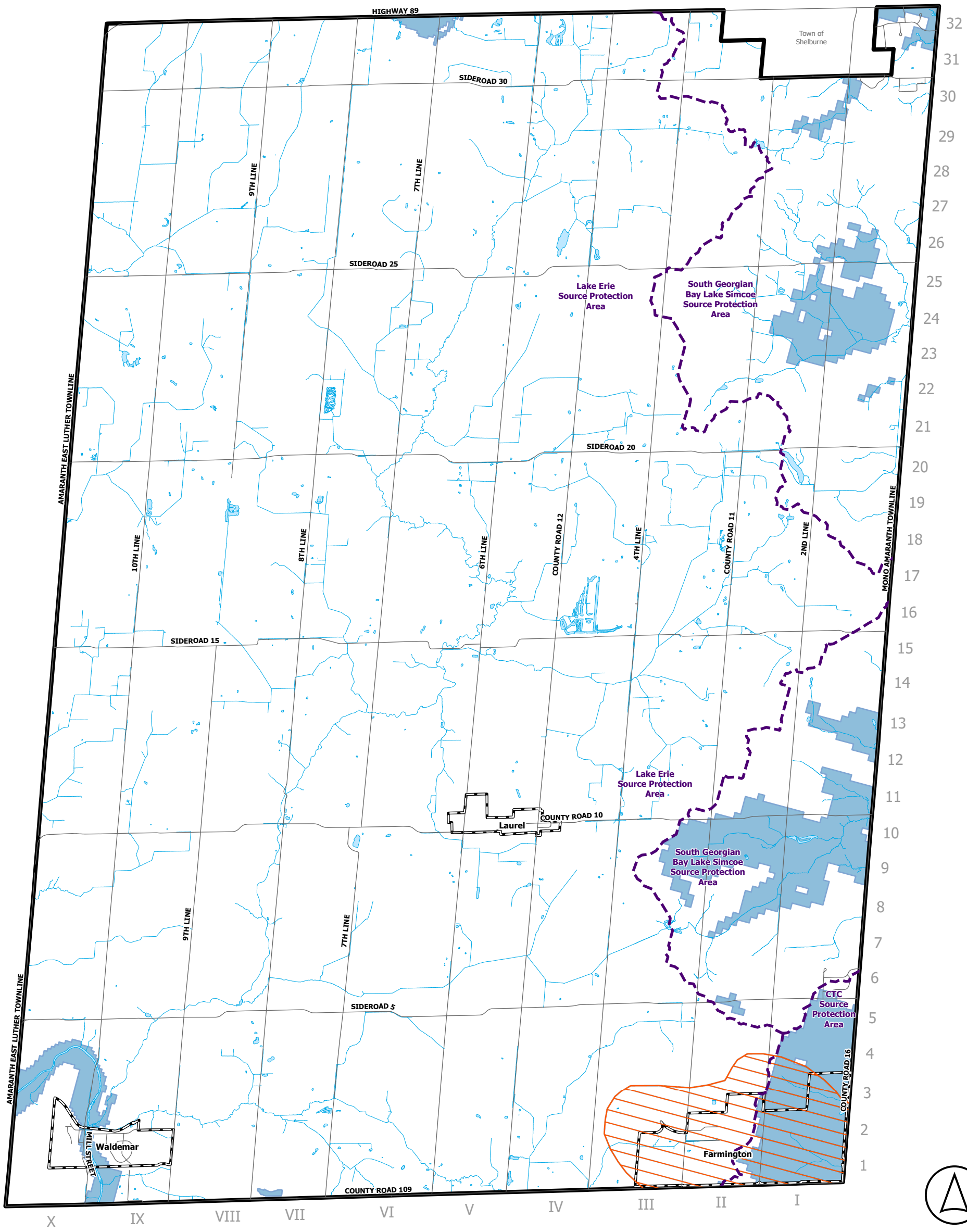
SCHEDULE "C2.1"

Water Resources - WHPAs

0 0.5 1 2 3 4

Kilometers

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario



October 13, 2026

LEGEND

- Municipal Boundary
- Settlement Area
- Roads
- Watercourse
- Waterbody
- Source Protection Area Boundary

Source Water Protection

- Highly Vulnerable Aquifer
- Issue Contributing Area

TOWNSHIP OF AMARANTH

OFFICIAL PLAN

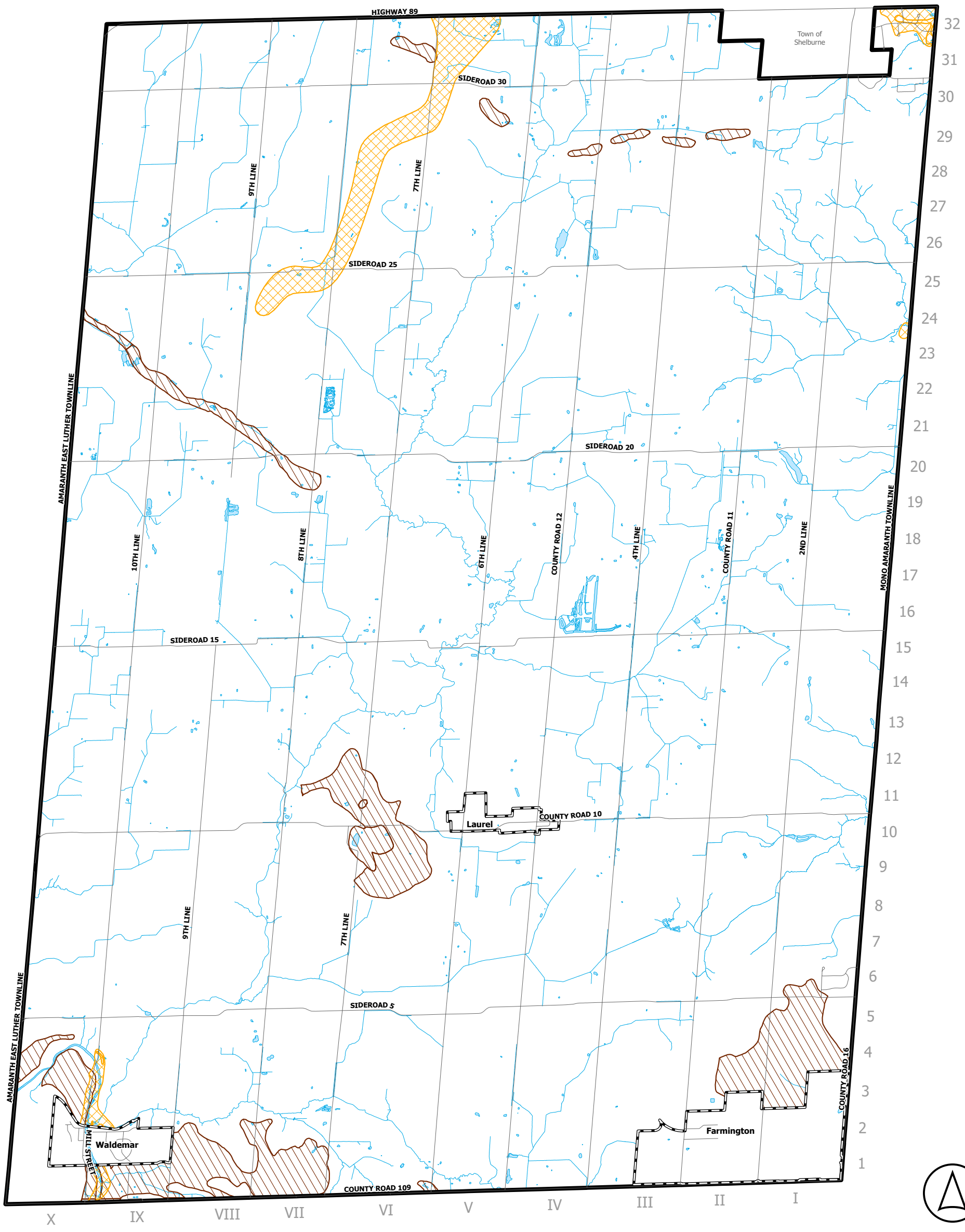
SCHEDULE "C2.2"

Water Resources - HVAs and ICAs

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario

0 0.5 1 2 3 4

Kilometers



October 13, 2026

LEGEND

- Municipal Boundary
- Settlement Area
- Roads
- Watercourse
- Waterbody
- Sand and Gravel Resource Area
- Bedrock Resource Area

TOWNSHIP OF AMARANTH

OFFICIAL PLAN

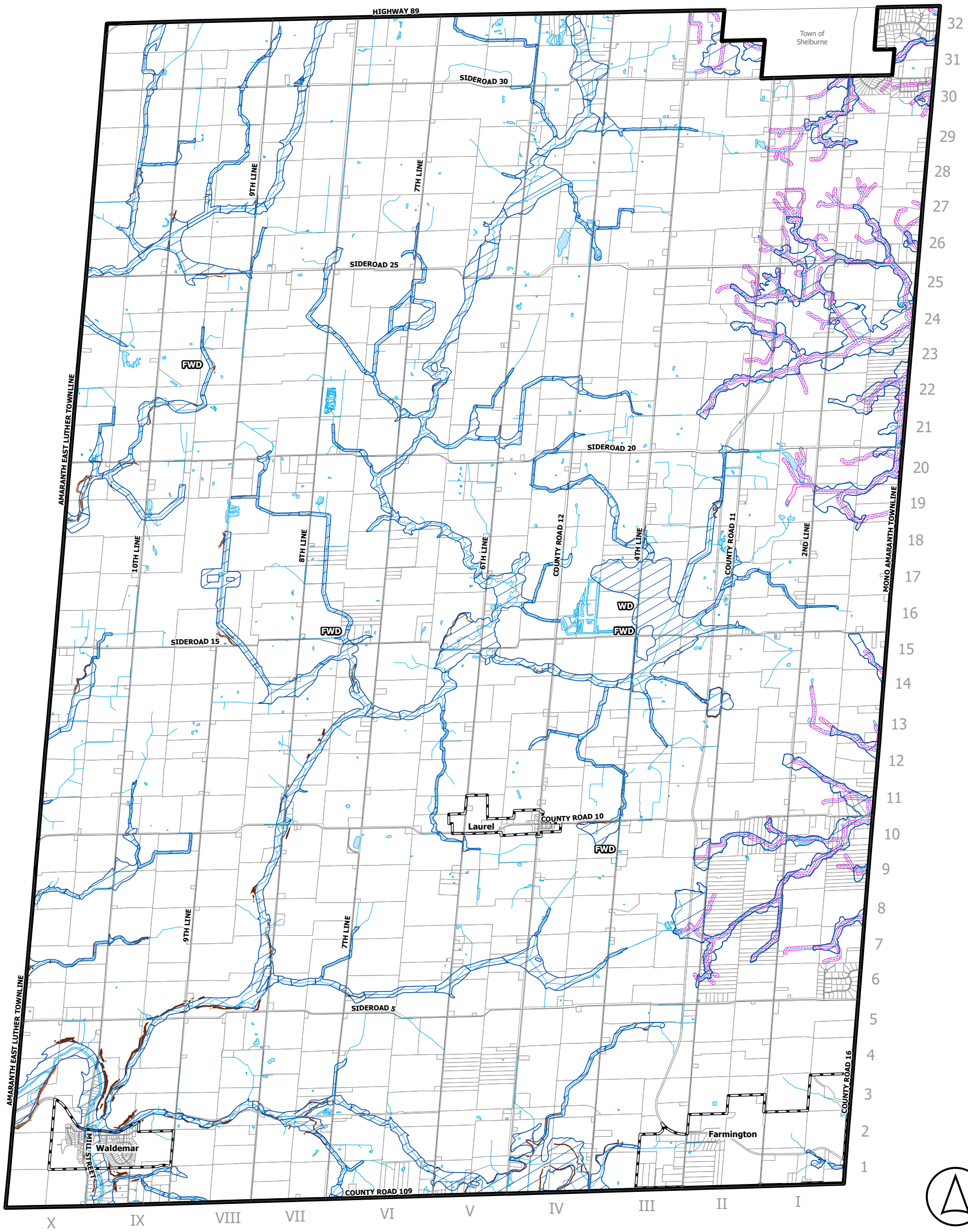
SCHEDULE "C3"

Resource Potential

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario

0 0.5 1 2 3 4

Kilometers



October 13, 2026

LEGEND

- Municipal Boundary
- Settlement Area
- Roads
- Watercourse
- Waterbody
- FWD Former Waste Disposal Site
- WD Waste Disposal Site
- Floodplain
- Slope Erosion Hazard
- River Valley Hazard
- Meander Belt Erosion Hazard

TOWNSHIP OF AMARANTH

OFFICIAL PLAN

SCHEDULE "C4"

Natural and
Human-made Hazards

0 0.5 1 2 3 4

Kilometers

Sources:
Produced using data provided by Dufferin County © 2024
Produced using information under License with the Grand River Conservation Authority © Grand River Conservation Authority, 2025
Produced using data provided by Nottawasaga Valley Conservation © 2026
Produced using data provided by Credit River Conservation © 2025
Produced using data provided by Agriculture and Agri-Food Canada © 2024
Contains information licensed under the Open Government License – Ontario