

**Ministry of
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**Ministère des
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November 25, 2011

Karyn Bennett
Regional Clerk and Director
Council Services
Regional Municipality of Halton
1151 Bronte Road
Oakville, ON L6M 3L1

Dear Ms. Bennett:

Subject: Region of Halton, Official Plan Amendment No. 38
MMAH File No. 24-OP-0027-038

Please find attached a copy of the Notice of Decision and Decision regarding the above-mentioned Official Plan Amendment No. 38 for the Region of Halton. Following the 20-day appeal period under the *Planning Act*, the Ministry of Municipal Affairs and Housing will notify you of whether any appeals were lodged.

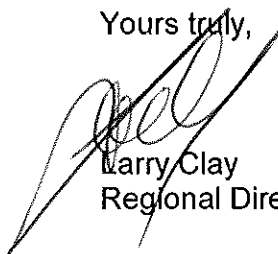
On behalf on MMAH and our partner ministries, I wanted to take the opportunity to acknowledge the hard work that Regional planning staff and Council have put towards this amendment over past months, and the excellent approach that the Region, in concert with local municipalities, has taken to growth management, investment and protection for a sustainable future.

The attached Decision identifies modifications (additions and deletions) to Table A in Part A and provides further modifications which apply to Tables and Maps in Part B. Many of the modifications requested by the Region have been incorporated into the Ministry's modifications.

The Ministry is satisfied that ROPA 38, as modified, is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Parkway Belt West Plan. The approval of ROPA 38 will provide the necessary policy framework to guide future growth and development in Halton Region, over the next two decades.

It has been a pleasure working with Halton staff on this amendment. If you have any questions, do not hesitate to contact me at 416-585-7264 or the Manager of Community Planning, Mark Christie at 416-585-6063.

Yours truly,



Larry Clay
Regional Director

Cc: Ron Glenn, Region of Halton
Town of Halton Hills
Town of Milton
Town of Oakville
City of Burlington

File No.: 24-OP-0027-038
Municipality: Regional Municipality of Halton

Date of Decision: November 24, 2011
Date of Notice: November 25 2011
Last Date of Appeal: December 15, 2011

NOTICE OF DECISION

With respect to an Official Plan Amendment
Subsection 17(35) of the Planning Act

A decision was made, on the date noted above, to approve with modifications, Official Plan Amendment No. 38 to the Regional Municipality of Halton Official Plan, as adopted by By-law No. 162-09

Purpose and Effect of the Official Plan

The purpose of the amendment was to update the Official Plan to ensure it is consistent with the Provincial Policy Statement and conforms with provincial plans such as the Growth Plan, Greenbelt Plan, and Parkway Belt West Plan. The updated OP will guide land use planning and development within the Region of Halton to the year 2031. Once approved, all lower tier municipalities shall update their official plans to ensure that they conform to the updated Halton Regional Official Plan. A copy of the decision is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice, as shown above as the last date of appeal.

The appeal should be sent to the attention of the Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the

Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

24-OP-0027-037 (ROPA 37)

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the Region of Halton.

Mailing Address for Filing a Notice of Appeal

Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario
777 Bay St., 2nd Floor
Toronto ON M5G 2E5

Submit notice of appeal to the attention of:
Andrew Doersam

Senior Planner

Tele: (416) 585-6451

Fax: (416) 585-6882

DECISION

With respect to Official Plan Amendment No. 38 to the Official Plan for the Region of Halton Subsection 17(34) of the Planning Act

I hereby approve all of the Amendment No. 38 to the Official Plan for the Region of Halton, adopted by By-law No. 162-09, subject to the following modifications, as shown in Part A and Part B of this decision.

Provincial Modifications:

Modifications in Part A of the amendment constitute additions and deletions to Table A. Additions are shown in lighter (red) text and deletions to the amendment are in single strikethrough, highlighted in yellow (example). Modifications in Part B of the amendment constitute changes to Tables and Maps.

PART A – MODIFICATIONS to TABLE A

Details of the Amendment:

<i>MMAH Mod No.</i>	<i>Item No.</i>	<i>Section No.</i>	<i>Details of the amendment</i>
1.	11	21	Is amended by adding the following sentence to the end of the Section: “Certain terms are used only once in this Plan for the purpose of achieving conformity with Provincial Plans and policies. For definition of these terms, not defined in Part VI , the reader is referred to the Provincial Policy Statement or other relevant Provincial Plans or legislation.”
2.	15	27	Is deleted in its entirety and replaced with: “27. In Halton’s vision, its future landscape will always consist of three principal categories of land uses in large measures: 27(1) settlement areas with identifiable communities, 27(2) a rural countryside where agriculture is the preferred and predominant activity, and, 27(3) a natural heritage system that is integrated within settlement areas and the rural countryside, to preserves and enhances the biological diversity and ecological function of Halton, and a rural countryside where agriculture is the preferred and predominant activity. ”

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			The land uses in these categories are complementary to each other and will together move Halton towards the goal of sustainability. Each will always exist in large measures over time, both during and beyond the planning period.”
3.	18	30	Is amended by deleting the word “landform” after “means of preserving” and replacing with “landscapes”, and further by adding the words “, agricultural community” after <i>development industry</i> , and further by deleting the words “principle of sustainable development” after “refer to the” and replacing with “concept of sustainable development and the principles of sustainability”.
4.	New Item	36	Section 36 is deleted in its entirety and replaced with the following: “In preparing and adopting this Plan, the Region has recognized and considered carefully those Provincial Plans and policies affecting Halton. This Plan has incorporated those Provincial Plans and policies currently in effect to the extent Regional Council deems appropriate for Halton and on the premise that Halton can adopt positions and policies more restrictive than the Province.
5.	New Item	37(2)	Is amended by deleting the word “as” and replacing with the words “on behalf of”.
6.	35	51 Preamble , 51(1) through 51(3)	Are deleted in their entirety and replaced with: “51. The Regional Structure consists of the following mutually exclusive designations: 51(1) Urban Area, where urban services are provided to accommodate concentrations of existing and future development, 51(2) Agricultural Rural Area, within which the primary activity is agricultural operation, 51(2.1) Greenbelt Plan Policy Area, which is equivalent to the Protected Countryside Area of the Greenbelt Plan located to the north and west of the Niagara Escarpment Plan Area in Halton, 51(2.2) <i>Hamlets</i> , which are compact rural communities, 51(2.3) Mineral Resource Extraction Areas, where a valid licence has been issued

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			<p>51(3) under the Aggregate Resources Act, Regional Natural Heritage System, a system of connected natural areas and open space to preserve and enhance the biological diversity and ecological function of Halton,</p> <p>51(3.1) Regional Waterfront Parks, to provide public access and recreational opportunities at strategic locations along Halton's waterfront,"</p>
7.	36	51(5)	<p>Is deleted in its entirety and replaced with the following: <i>“Prime Agricultural Areas, as designated on Map 1D, where the land base is protected for the long-term for agriculture in accordance with the policies in Section 139.1. Prime Agricultural Areas overlap with other land use designations, including the Regional Natural Heritage System, Agricultural Rural Area, and the Mineral Aggregate Resources Area.”</i> Is amended by deleting the words “407 transitway” at the end of the Section and replacing with “Highway 407 higher order transit”.</p>
8.	37	51.1 & 51.2 [new]	<p>The Plan is amended by adding the following new Sections after Section 51:</p> <p>“51.1 Boundaries of the following specific areas are also outlined on Map 1, to provide information and assist in the application of policies:</p> <p>51.1(1) Niagara Escarpment Plan Area, as defined in the Niagara Escarpment Plan,</p> <p>51.1(2) Parkway Belt West Plan Area, as defined in the Parkway Belt West Plan,</p> <p>51.1(3) Greenbelt Plan Protected Countryside Area, as defined in the Greenbelt Plan, and</p> <p>51.1(4) Built-Up Area, generally based on the report Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006 (2008).</p> <p>To provide clarity on the three Provincial Plan Areas under Sections 51.1(1), 51.1(2) and 51.1(3), these areas are shown on Map 1A, with additional details on the key Niagara Escarpment Plan designations. under these Plans.</p>

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			<p>”51.2 While Each land use designation has specific goals, objectives and policies, including permitted uses, governing development within the area so designated. Additionally, certain areas are subject to additional constraints, other policies and/or conditions for development, as described in Section 139.3 to 139.12. They are as follows:</p> <p>51.2(1) Parkway Belt Transportation and Utility Corridors, as shown on Map 1B,</p> <p>51.2(2) Future Strategic Employment Areas, as shown on Map 1C,</p> <p>51.2(3) Municipal Wellhead Protection Zones, as shown on Map 1CD,</p> <p>51.2(4) Prime Agricultural Areas, as shown on Map 1E,</p> <p>51.2(5) Identified Mineral Resource Areas, as shown on Map 1FE, and</p> <p>51.2(6) Key Features of the of both the Greenbelt and Regional Natural Heritage Systems, as shown on Map 1GF.”</p>
9.	New Item	52(4)	Is deleted in its entirety.
10.	41	54	<p>Is deleted in its entirety and replaced with:</p> <p>“54. The Regional structure also takes into consideration the provisions of the following Provincial Plans: the Niagara Escarpment Plan, the Parkway Belt West Plan, the Greenbelt Plan, and the Growth Plan for the Greater Golden Horseshoe. The goals, objectives, policies and land designations of these documents have been incorporated into this Plan and, in some cases, made more restrictive, as permitted by the Provincial Plans. The approval of this Plan by the Province is an endorsement by the Province that this Plan adequately reflects the direction and requirements of these Provincial Plans.”</p>
11.	42 :	55	<p>Is deleted in its entirety and replaced with:</p> <p>“55. The Regional Structure is accompanied by a growth strategy for <i>Halton</i> based on the distribution of population and employment targets for the planning horizon of year of 2031 as</p>

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			contained in Table 1 as well as by other <i>infrastructure</i> elements such as transportation systems and <i>urban services</i> .”
12.	47	63	Is amended by adding the words “the Greenbelt Plan (where applicable)” after “the Parkway Belt West Plan.
13.	48	63.1 [new]	The Plan is amended by adding the following new Section after Section 63: “63.1 All development within the Greenbelt Plan Protected Countryside Area and Greenbelt Natural Heritage System, as shown on Map 1A , is subject to the provisions of the Greenbelt Plan Act and the Greenbelt Plan, as well as applicable policies of this Plan, Local Official Plan, and Local Zoning By-laws.”
14.	54	68	Is amended by deleting the words “Agricultural Rural Area” and by inserting the Section number “68(1)” after “per lot unless”, and further by adding the word “or” and the following Section and text to the end of the Section: “68(2) for the purpose of preserving the local, provincial or national heritage value of an existing single detached dwelling within the Niagara Escarpment Plan Area, in which case a second single detached dwelling may be permitted in accordance with policies of the Niagara Escarpment Plan and the Local Official Plan. “Such additional dwellings on the same lot shall not be the basis for the creation of additional building lots.”
15.	New Item	70.1	By adding a new Section following Section 70, “70.1 For lands falling within the Protected Countryside of the Greenbelt Plan, as shown on Map 1A, the location and construction of infrastructure and expansions, extensions, operations, and maintenance of infrastructure are subject to the relevant policies of the Greenbelt Plan.”
16.	57	71	And its preceding title “THE URBAN SYSTEM” are deleted in their entirety and replaced with: “LAND USE DESIGNATIONS “71. The geographic area of Halton is divided into the following mutually exclusive land use designations, as shown on Map 1 and Map 1D with the exception of Regional Waterfront Parks, which are shown by symbol on Map 1 and detailed on Map 2:

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			<p>71(1) Urban Area, 71(2) Agricultural Rural Area, 71(3) Greenbelt Plan Policy Area, 71(4) Hamlets, 71(5) Mineral Resource Extraction Areas, 71(6) Regional Natural Heritage System, 71(7) Regional Waterfront Parks, 71(8) North Aldershot Policy Area, and 71(9) <i>Prime Agricultural Areas, as shown on Map 1D</i> Ninth Line Corridor Policy Area.</p>
17.	61	75	<p>Is deleted in its entirety and replaced with: “75. The Urban Area is planned to accommodate the distribution of population and employment targets for the Region and the four Local Municipalities as shown in Table 1. Such a distribution is targets are expected to be reached by the planning horizon year of 2031.”</p>
18.	63	77(1)	<p>Is deleted in its entirety and replaced with: “77(1) Prepare, in consultation with the Local Municipalities, and adopt population and employment forecasts in accordance with the distribution of population and employment those targets contained in Table 1. Such forecasts shall:</p> <ol style="list-style-type: none"> a) be updated regularly but no less frequently than every five years; b) be detailed for each Local Municipality; c) show the annual population and employment increases between the current year and year 2031; d) contain estimates of the annual number of new housing units by density type, consistent with the housing targets under Sections 86(6) and 86(6.1); e) contain assignment of population, employment and housing units under Sections 77(1)c) and 77(1)d) to the Built-Up Area, Designated Greenfield Area, and outside the Urban Area, consistent with Table

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			<p>2; and</p> <p>f) contain estimates of Affordable Housing units to be achieved annually, consistent with the housing targets under Sections 86(6) and 86(6.1)."</p>
19.	65	77(2.1) through 77(2.4) [new]	<p>The Plan is amended by adding the following new Sections after Section 77(2):</p> <p>"77(2.1) Direct, through Table 2, to the Built-Up Area a minimum of 40 per cent of new residential development occurring annually within Halton in 2015 and every year thereafter.</p> <p>"77(2.2) Provide an Annual Intensification Monitoring Report to Council that will state, for each Local Municipality and for the Region as a whole:</p> <p>a) the number of new housing units occurring in the Built-Up Area, in the previous year,</p> <p>b) the departure, if any, of the numbers under Section 77(2.2)a) from the forecasts under Section 77(1)e), and</p> <p>c) starting in 2016, the cumulative deficit, if any, of new housing units occurring in the Built-Up Area between 2015 and the current year.</p> <p>"77(2.3) Implement a strategy, without impacting the Region's commitments related to the financial and implementation plan under Section 77(17), to redress any significant deficits under Section 77(2.2)c), that may include one or more of the following measures:</p> <p>a) updating the assignment of housing units to the Built-Up Area under Section 77(1)e) for the period between the current year and 2031 while maintaining the intensification targets of Table 2;</p> <p>b) limiting the annual number of new housing units occurring in the Designated Greenfield Area based on forecasts under Section 77(1)e);</p> <p>c) requiring, once the limit under Section 77(2.3)b) is reached in any year, Local Municipalities to consider only approval of joint applications for development from both the Built-Up Area and the Designated</p>

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			<p>Greenfield Area that deliver a minimum of 40 per cent of new units in the Built-Up Area; and/or</p> <p>d) in consultation with the Local Municipalities and the development industry, investigating incentives to promote intensification and seek Provincial assistance, financial or otherwise, to support such incentives.</p> <p>“77(2.4) Require development occurring in Designated Greenfield Areas to:</p> <p>a) contribute towards achieving the development density target of Table 2;</p> <p>b) contribute to creating healthy communities;</p> <p>c) create street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services;</p> <p>d) provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods; and</p> <p>e) create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and active transportation.”</p>
20.	66	77(3)	<p>Is deleted in its entirety and replaced with the following: “Require the Local Municipalities and encourage public agencies in Halton to adopt and use the population and employment forecasts established under Section 77(1), as well as the population and employment distribution contained in Table 1 and the targets contained in Table 2, as the basis for their plans and provision of services. Is amended by deleting the word “forecasts” after “population”, and further by deleting the words “and 77(2)” after “77.1”.</p>
21.	67	77(4)	<p>Is deleted in its entirety and replaced with: “77(4) Require the Local Municipalities to demonstrate with sufficient details, through their respective Official Plans and amendments thereof, how the population and employment distribution targets in Tables 1 and targets in Table 2 can be achieved and maintained at all times.”</p>
22.	68	77(5)	<p>Is deleted in its entirety and replaced with:</p>

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			<p>“77(5) Require the Local Municipalities to prepare Area-Specific Plans or policies for major growth areas, including the development or redevelopment of communities of a new community or the redevelopment of an existing one. The area may contain solely employment lands without residential uses or solely an Intensification Area. Such plans or policies shall be incorporated by amendment into the Local Official Plan and shall demonstrate how the goals and objectives of this Plan are being attained and shall include, among other things:</p> <ul style="list-style-type: none"> a) a general statement of the intended character of the area or community, b) boundaries of the area or community, c) policies for the protection of the Regional Natural Heritage System and for the protection of public health and safety within regard for hazard lands, d) capacity targets of population, housing units and employment, including targets for Affordable Housing, e) land use patterns that promote mixed-use, compact, transit-supportive, walkable communities, including the locations of local facilities for social, cultural, recreational, educational and religious purposes, f) location, types and density of residential and employment lands that contribute to creating healthy communities through: <ul style="list-style-type: none"> [i] urban design, [ii] diversity of land uses, [iii] appropriate mix and densities of housing, [iv] provision of local parks and open space, [v] strengthening live-work relationship through a proper balance of residential and employment land uses, and [vi] promoting active transportation and public transit use. <p>f.1) consideration for land use compatibility in</p>

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			<p>accordance with Regional and Ministry of the Environment guidelines,</p> <ul style="list-style-type: none"> g) overall development density for the area or community and, if it is located within the Designated Greenfield Area, how this density will contribute towards achieving the minimum overall development density for Designated Greenfield Areas in the Local Municipality as set out in Table 2, h) a transportation network that promotes public transit and active transportation, including a strategy for early introduction of transit services, i) development phasing, j) storm water management or, if the scale of development justifies, a Sub-watershed Study as per Section 145(9), k) Environmental Impact Assessments, if any part of the Regional Natural Heritage System is affected in an area not covered by a Sub-watershed Study, l) an Air Quality Impact Assessment based on guidelines under Section 143(2.1), m) water and wastewater servicing plans, n) provision of utilities, o) a fiscal impact analysis, p) a community infrastructure plan, based on Regional guidelines, describing where, how and when public services for health, education, recreation, socio-cultural activities, safety and security and Affordable Housing will be provided to serve the community, and q) an Agricultural Impact Assessment on potential impact of urban development on existing agricultural operations, including the requirement for compliance with the <i>Minimum Distance Separation formulae.</i>
23.	70	77(7)	<p>Is deleted in its entirety and replaced with: “77(7) Introduce, only by amendment(s) to this Plan, Urban Area expansions based on a municipal comprehensive review undertaken as part of the</p>

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			<p>Region's statutory five-year review of the Official Plan under the Planning Act, provided that it can be demonstrated that:</p> <ul style="list-style-type: none"> a) sufficient opportunities to accommodate the distribution of population and employment targets in Table 1, based on intensification and density targets in Table 2, are not available within the Region; a.1) the expansion makes available sufficient lands to accommodate population and employment growth for a time horizon of at least ten years but not exceeding 20 years unless otherwise directed by Provincial plan or policy. from the date of the anticipated approval of the Plan amendment, based on the analysis undertaken under Section 77(7)a); that time horizon may be varied as a result of a Provincial Plan or planning exercise; b) the timing of the expansion and the phasing of development within the new Designated Greenfield Areas will not adversely affect the achievement of the intensification and density targets in Table 2 and other policies of this Plan; b.1) the proposed expansion will meet the requirements of the Niagara Escarpment Plan and the Greenbelt Plan; b.2) the boundary of the proposed expansion is logical, readily identifiable and consistent with goals, objectives and policies of this Plan; c) infrastructure and human services required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner, and is based on a financing plan communicated to the public and subsequently approved by Council; d) in Prime Agricultural Areas, as shown on Map 1ED: <ul style="list-style-type: none"> [i] the lands do not comprise specialty crop areas; [ii] there are no reasonable alternatives that

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			<p>avoid Prime Agricultural Areas; and</p> <p>[iii] there are no reasonable alternatives on lower priority agricultural lands within the Prime Agricultural Areas;</p> <p>e) impacts from the expansion on agricultural operations adjacent or close to the Urban Area are mitigated to the extent feasible;</p> <p>f) the comprehensive review will determine the amount of land area and the most appropriate location for expansion to the Urban Area, consistent with the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and goals, objectives and policies of this Plan and will include, among other things, the following:</p> <p>[i] a land supply analysis based on Section 77(7)a),</p> <p>[ii] alternative development scenarios and their implications on urban infrastructure, community services, mineral aggregate resources and agricultural resources, and the natural and social environments,</p> <p>[iii] a fiscal impact analysis of the new growth on the Region and the Local Municipalities,</p> <p>[iv] criteria for evaluating such scenarios and the evaluation thereof,</p> <p>[v] an extensive public consultation program throughout the comprehensive review, and</p> <p>[vi] preparation or update of a multi-year master plan for the phasing in of urban services and transportation facilities, and</p> <p>[vii] the identification of strategic employment lands within the proposed expansion area that should be designated and protected for the long-term due to their proximity to major transportation facilities and infrastructure, and</p>

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			g) compliance with the <i>Minimum Distance Separation formulae</i> has been addressed
24.	73	77(12)	Is deleted in its entirety and replaced with: “77(12) Prepare, in conjunction with the Local Municipalities, the School Boards and Provincial agencies responsible for other human services, a Joint Infrastructure Staging Plan, based on the distribution of population and employment targets in Table 1 and their forecasts under Section 77(1), and any community infrastructure plans under Section 77(5)n), as well as Local and Regional development phasing strategies, to ensure that infrastructure and human services to support development is planned and financing is secured in advance of need. The Staging Plan shall be updated periodically and assist in setting development charges and preparing master plans for the provision of Regional services, in accordance with the Provincial Class Environmental Assessment process.”
25.	76	77(15)	Is amended by adding the words “and human services” after “infrastructure”; and further by adding the following sentence at the end of the Section: ”Such a financing plan may provide measures such as staging or contingent provisions to demonstrate that the provision of infrastructure and public service facilities under the Joint Infrastructure Staging Plan by Provincial and Federal Governments and other service providers are co-ordinated with those by the Region and Local Municipalities so that the health and well-being of the community is advanced in a fiscally responsible manner.”
26.	79	77(17)a Preamble	Is amended by adding the words “and human services” after “infrastructure”.
27.	82	77(17)c [new]	The Plan is amended by adding the following new Section after Section 77(17)b): “c) determination by Regional Council that the <i>intensification</i> targets in Table 2, as monitored through Sections 77(2.2) and 77(2.3), can be reasonably achieved.”
28.	85	77(21) through 77.4	The Plan is amended by adding the following new Sections after Section 77(20): “77(21) Co-ordinate the planning and approval process of

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		[new]	<p>large-scale major retail uses whose primary trade area extends beyond the boundary of the Local Municipality where it is proposed by ensuring:</p> <ul style="list-style-type: none"> a) any affected Local Municipalities are engaged early in the planning process and consulted throughout the approval process; b) there is a need for the proposed use in both the short term and the long term and for the Local Municipality itself and the Region as a whole; c) existing retail uses within the primary trade area, especially historic ones such as those in the downtown areas, are not unduly affected; d) appropriate studies on the impact of the proposed use on the surrounding area are carried out as required by and to the satisfaction of the Local Municipality and the Region; e) the proposed location of the use supports the intensification and healthy communities principles of this Plan and does not displace existing or planned non-retail employment uses near highway interchanges; f) the use is incorporated by amendment to the Local Official Plan with its own separate designation; and g) all Local and Regional policies and requirements, financial or otherwise, are met.” <p>“Employment Areas</p> <p>“77.1 The objectives of the Employment Areas are:</p> <p>77.1(1) To ensure the availability of sufficient land for employment to accommodate forecasted growth to support Halton’s and its Local Municipalities’ economic competitiveness.</p> <p>77.1(2) To provide , in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses</p>

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			<p>which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.</p> <p>77.1(3) To locate Employment Areas in the vicinity of existing major highway interchanges and rail yards, where appropriate within the Urban Area.</p> <p>“77.2 The Employment Areas, are shown as an overlay on top of the Urban Area on Map 1, are part of the Urban Area and are subject to the objectives and policies for the Urban Area. Their boundaries are to be interpreted in accordance with Section 52 of this Plan. Additional Employment Areas may be introduced within the Urban Area by amendment to this Plan based on the completion of an Area-Specific Plan or an amendment to the Local Official Plan.</p> <p>“77.3 Additionally, Future Strategic Employment Areas are identified under Sections 139.6 and 139.7 of this Plan to protect lands from incompatible uses that are best suited for employment purposes to meet employment land needs beyond the planning horizon of 2031.</p> <p>“77.4 It is the policy of the Region to:</p> <p>77.4(1) Prohibit residential and other non-employment uses including major retail uses in the Employment Areas except:</p> <ul style="list-style-type: none"> a) to recognize uses permitted by specific policies of a Local Official Plan on December 16, 2009 the date of adoption by Council of this Plan; or b) for institutional uses identified in a Local Official Plan, as a result of a detailed study that sets limits and criteria on such uses based on the following principles: <ul style="list-style-type: none"> [i] the use is of small scale and such uses collectively within an Employment Area shall not change the character of

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			<p>that Employment Area;</p> <p>[iii] the location and design of the use meet the Land Use Compatibility Guidelines under Section 143(10) of this Plan;</p> <p>[iii] the use is located at the periphery of the Employment Area; and</p> <p>[iv] such uses do not collectively displace employment from the Employment Area to result in a shortfall in Employment Areas to meet the Local Municipality's target for employment forecast in Table 1.</p> <p>77.4(2) Plan for, protect and preserve the Employment Areas for current and future use.</p> <p>77.4(3) Ensure the necessary infrastructure is provided to support the development of the Employment Areas in accordance with policies of this Plan.</p> <p>77.4(4) Require Local Municipalities to prohibit the conversion of lands within the Employment Areas to non-employment uses including major retail uses unless through a municipal comprehensive review where it has been demonstrated that:</p> <p>a) there is a need for the conversion;</p> <p>b) the conversion will not compromise the Region's or Local Municipality's ability to meet the employment targets forecast in of Table 1;</p> <p>c) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification</p>

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			<p>and density targets of Table 2 and other policies of this Plan;</p> <ul style="list-style-type: none"> d) there is existing or planned infrastructure to accommodate the proposed conversion; e) the lands are not required for employment purposes over the long term; f) cross-jurisdictional issues have been considered; and g) all Regional policies and requirements, financial or otherwise, have been met. <p>77.4(5) Require Local Municipalities to promote <i>intensification</i> and increased densities in both new and existing <i>Employment Areas</i> by facilitating compact, transit-supportive built form and minimizing surface parking.</p> <p>77.4(6) Subject to policy 77(7), designate lands where appropriate in the vicinity of existing or planned major highway interchanges, ports, rail yards and airports for employment purposes that rely on this infrastructure, once these lands are included in the urban area."</p>
29.	89	78(6) through 78(11) [new]	<p>The Plan is amended by adding the following new Sections after Section 78(5):</p> <p>"78(6) To cumulatively attract a significant portion of population and employment growth.</p> <p>"78(7) To provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places.</p> <p>"78(8) To support transit and active transportation for everyday activities.</p> <p>"78(9) To generally achieve higher densities than the surrounding areas.</p> <p>"78(10) To achieve an appropriate transition of built form to adjacent areas.</p> <p>"78(11) For Major Transit Station Areas and Intensification Corridors:</p>

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			<ul style="list-style-type: none"> a) To achieve increased residential and employment densities in order to ensure the viability of existing and planned transit infrastructure and service. b) To achieve a mix of residential, office, institutional and commercial development, where appropriate. c) For Major Transit Station Areas, to provide access from various transportation modes to the transit facility, including consideration of, but not limited to, pedestrians, bicycle routes and bicycle parking, and commuter pick-up/drop-off areas, carpool parking, car share vehicles, and parking/recharging stations for electric vehicles. d) For Intensification Corridors, to accommodate local services, including recreational, cultural and entertainment uses.”
30.	91	80	<p>Is deleted in its entirety and replaced with:</p> <p>“80. Intensification Areas are parts of the Urban Area and consist of:</p> <ul style="list-style-type: none"> 80(1) Urban Growth Centres, which are shown as an overlay on top of the Urban Area on Map 1, subject to specific policies in addition to those for Intensification Areas, 80(2) Major Transit Station Areas (including Metrolinx-designated Mobility Hubs) as identified on Map 1 and Map 3 and/or in Local Official Plans, which generally consist of areas within 500 m of a the Major Transit Station, 80(3) Intensification Corridors as identified in Local Official Plans, which consists of areas along Higher Order Transit Corridors and selected Arterial Roads within Urban Areas, as shown on Map 3, and 80(4) Mixed Use Nodes as identified in Local Official Plans, which have a concentration of residential and employment uses with development densities and patterns supportive of

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			<p>pedestrian traffic and public transit.</p> <p>The locations of Major Transit Stations are shown on Map 1 while those for Arterial Roads and Higher Order Transit Corridors are shown on Map 3.</p>
31.	103	81(10.1) [new]	<p>The Plan is amended by adding the following new Section after Section 81(10):</p> <p>“81(10.1) Require the Local Municipalities to direct major office, retail and appropriate major institutional development, to Urban Growth Centres, Major Transit Station Areas (including Metrolinx-designated Mobility Hubs), areas with existing frequent transit services, or existing or planned higher order transit services.”</p>
32.	108	85(1)	<p>Is amended by adding the words “and appropriate density” after the word type, and further by adding the words “the Local Municipalities and” after “for”.</p>
33.	112	86(6) through 86(8)	<p>Are deleted in their entirety and replaced with:</p> <p>“86(6) Adopt the following housing targets:</p> <ul style="list-style-type: none"> a) that at least 50 per cent of new housing units produced annually in Halton be in the form of townhouses or multi-storey buildings; and b) that at least 30 per cent of new housing units produced annually in Halton be <i>Affordable or Assisted Housing</i>. <p>“86(6.1) Establish, in conjunction with the Local Municipalities, annual targets for the production of housing units by density type and affordability for each Local Municipality, based on the Regional targets under Section 86(6).</p> <p>“86(7) Provide annually a State of Housing report to Council that contains among other things:</p> <ul style="list-style-type: none"> a) an update of the definitions of Assisted Housing and Affordable Housing; b) a review of housing supply, demand and need in Halton during the past year, covering the various housing segments of Assisted Housing, Affordable Housing, Market Housing, Special Needs Housing and housing with universal physical access; c) identification of the gaps between supply and

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			<p>demand of Assisted Housing and Affordable Housing;</p> <p>d) state of homelessness in Halton; and</p> <p>e) performance of the housing market towards meeting the housing targets under Sections 86(6) and 86(6.1).</p> <p>“86(8) Based on the State of Housing report, set priorities among the various housing initiatives and implement programs and action plans to address housing gaps and shortfalls in meeting the housing targets.”</p>
34.	114	86(10)	<p>Is deleted in its entirety and replaced with:</p> <p>“86(10) Require Local Official Plans and Zoning By-laws to permit second residential units within an existing dwelling in residential neighbourhoods as of right, provided that health, safety and other reasonable standards or criteria, including parking and the adequacy of urban services, are met.”</p>
35.	117	86(14)	<p>Is deleted in its entirety and replaced with the following:</p> <p>“Support the involvement of the private and non-profit sectors in the provision of Assisted and Affordable Housing by improving the planning process and funding mechanism”.</p> <p>Is amended deleting the words “private sector” after “of the private” and replacing with “private and non-profit sectors”; and further by adding the word “planning” after “by removing”.</p>
36.	123	86(21)	<p>Is amended by deleting the words “and Secondary Plans” after “Local Official Plans”, and further by adding the word “density, “ after the words “housing by” and further by adding the words “, consistent with current and projected demands reflecting socio-economic and demographic trends” at the end of the Section.</p>
37.	145	89(18)	<p>Is amended by deleting the words “trunk water mains, wastewater mains and water reservoirs” after “and future” and replacing with “water and wastewater systems”, and further by deleting the word “Areas” after “Urban” and replacing with “Area”, and further by adding the words “(December 16, 2009)” to the end of the sentence.</p>
38.	New Item	89(21)g)	<p>Is deleted in its entirety.</p>
39.	158	92(2) [relocated]	<p>Is re-numbered as Section 101(1.2) and placed after Section 101(1.1), and thus relocated, is deleted in its entirety and</p>

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		to 101(1.2)]	replaced with the following: "Prohibit the creation of new <i>lots</i> for residential purposes except in <i>Hamlets</i> or <i>Rural Clusters</i> ." amended by deleting the words "Rural System except in Hamlets or Rural Clusters" after "throughout the" and replacing with "Agricultural Rural Area except in Hamlets or Rural Clusters".
40.	161	92(5) [relocated to 101(1.5)]	Is re-numbered as Section 101(1.5) and placed after Section 101(1.4), and thus relocated, is amended by deleting the words "Rural System other than Escarpment Protection Area" after "driving ranges in the" and replacing with "Agricultural Rural Area", and further by deleting subsection a) in its entirety and replacing it with the following: "the proposed use meets the requirements of Section 139.1(9) where applicable." and further by adding a subsection c): "c) Within the Greenbelt Plan Protected Countryside Area, the following requirements will apply: i) the use is not located in a <i>Prime Agricultural Area</i> ; and ii) the major recreational policies of the Greenbelt Plan have been satisfied.
41.	New Item	99(2)	Is amended by adding the words, " <i>Prime Agricultural Areas</i> , as shown on Map 1D, and" after the words, "To preserve".
42.	New Item	99(16)	Is amended by deleting the word "promote" and replacing it with the words, "recognize existing", and further by adding the words, "and allow their continuation" after the words "rural uses".
43.	168	99.1 and 99.2 [new]	The Plan is amended by adding the following new Sections after Section 99: "99.1 The Agricultural Rural Area consists of areas so designated on Map 1. Within the Agricultural Rural Area, a Regional NHS Overlay is shown on Map 1, which consists of enhancement areas and linkages in support of the Regional Natural Heritage System as described under Section 115.3 of this Plan. Permitted uses for the Agricultural Rural Area under the Regional NHS Overlay are governed by Section 100 of this Plan; otherwise, policies related to the Regional Natural Heritage System in this Plan will apply to this area. "99.2 Areas designated Agricultural Rural Area that are within <i>Prime Agricultural Areas</i> , as shown on Map 1D, are also subject to the policies of Section 139.1. Regional Council recognizes that

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			<p>agriculture and agriculture related uses can co-exist with ecological features and functions within the Agricultural Rural Area under the Regional NHS Overlay and intends that this approach of balancing the agricultural and environmental interests, as well as the list of permitted uses important to the agricultural community, will be maintained throughout the planning period of this Plan.”</p>
44.	New Item	100(1)	Is amended by adding the words, “All types, sizes and intensities of” before the words, “ <i>agricultural operations</i> ”.
45.	New Item	100(9)	Is amended by deleting “and site modifications required to accommodate them”.
46.	New Item	100(10)	Is amended by deleting “and site modifications required to accommodate them, provided the impact on the <i>natural environment</i> is minimal.”
47.	New Item	100(16)	Is amended by inserting the words, “, only if located on a <i>commercial farm</i> and secondary to the farming operation,” after the words “ <i>veterinary clinics</i> ”.
48.	New Item	100(17)	Is amended by inserting the words, “, only if located on a <i>commercial farm</i> and secondary to the farming operation,” after the words “ <i>animal kennels</i> ”.
49.	New Item	101	<p>The Plan is amended by adding the following new Sections after Section 101(1.6):</p> <p>“101(1.7) Require that new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the provincially developed <i>Minimum Distance Separation formulae</i>.</p> <p>101(1.8) Require an Environmental Assessment Impact (EIA) for new development within 120 metres of a <i>Key Feature</i>, in accordance with Sections 118(3) and 118(3.3).</p> <p>101(1.9) Ensure that <i>Key Features</i>, identified in Section 115.3 that may exist outside the Regional Natural Heritage System are protected in accordance with Section 139.12.”</p>
50.	New Item	101(2)c)	Is amended by adding the following sentence after the first sentence, “These guidelines shall be developed in accordance with Provincial Plans and policies, including but

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			not limited to <i>Minimum Distance Separation formulae</i> and the Right to Farm legislation.”
51.	New Item	101(2)d)	Is amended by deleting the words, “in accordance with Council-adopted Livestock Facility Guidelines.”
52.	New Item	101(2)	The Plan is amended by adding a new subsection to 101(2), after Section 101(2)f): g) Preserve the agricultural land base by protecting <i>prime agricultural areas</i> as identified on Map 1D.
53.	New Item	101(3)b)	Is amended by adding the words, “where appropriate” after the word “ <i>agriculture</i> ”.
54.	New Item	101(4j)[i]	Is amended by deleting the words, “farm helps or a retiring farmer” and replace them with “full-time farm help”.
55.	189	101(5) through 101.1(8) [new]	The Plan is amended by adding the following new Section after Section 101(4): “101(5) Develop and implement programs and plans to support and sustain agriculture in Halton, which may include, among others, the following: a) an agricultural facilitator acting as a direct and on-going liaison between the agricultural community and Regional Council, b) development of an economic development and investment strategy for agriculture in Halton, c) marketing and promotion of local agricultural products to Halton communities, d) farm succession planning including attracting new, young and immigrant farmers to Halton, e) financial support to promote environmental stewardship including the preparation of Environmental Farm Plans and Environmental Impact Assessments for agricultural buildings, and preservation and enhancement of natural areas and functions, f) fiscal tools including innovative tax policies, reduced development charges, and venture capitals for innovative agriculture, g) development and implementation of education programs to promote public awareness and support for the agricultural industry,

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			<p>h) programs for securing agricultural lands from non-farming landowners for long term agricultural uses by farmers, and</p> <p>i) use of Community Improvement Plans under the Planning Act to promote and support agriculture.”</p> <p>“Greenbelt Plan Policy Area</p> <p>“101.1 — The <i>objective</i> of the Greenbelt Plan Policy Area is to implement <i>policies</i> of the Provincial Greenbelt Plan.</p> <p>“101.2 — The Greenbelt Plan Policy Area is the equivalent of the Protected Countryside Area of the Greenbelt Plan to the north and west of the Niagara Escarpment Plan Area in <i>Halton</i>, as shown on Map 1. Within the Greenbelt Plan Policy Area, the Greenbelt Natural Heritage System is identified on Map 1 as an overlay, indicating certain constraints to or conditions for <i>development</i>.</p> <p>“101.3 — Sections 2.4, 3.0 and 4.0 of the Greenbelt Plan provide the general <i>policy</i> framework for the Greenbelt Plan Policy Area, but the City of Burlington and the Towns of Milton and Halton Hills shall provide detailed implementation <i>policies</i>, including the appropriate maps, in their respective Local Official Plans, in accordance with Section 5.3 of the Greenbelt Plan. Such detailed <i>policies</i> shall be consistent with the <i>goals, objectives and policies</i> of this Plan and may adopt or adopt with revisions Maps 1D, 1E, 1F and 1G of this Plan.</p> <p>“Greenbelt Natural Heritage System</p> <p>“101.4 — The <i>objective</i> of the Greenbelt Natural Heritage System is to implement <i>policies</i> of the Provincial Greenbelt Plan as they apply to its Natural Heritage System.</p> <p>“101.5 — The Greenbelt Natural Heritage System, shown as an overlay on top of the Greenbelt Plan Policy Area on Map 1, is the equivalent of the Natural Heritage System shown on Schedule 4 of the Greenbelt Plan 2005.</p> <p>“101.6 — The Greenbelt Natural Heritage System represents a system approach to protecting natural features and functions within the Greenbelt</p>

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			<p>Plan Policy Area and its construct is equivalent to that of the Regional Natural Heritage System as described in Section 115.3. The Key Features, referred to under Section 115.3(1), within the Greenbelt Natural Heritage System are shown on Map 1G, for the purpose of assisting the Local Municipalities in developing their detailed implementation policies in accordance with Section 101.3.</p> <p>“101.7 — While the Greenbelt Natural Heritage System and the Regional Natural Heritage System have different sets of planning policies, they complement each other and together implement Halton’s vision of a sustainable natural heritage system that preserves and enhances the biological diversity and ecological function of Halton.</p> <p>“101.8 — Development within the Greenbelt Natural Heritage System is subject to policies of the Greenbelt Plan as they apply to its Natural Heritage System and to detailed implementation policies in the Local Official Plan in accordance with Section 5.3 of the Greenbelt Plan.”</p>
56.	191	103	<p>Is deleted in its entirety and replaced with:</p> <p>“103. Hamlets are compact rural communities designed designated to accommodate the majority of future residential growth in the Rural Area and small scale industrial, commercial and institutional uses serving the farming and rural communities. The range of uses permitted in Hamlets are in accordance with the policies of this Plan and approved Area-Specific Plans for Hamlets. Within the Greenbelt Plan Protected Countryside Area, Hamlets cannot be expanded and only minor rounding out of the boundary may be considered.</p> <p>103.1 Hamlets located outside the Greenbelt Protected Countryside are not permitted to expand into the Greenbelt Plan Area”</p>
57.	197	107(1)	<p>Is amended by deleting the words “while having regard to other Regional goals and objectives.” having regard to” after “possible while” and replacing with “being consistent with”.</p>
58.	New Item	107(2)	<p>Is amended by deleting the words, “pits and quarries” and replacing them with “mineral aggregate operations”.</p>
59.	198	107(3)	<p>Is deleted in its entirety and replaced with:</p>

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			<p>“107(3) To ensure that <i>mineral aggregate</i> resource extraction operations occurs in a manner that minimizes social, environmental and human health impacts.</p> <p>“107(3.1) To ensure that the functions and features of the Greenbelt and Regional Natural Heritage Systems are maintained or, or where possible, enhanced during and after the extraction operations.”</p>
60.	New Item	107(4)	Is amended by deleting the words, “of pits and quarries” and replacing them with, “for <i>mineral aggregate operations</i> ”.
61.	199	107(5)	Is deleted in its entirety and replaced with the following, “To ensure the progressive and final rehabilitation of <i>mineral aggregate operations</i> to the appropriate after use.” Is amended by deleting the words “within the time frame of the licence” at the end of the Section.
62.	New Item	109(3)	Is amended by deleting the word “extraction”.
63.	202	109(4)	Is deleted in its entirety and replaced with: <p>“109(4) 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, provided that such associated facilities are:</p> <ol style="list-style-type: none"> a) directly associated with the extraction of <i>mineral aggregates resources</i> on the same site, where appropriate; b) designed to be temporary and not to be utilized after extraction has ceased; and c) located, where appropriate, in a manner that does not affect the immediate rehabilitation or enhancement of the site in accordance with an approved rehabilitation and enhancement plan,”
64.	205	110(1)	Is amended by adding the words “where applicable” after “Zoning By-laws”; and further by deleting the words “pits and quarries” and replacing them with “mineral aggregate operations” , and further, by adding the words for reasons of public health, public safety or environmental impact or which would preclude or hinder the expansion or continued use of such operations” at the end of the Section.
65.	206	110(2)	Is amended by deleting the word “pollution” after

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			"environmental" and replacing with "impact", and further by deleting the words, "Regional and Local" and adding the words "and Regional and Local policies" to the end of the Section.
66.	208	110(3.1) [new]	<p>The Plan is amended by adding the following new Section after Section 110(3):</p> <p>"110(3.1) Develop and maintain, in consultation and partnership with public agencies, aggregate industry and citizen groups, an Aggregate Resources Reference Manual which serves as a guidance document for Halton, which contains, among other things:</p> <ul style="list-style-type: none"> a) data, information and results of credible research on the Greenbelt and Regional Natural Heritage Systems, and surface and ground water systems in Halton, especially as these relate to the cumulative impacts on those systems of extractive operations in Halton and neighbouring municipalities, b) best practices and protocols on mitigative and restorative measures to minimize the social, environmental and human health impacts of extractive operations for both the short and long terms, and c) information, studies and proposed plans required to assist in the review of an application for a licence under the Aggregate Resources Act and applications for Official Plan amendments under the Planning Act."
67.	New Item	110(4)	<p>Is deleted in its entirety and replaced with:</p> <p>"Prior to the submission of an application for a new mineral aggregate operation or expansion to an existing operation, the Region shall encourage a pre-submission consultation with the applicant, the Province, Conservation Authorities and other relevant agencies to identify the content of studies and information to be provided to support the application, to scope or focus study requirements where appropriate, and to determine a process and an agreement of evaluation and peer review."</p>
68.	209	110(4) and 110(5)	<p>Are Is deleted in their its entirety and replaced with the following, "Require that social and human health impacts be minimized through air, noise and blasting studies completed in accordance with Provincial regulations and standards".</p>

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			reference "[Section number not in use.]"
69.	210	110(6)	Is amended by adding the words " <i>Mineral aggregate Resource</i> " after "Consider", and further by deleting the word "Areas", and further by deleting the words "Greenlands A or B" after "such Areas to" and replacing with "form part of the Greenbelt or Regional Natural Heritage System or the Agricultural Rural Area, and proposed after-uses shall conform to such designations" and further by deleting the words, "for agricultural use".
70.	New Item	110(6)	<p>The Plan is amended by adding the following new Sections after Section 110(6)"</p> <p>"110(6.1) Notwithstanding Section 110(6), require the rehabilitation of <i>mineral aggregate operations</i> in <i>Prime Agricultural Areas</i>, on prime agricultural lands, to be carried out to restore the lands to the same average areas and same average soil quality for <i>agriculture</i>.</p> <p>On prime agricultural lands, complete agricultural rehabilitation is not required if:</p> <p>a) There is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;</p> <p>b) Other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural land where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: Specialty Crop Areas, and Canada Land Inventory Class 1, 2 and 3 lands; and</p> <p>c) Agricultural rehabilitation in remaining areas is maximized.</p> <p>110(6.2) Any after use not permitted in Section 109 of this Plan shall require an amendment to the Regional Plan and where applicable, the Niagara Escarpment Plan."</p>

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71.	New Item	110(7)	Is amended by deleting the word “for” after the word “Plan” and replace it with “to designate”.
72.	211	110(7.1)	<p>Is deleted in its entirety and replaced with:</p> <p>“110(7.1) Prohibit new or expanded <i>Mineral aggregate operations</i> Resource Extraction Areas from locating in:</p> <ul style="list-style-type: none"> a) The Niagara Escarpment Plan Area except by amendment to the Escarpment Rural Area, b) Significant Wetlands as identified by the Province, c) Significant habitat of endangered species and threatened species as identified confirmed by the Province, except in accordance with the <i>Endangered Species Act, 2007</i>, d) <i>Significant woodlands</i> within the Greenbelt Natural Heritage System unless the woodland is occupied by young plantation or early successional habitat, as defined confirmed by the Province; such prohibition only applies to new extractive operations within the Greenbelt Natural Heritage System and is subject to policies of the Greenbelt Plan; e) For quarries, Areas within 200 m of the Escarpment Brow, as determined by the <i>Niagara Escarpment Commission</i>, and f) The Urban Area, the North Aldershot Policy Area and Hamlets as identified by policies of this Plan.”
73.	212	110(7.2)	<p>Is deleted in its entirety and replaced with:</p> <p>“110(7.2) Where the proposal has the potential to negatively affect <i>Key Features</i> of the Regional Natural Heritage System, other than those under Sections 110(7.1)b), 110(7.1)c) and 110(7.1)d) where development is prohibited, require the proponent to demonstrate through an EIA that the proposal will result in no negative impact on the <i>Key Features</i> or their ecological functions for which the area is identified. Where the proposal includes or negatively affects areas of the Greenbelt or Regional Natural Heritage System other than</p>

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			<p>those under Sections 110(7.1)b), 110(7.1)c) and 110(7.1)d), which are prohibited from extraction, require the proponent to demonstrate that the proposal is consistent with the Provincial Policy Statement and the Provincial Greenbelt Plan where applicable and will result in, foremost, no negative impact on the functions or features of the Natural Heritage System.</p> <p>110(7.3) Notwithstanding Section 110(7.2), where an application for a new or expanded <i>mineral aggregate operation</i> is proposed outside the Protected Countryside Area of the Greenbelt Plan, the demonstration of no negative impact will be limited to the <i>Key Features</i> identified in Section 115.3(1)a) to 115.3(1)h) of this Plan.</p> <p>110(7.4) Within the Greenbelt Natural Heritage System, as shown in the Greenbelt Plan:</p> <ul style="list-style-type: none"> a) require any application to amend this Plan to designate a new <i>mineral aggregate operation</i>, or to establish a new wayside pit or quarry in <i>Key Features</i>, not identified in Section 110(7.1), and any <i>vegetation protection zones</i> associated with these to demonstrate: <ul style="list-style-type: none"> i) how the water resources will be protected or enhanced in accordance with Section 110(3); and ii) that the relevant provisions of the Greenbelt Plan have been addressed, and that they will be met by the operation; and b) An application for the expansion of an existing <i>mineral aggregate operation</i> may be permitted within <i>Key Features</i>, except those identified in Section 110(7.1)b) and 110(7.1)c) and in any associated <i>vegetation protection zones</i> only if the related decision is consistent with the Provincial Policy Statement. c) require any application for a new <i>mineral aggregate operation</i> or the expansion of an existing <i>mineral aggregate operation</i> to

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			<p>demonstrate:</p> <ul style="list-style-type: none"> i) how the connectivity between Key Features will be maintained before, during and after the extraction of mineral aggregates; ii) how the operator could immediately replace any habitat that would be lost from the site with equivalent habitat on another part of the site or on adjacent lands; and iii) how the water resources system will be protected or enhanced in accordance with Section 110(3). <p>110(7.5) Where the proponent has satisfied the requirements of Section 110(7.2) or Section 110(7.4), as applicable, require any application for a new <i>mineral aggregate operation</i> or the expansion of an existing <i>mineral aggregate operation</i> to Following such demonstration, the Region may consider a “net environmental gain” approach to the preservation and enhancement of the Regional Natural Heritage System based on the following principles:</p> <ul style="list-style-type: none"> a) The consideration of net environmental gain is not intended to relieve the proponent from having to demonstrate how the proposal will have no negative impact in accordance with Provincial Plans and policies. b) <i>Outside Prime Agricultural Areas, or where agricultural rehabilitation is not required in accordance with Section 110(6.1), the site is to be rehabilitated to function as part of the Regional Natural Heritage System.</i> c) The <i>Key Features</i> and ecological functions of the Regional Natural Heritage System will, <i>where possible</i>, be enhanced both in the short and long terms as a result of implementing the rehabilitative plan of the proposed extractive operation <i>and/or an off-site enhancement plan</i>. Such enhancements may include but not necessarily be limited to: <ul style="list-style-type: none"> [i] increase in the spatial extent of the Regional Natural Heritage System,

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			<ul style="list-style-type: none"> [ii] increase in biological and habitat diversity, [iii] enhancement of ecological system function, [iv] enhancement of wildlife habitat, [v] enhancement of natural succession, [vi] creation of new wetlands or woodlands, [vii] enhancement of riparian corridors, [viii] enhancement of groundwater recharge or discharge areas, and [ix] establishment or enhancement of linkages between significant natural heritage features or areas. <p>d) Priorities for restorations or enhancements to the Regional Natural Heritage System through post-extraction rehabilitation shall be based on the following in descending order of priority: Restorations or enhancements to the Natural Heritage System through post-extraction rehabilitation shall be based on the following order of descending priorities:</p> <ul style="list-style-type: none"> [i] restoration to the original features and functions on the areas directly affected by the extractive operations, [ii] enhancements to the Regional Natural Heritage System by adding features and functions on the balance of the site, [iii] enhancements to the Regional Natural Heritage System by adding features and functions in areas immediately surrounding the site, [iv] enhancements to that part of the Regional Natural Heritage System in the general vicinity of the site, and [v] enhancements to other parts of the Regional Natural Heritage System in Halton. <p>e) Where practical, restorations or enhancements shall proceed immediately after extraction.</p> <p>f) Consideration should be given to the transfer</p>

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			of the ownership of any privately owned rehabilitated or enhanced lands to a public body. g) A detailed implementation plan of the proposed restorations and enhancements shall form part of the rehabilitation plan in the site plan or as a condition of the licence under the Aggregate Resources Act.”
74.	213	110(7.63) [new]	The Plan is amended by adding the following new Section after Section 110(7.42): “110(7.63) Consider applications for an amendment to this Plan to designate for a new or expanded Mineral Resource Extraction Area under the Planning Act to be complete on the basis of Sections 187(10) and the Aggregate Resources Reference Manual for Halton under Section 110(3.1) of this Plan.”
75.	214	110(8) Preamble	Is amended by deleting the word “for” and replacing it with adding the words “to designate”, and further by adding the words “or expanded” after “for new”.
76.	New Item	110(8)a and b)	Are deleted in their entirety.
77.	215	110(8)c) Preamble and 118(8)c)[i]	Are deleted in their entirety and replaced with: “c) adverse effects on, and proposed measures to minimize such adverse effects: [i] the Greenbelt and Regional Natural Heritage Systems in accordance with Section 110(7.2),”
78.	218	110(8)c)[v] and [vi]	Is amended by adding the word “system” at the end of the subsection [v] and deleting the word “farming” and replacing it with “agriculture” in subsection [vi]. Also, delete the word “and” at the end of subsection [vi].
79.	New Item	110(8)c)	The Plan is amended by adding the following new subsections: “110(8)c)viii) air quality, and 110(8)c)ix) the Greenbelt Natural Heritage System in accordance with Section 110(7.4).”
80.	222	110(8.1) and 110(8.2) [new]	The Plan is amended by adding the following new Sections after Section 110(8): “110(8.1) Support the progressive and final rehabilitation of extractive operations that:

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			<p>a) takes place in a timely fashion;</p> <p>b) limits the amount of disturbed area at any one time to a minimum; and</p> <p>c) adopts prevailing best management practices, and</p> <p>d) Conforms with the applicable policies of the Greenbelt Plan.</p> <p>“110(8.2) Discourage the use of adaptive management plans or similar measures that will require continuous or perpetual active on-site management during and after extraction post-rehabilitation.”</p>
81.	223	110(9)	Is amended by adding the words “Niagara Escarpment Commission” after “authorities,”; and further, by deleting the word “for” and replacing it with the words “to designate” , and further by adding the words “or expanded” after “new”.
82.	224	110(9.1) [new]	<p>The Plan is amended by adding the following new Section after Section 110(9):</p> <p>“110(9.1) Encourage the proponent of new or expanded Mineral Resource Extraction Areas to have regard to the Aggregate Resources Reference Manual for Halton under Section 110(3.1) of this Plan and to engage in pre-consultation with the Region and public agencies in accordance with Section 110(4). early in the process and prior to the submission of the applications for licence and Planning Act approvals.”</p>
83.	225	110(11) through 110(14) [new]	<p>The Plan is amended by adding the following new Sections after Section 110(10):</p> <p>“110(11) Require the proponent of a new or expanded Mineral Resource Extraction Area to demonstrate to the satisfaction of the Region that the transportation of aggregate and related products associated with the proposed extractive operation can be adequately accommodated by the transportation system in Halton in accordance with Regional standards and policies with minimal social, environmental and human health impacts. Any improvements to the Regional and Local transportation infrastructure to accommodate the transportation of aggregate shall be at the expense of the proponent. Alternative routes and alternative modes for transporting the products</p>

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			<p>shall be considered and evaluated.</p> <p>“110(12) Provide to Regional Council no less frequently than every two years a State of Aggregate Resources in Halton report that contains, among other things:</p> <ul style="list-style-type: none"> a) number of active licences, as well as new, suspended, revoked, and surrendered licenses, b) an overview of active extractive operations in Halton, including the total area under extraction, the amount of aggregate produced, and the primary destinations of these products, c) history of complaints on the extractive operations and transportation of aggregate products and their status, d) history of violations of site plan or conditions of licence under the Aggregate Resources Act and their status, e) status of the implementation of approved rehabilitation plans, f) status of the operation and implementation of approved adaptive management plans, g) an assessment of the cumulative impact of extractive operations on both the Greenbelt and Regional Natural Heritage Systems, and h) number and status of active and potential applications for to designate Mineral Resource Extraction Areas. <p>“110(13) Request the Province to undertake, in consultation with the Region, Local Municipalities and Conservation Authorities, regular reviews of site plans and conditions of active licences in Halton under the Aggregate Resources Act, at least once every five years.</p> <p>“110(14) Seek changes to Provincial legislation and regulations to:</p> <ul style="list-style-type: none"> a) require mandatory review of site plans and conditions of licences under the Aggregate Resources Act no less frequently than every five years, b) permit delegation to upper-tier or single-tier

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			<p>municipalities and conservation authorities the review and enforcement of site plans and conditions of licences under the Aggregate Resources Act, and</p> <p>c) establish a fund to safeguard defaults and ensure long term funding in the implementation of rehabilitative plans and adaptive management plans and other obligations of extraction operators.</p>
84.	227	111(1)	<p>Is deleted in its entirety and replaced with the following, “To recognize existing <i>mineral aggregate</i> operations and protect them from activities that would preclude or hinder their continued use or expansion.” Is amended by adding the words “mineral resources areas” after “protect”.</p>
85.	228	111(2)	<p>Is deleted in its entirety and replaced with the following, “To protect known mineral aggregate deposits and areas of high potential mineral aggregate resources, as shown on Map 1E, for potential future extraction.” reference “[Section number not in use.]”.</p>
86.	229	111(3)	<p>Is deleted in its entirety. Is amended by deleting the words “, as is realistically possible in the context of other land use planning objectives of this Plan and in recognition of the continuing local, Regional and provincial demand forecast for mineral aggregate” after “future extraction” and replacing with “as realistically as possible”.</p>
87.	230	112(1)	<p>Is deleted in its entirety and replaced with:</p> <p>“112(1) Protect high potential <i>mineral aggregate</i> resource areas consisting of primary and secondary sand and gravel resource areas and selected bedrock/shale resource areas as shown on Map 1EE, which is generally based on mapping supplied by the Ministry of Northern Development, and Mines and Forestry or the Ministry of Natural Resources, with exclusion of certain areas considered to be unsuitable for extraction based largely on Section 110(7.1) of this Plan, Provincial policies and Provincial Plans. The identification of these <i>mineral aggregate</i> resource areas on Map 1EE does not imply support by the Region for any licence application under the Aggregate Resources Act in these areas or for any amendment to this Plan thereof.”</p>
88.	New	112(2)	<p>Is amended by adding the word “aggregate” after the word</p>

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	Item		"mineral".
89.	New Item	112(2)c)	Is amended by deleting the words, "being located adjacent to a potential future extraction operation".
90.	236	114.1(6) [new]	<p>The Plan is amended by adding the following new Section 114.1(6) after Section 114.1(5):</p> <p>"114.1(6) To protect or enhance Key Features, without limiting the ability of existing <i>agricultural uses</i> to continue.:</p> <ul style="list-style-type: none"> a) significant habitat of endangered and threatened species, b) significant wetlands, c) significant coastal wetlands, d) significant woodlands, e) significant valleylands, f) significant wildlife habitat, and g) significant areas of natural and scientific interest."
91.	New Item	114.1(9)	Is amended by deleting the word "ecosystems" and replacing it with "the Key Features and their ecological functions."
92.	237	114.1(19) [new]	<p>The Plan is amended by adding the following new Section after Section 114.1(18):</p> <p>"114.1(19) Outside the Key Features, to To recognize and support agriculture as a primary activity, in accordance with the policies in 139.1".</p>

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93.	239	115.2 through 115.4 [new]	<p>The Plan is amended by adding the following new Sections after Section 115.1:</p> <p>“115.2 The Regional Natural Heritage System consists of:</p> <p>115.2(1) areas so designated on Map 1,</p> <p>115.2(2) the shoreline along Lake Ontario and Burlington Bay, and</p> <p>115.2(3) significant habitats of endangered species and threatened species not included in the designation on Map 1.</p> <p>“115.3 The Regional Natural Heritage System is a system approach to protecting and enhancing natural features and functions and is scientifically structured on the basis of the following components:</p> <p>115.3(1) Key Features as shown on Map 1 GF, include:</p> <ul style="list-style-type: none"> a) significant habitat of endangered and threatened species, b) significant wetlands, c) significant coastal wetlands, d) significant woodlands, e) significant valleylands, f) significant wildlife habitat, g) significant areas of natural and scientific interest, h) fish habitat, i) sand barrens, savannahs and tall grass prairies, j) permanent and intermittent streams, k) lakes, and l) seepage areas and springs, and m) alvars <p>115.3(2) enhancements to the Key Features including Centres for Biodiversity,</p> <p>115.3(3) linkages, and</p> <p>115.3(4) buffers.</p>

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			<p>“115.4 Included within the Regional Natural Heritage System are::</p> <p>115.4(1) Escarpment Natural Area and Escarpment Protection Area as identified in the Niagara Escarpment Plan, and</p> <p>115.4(2) Regulated Flood Plains as determined and mapped by the appropriate Conservation Authority.</p> <p>115.4(3) The Greenbelt Natural Heritage System as identified in the Greenbelt Plan, and shown on Map 1A.”</p>
94.	241	116.1	<p>Is deleted in its entirety and replaced with:</p> <p>“116.1 The mapping of certain components of the Regional Natural Heritage System may be updated, with additions, deletions and/or boundary adjustments, through programs of the Ministry of Natural Resources, Conservation Authorities and/or the Region. As well, the boundaries of the Regional Natural Heritage System and/or its Key Features may be refined through the preparation of Area-Specific Plans, Sub-watershed studies or individual Environmental Impact Assessments, provided such refinements are based on established criteria recognized by the Province and Region. Refinements to the Greenbelt Natural Heritage System are not permitted. The Region will maintain mapping showing such changes, provide notification to affected landowners, and incorporate them expeditiously by amendment to this Plan.”</p>
95.	244	117.1 [new]	<p>The Plan is amended by adding the following new Section after Section 117:</p> <p>“117.1 Subject to other policies of this Plan, applicable detailed development criteria of the Niagara Escarpment Plan, applicable policies of the Greenbelt Plan, applicable Local Official Plan policies and Zoning By-laws, and Conservation Authority regulations, the following uses may be permitted:</p> <p>117.1(1) All types, sizes and intensities of agricultural operations outside</p>

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			<p>Escarpment Natural Area and Key Features of the Regional Natural Heritage System,</p> <p>117.1(2) normal farm practices,</p> <p>117.1(3) existing uses including existing agricultural operations,</p> <p>117.1(4) single detached dwelling on existing lots,</p> <p>117.1(5) dwellings accessory to agricultural operation, except within the Escarpment Natural Area and which must be mobile or portable if located elsewhere within the Niagara Escarpment Plan Area,</p> <p>117.1(6) non-intensive recreation uses such as nature viewing and pedestrian trail activities, only on publicly owned lands or on the Bruce Trail,</p> <p>117.1(7) forest, fisheries and wildlife management,</p> <p>117.1(8) archaeological activities,</p> <p>117.1(9) essential transportation and utility facilities,</p> <p>117.1(10) accessory buildings, structures and facilities (e.g., a garage or farm pond) and site modifications required to accommodate them,</p> <p>117.1(11) incidental uses (e.g., swimming pools, tennis courts) and site modifications to accommodate them, provided that the impact on the natural environment is minimal,</p> <p>117.1(12) uses permitted in an approved Niagara Escarpment Park and Open Space Master/Management Plan, if the subject land is located within the Niagara Escarpment Plan Area,</p> <p>117.1(13) home occupations and cottage industries with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser,</p>

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			<p>117.1(14) following uses in an existing building but any new buildings or building expansions accommodating the use are to be located outside the Key Features of the Regional Natural Heritage System:</p> <p>a) bed and breakfast establishments with three or fewer guest bedrooms,</p> <p>b) veterinary clinics serving primarily the agricultural community except in the Escarpment Natural Area, and</p> <p>c) animal kennels in conjunction with a single detached dwelling except in the Escarpment Natural Area,</p> <p>117.1(15) <i>essential watershed management</i> and flood and erosion control projects either carried out or supervised by a public authority or approved in a Local Official Plan on the date of approval of the amendment to this Plan introducing this provision as of December 16, 2009.</p> <p>117.1(16) outside the Escarpment Natural Area or the Key Features of the Regional Natural Heritage System, following uses only if located on a commercial farm and secondary to the farming operation:</p> <p>a) home industries with a gross floor area not exceeding 200 sq m,</p> <p>b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm,</p> <p>c) agriculture-related tourism uses with a gross floor area not exceeding 500 sq m, and</p> <p>d) small-scale businesses that provide supplementary rental income to the farming operation provided that:</p> <p>[i] such uses are permitted by</p>

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			<p>specific Local Official Plan policies and Local Zoning By-laws;</p> <ul style="list-style-type: none"> <li data-bbox="979 436 1442 531">[ii] their scale is minor and does not change the appearance of the farming operation; <li data-bbox="979 548 1442 741">[iii] their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding agricultural uses; and <li data-bbox="979 758 1442 888">[iv] they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council, <p>e) subject to site plan approval by the Local Municipality, horticultural trade uses provided that:</p> <ul style="list-style-type: none"> <li data-bbox="979 1014 1442 1077">[i] the use meets all the criteria under Sections 100(21)d); <li data-bbox="979 1094 1442 1188">[ii] the farm property accommodating the use is at least 4 hectares in size; <li data-bbox="979 1205 1442 1367">[iii] at least 80 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants; <li data-bbox="979 1383 1442 1577">[iv] the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no tree removals; <li data-bbox="979 1593 1442 1688">[v] the gross floor area for the use does not exceed 500 sq m; <li data-bbox="979 1705 1442 1799">[vi] the outdoor storage area for the use does not exceed 1,000 sq m; <li data-bbox="979 1816 1442 1841">[vii] the use including buildings,

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			<p>outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public highways; and</p> <p>[viii] the use can be accommodated by the private water supply and waste water treatment systems located on the property.</p> <p>f) the following uses:</p> <ul style="list-style-type: none"> i) veterinary clinics, serving primarily the agricultural community; ii) animal kennels, in conjunction with a single detached dwelling; and iii) bed and breakfast establishments with three or fewer guest rooms. <p>117.1(17) with a valid licence issued pursuant to the Aggregate Resources Act, mineral aggregate resource extraction and accessory uses on the expanded portion of an existing sandstone quarry located on the east half of Lot 21, Concession V, former Township of Esquesing, in the Town of Halton Hills.</p> <p>117.1(18) greenhouses, stockpiling and processing of soil, processing and sale of local farm products, sale of garden centre or landscaping products, sale and storage of bulk firewood and hay, cold storage and fruit packing operation, and incidental facilities necessary to support these uses on approximately 7.1 hectares of lands described as Parts 1, 2 and 3, Plan 20R-15247 located on Part Lot 18, Concession I, North of Dundas Street in the City of Burlington.”</p>
96.	245	118(1)	<p>Is deleted in its entirety and replaced with: “118(1) Require Local Official Plans and Zoning By-laws to recognize the Regional Natural Heritage System</p>

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			<p>and Key Features as identified in this Plan and include policies and maps to implement policies of this Plan.</p> <p>118(1.1) Require Local Municipalities in their official plans to protect the Regional Natural Heritage System and Key Features listed in Section 115.3(1) but not mapped on Map 1F through appropriate Area Specific Plans or studies related to development and/or site alteration applications.”</p>
97.	246	118(2)	<p>Is deleted in its entirety and replaced with the following:</p> <p>“118(2) Prohibit development and site alteration within Key Features, except in accordance with the policies of this Plan.</p> <p>118(2.1) Prohibit development or site alteration on lands adjacent to Key Features unless the proponent has evaluated the ecological function of the adjacent lands through an Environment Impact Assessment in accordance with Section 118(3).</p> <p>118(2.2) Notwithstanding Sections 118(2) and 118(2.1), permit the following uses within Key Features, subject to the applicable policies of the Niagara Escarpment Plan and this Plan:</p> <ul style="list-style-type: none"> a) Forest, fisheries and wildlife management that is carried out in a manner that maintains or, where possible, improves these features and their functions; b) Conservation and flood or erosion control projects if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; c) Archaeological Uses; d) Essential transportation and utility facilities; e) Non-intensive recreation uses such as nature viewing, pedestrian trails, and small-scale structures (such as boardwalks, footbridges, fences, docks, and picnic facilities), where negative impacts are minimized; f) Existing uses, including existing agricultural uses, subject to Section 118(24) of this Plan; and g) Mineral aggregate resource extraction,

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			<p style="text-align: center;">subject to the policies of Section 110 of this Plan.</p> <p>”Is amended by deleting the words “physical and/or biological features” after “alteration of the” and replacing with “features and their ecological functions”, and further by deleting the word “Greenlands” after “within the” and replacing with “Regional Natural Heritage”.</p>
98.	247	118(3)	<p>Is deleted in its entirety and replaced with:</p> <p>“118(3) Require the proponent of any development or site alteration, including public works, that is located wholly or partially inside or within 120 m of the a Key Feature within the Regional Natural Heritage System to carry out an Environmental Impact Assessment (EIA), unless:</p> <ul style="list-style-type: none"> a) [Section number not in use.] b) it is a use conforming to the Local Official Plan and permitted by Local Zoning By-laws; c) it is a use requiring only an amendment to the Local Zoning By-law and is exempt from this requirement by the Local Official Plan; or d) exempt or modified by specific policies of this Plan. <p>The purpose of an EIA is to demonstrate that the proposed development will result in no overall negative impacts to the functions and features of that portion of the Regional Natural Heritage System affected by the development by identifying natural features, functions and values and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, <i>vegetation protection zones</i>, and opportunities for enhancement.”</p>
99.	248	118(3.1) through 118(3.3) [new]	<p>The Plan is amended by adding the following new Sections after Section 118(3):</p> <p>“118(3.1) The EIA will identify a vegetation protection zone which:</p> <ul style="list-style-type: none"> a) is of sufficient width to protect the Key Feature and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature

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			<p>and/or its function; and</p> <p>b) is established to achieve, and be maintained as natural self-sustaining vegetation. For proposed agricultural buildings with a footprint not exceeding 1,000 sq m or single detached dwellings on existing lots and their incidental uses, reduce the requirement for EIA under Section 118(3) to only where the proposed building is located wholly or partially inside or within 30 m of any Key Feature of the Regional Natural Heritage System. If the proposed agricultural building is located entirely within the boundary of an existing farm building cluster surrounded by woodlands, no EIA is required as long as there is no tree removal involved.</p> <p>118(3.2) Notwithstanding Section 118(3.1), require a minimum vegetation protection zone of 30 metres wide for wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes, and significant woodlands, measured from the outside boundary of the Key Feature. For proposed agricultural buildings with a footprint over 1,000 sq m, reduce the requirement for EIA under Section 118(3) to only where the proposed building is located wholly or partially inside or within 30 m of the Natural Heritage System.</p> <p>118(3.3) Notwithstanding Sections 118(3), 118(3.1) and 118(3.2), new agricultural buildings and structures are not required undertake an EIA but are required to provide a 30 metre vegetation protection zone from Key Features. This vegetation protection zone may consist of natural self-sustaining vegetation or agricultural crops if the land is, and will continue to be, used for agricultural purposes. However, best management practices should be pursued to protect and/or restore Key Features and functions. Assist the proponent in carrying out the EIA required for an agricultural building under Section 118(3.1) through a scoped EIA and/or by providing financial aid and/or in-kind service."</p>
100.	New Item	118(20) to	The Plan is amended by adding the following new Sections: "118(20) Prohibit the creation of new lots for

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		118(24)	residential purposes, except in Hamlets or Rural Clusters.
		118(21)	Permit sewage and water services as described in Section 101(1.3).
		118(22)	Recognize and protect lands within prime agricultural areas, as shown on Map 1D, in accordance with Section 139.1.
		118(23)	Require new land uses, including the creation of lots, and new or expanding livestock facilities to comply with the provincially developed Minimum Distance Separation formulae.
		118(24)	Permit the expansion of existing agricultural buildings and structures, residential dwellings, and accessory uses to both, within Key Features, subject to the following: <ul style="list-style-type: none"> a) there is no alternative and the expansion, alteration or establishment is directed away from the Key Feature to the maximum extent possible; and b) The impact of the expansion or alteration on the Key Feature and its functions is minimized to the maximum extent possible.”
101.	260	128(2) [relocated to 118(11)]	Is re-numbered as Section 118(11) and placed after Section 118(10), and thus relocated, is amended by deleting the words “Greenlands A” after “uses within” and replacing with “ Provincially Significant Wetlands and hazard lands”, and is further amended by deleting the words “based on consultation by the Local Municipality with the appropriate <i>Conservation Authority</i> ,” and replacing them with “Special Policy Areas, including any policy or boundary changes thereto, must be approved by”, and is further amended by deleting the word “Ministry” and replacing it with the word “Minister” where it appears, and adding the following words to the end of the section, “prior to municipal adoption”.
102.	262	128(3) [relocated to 118(12)]	Is re-numbered as Section 118(12) and placed after Section 118(11), and thus relocated, is amended by deleting the words “Greenlands A” after “setbacks from” and replacing with “ Provincially Significant Wetlands and Regulated Flood Plains”, and further, by adding the words “or their occupants” to the end of the Section.
103.	263	128(4) [relocated	Is re-numbered as Section 118(13) and placed after Section 118(12), and thus relocated, is amended by deleting the

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		to 118(13)]	word "Area".
104.	276	139.1 and 139.2(+)	<p>Are deleted in their entirety, including the title, "Ninth Line Corridor Policy Area" and replaced with the following new Section:</p> <p><i>"Prime Agricultural Areas</i></p> <p>139.1 The goal of the Prime Agricultural Area is to protect and enhance the land base for the long-term use of agriculture.</p> <p>The objectives of Prime Agricultural Areas are:</p> <p>139.1(1) To promote and support agriculture as a primary land use.</p> <p>139.1(2) To prohibit the development of non-agricultural uses, except where permitted by the policies of this plan.</p> <p>139.1(3) To prevent the fragmentation of the agricultural land base.</p> <p>139.1(4) To recognize, encourage and support agriculture as an industry in Halton Region in accordance with Sections 101(2) to 101(5).</p> <p>It is the policy of the Region to:</p> <p>139.1(5) Permit a full range of agricultural, agricultural-related and secondary uses within Prime Agricultural Areas, subject to the applicable Key Feature policies in Section 118 of this Plan.</p> <p>139.1(6) Ensure that permitted uses in the Agricultural Rural Area and the Regional Natural Heritage System designations, where they overlap with Prime Agricultural Areas, shall comply with Section 139.1(5).</p> <p>139.1(7) Require Local Municipalities to designate Prime Agricultural Areas in accordance with Map 1D, within their Official Plans and include detailed supporting policies which implement the related goals, objectives and policies of this Plan.</p> <p>139.1(8) Within the Greenbelt Plan Area, prohibit the</p>

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			<p>redesignation of land within Prime Agricultural Areas to permit non-agricultural uses, except where permitted by the Greenbelt Plan.</p> <p>139.1(9) Outside the Greenbelt Plan Area, permit the removal of land from Prime Agricultural Areas only where the following have been demonstrated through appropriate studies to the satisfaction of Regional Council:</p> <ul style="list-style-type: none"> a) necessity for such uses within the planning horizon for additional land to be designated to accommodate the proposed uses; b) amount of land area needed for such uses; c) reasons for the choice of location; d) justification that there are no reasonable alternate locations of lower capability agricultural lands; e) no negative impact to adjacent agricultural operations and the natural environment; f) there are no reasonable alternatives that avoid Prime Agricultural Areas as shown on Map 1D, and g) the land does not comprise a specialty crop area.” <p>Is amended by deleting the words “407 transitway” after “inter-regional” and replacing with “Highway 407 higher order transit”.</p>
See 104	277	139.1(2)	<p>Is deleted in its entirety and replaced with the following: “139.1(2) To provide for <i>development</i> at the future <i>higher order transit</i> station locations that encourage and support such <i>development</i> while permitting limited <i>development</i> throughout the rest of the Corridor.”</p>
See 104	278	139.2(1)b)	<p>Is amended by deleting the word “Greenlands” at the end of the Section and replacing with “Regional Natural Heritage System”.</p>
105.	279	139.3 through 139.11 [new]	<p>The Plan is amended by adding the following new Sections after Section 139.2: “CONSTRAINTS TO DEVELOPMENT AREA SPECIFIC POLICIES</p>

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			<p>“139.3 In addition to the land use designations that prescribe conditions for development, there are six areas where development is subject to further conditions or constraints. They are:</p> <p>139.3(1) Parkway Belt Transportation and Utility Corridors, as shown on Map 1B,</p> <p>139.3(2) Future Strategic Employment Areas, as shown on Map 1C,</p> <p>139.3(3) Municipal Wellhead Protection Zones, as shown on Map 1CD,</p> <p>139.3(4) Prime Agricultural Areas, as shown on Map 1E,</p> <p>139.3(5) Identified Mineral Aggregate Resources Areas, as shown on Map 1FE, and</p> <p>139.3(6) Key Features within the Greenbelt and Regional Natural Heritage Systems, as shown on Map 1GF.</p> <p>“Parkway Belt Transportation and Utility Corridors</p> <p>“139.4 The purpose of the Parkway Belt Transportation and Utility Corridors, as shown on Map 1B, is to recognize lands that have been identified by the Parkway Belt West Plan to accommodate future linear facilities for transportation, community and utility purposes.</p> <p>“139.5 It is the policy of the Region to:</p> <p>139.5(1) Require Local Official Plans and Zoning By-laws to include mapping and policies to protect the Parkway Belt Transportation and Utility Corridors from incompatible uses.</p> <p>139.5(2) Permit within the Parkway Belt Transportation and Utility Corridors, subject to other policies of this Plan, linear transportation, communication, and utility facilities, including necessary accessory facilities and installations such as interchanges, transformer stations, and treatment plants that are part of the linear distribution or collection networks.</p> <p>“Future Strategic Employment Areas</p>

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			<p>“139.6 — The purpose of the Future Strategic Employment Areas, as shown on Map 1C, is to protect lands from incompatible uses that are strategically located with respect to major transportation facilities such that they are best suited for employment purposes to meet employment land needs beyond the planning horizon of 2031.</p> <p>“139.7 — It is the policy of the Region to:</p> <p>139.7(1) — Prohibit the re-designation of lands within the Future Strategic Employment Areas to uses that are incompatible with employment uses in the long term, especially non-farm uses such as institutional and recreational uses.</p> <p>139.7(2) — Require Local Official Plans and Zoning By-laws to include mapping and policies for the Future Strategic Employment Areas in accordance with policies of this Plan.</p> <p>139.7(3) — Investigate, as part of the Joint Infrastructure Staging Plan, the feasibility and costs to service the Future Strategic Employment Areas but the provision for servicing these lands, including the over-sizing of certain infrastructure components, are subject to other policies of this Plan.</p> <p>139.7(4) — Consider the inclusion of any of the Future Strategic Employment Areas into the Urban Area prior to 2031 only through a <i>municipal comprehensive review</i>, as part of the <i>Region's</i> statutory five-year review of its Official Plan, if it can be demonstrated that the Region and Local Municipalities will not be able to, through <i>intensification</i> and <i>development outside the built boundary</i>, meet the employment targets set out in Table 1.</p> <p>“Municipal Wellhead Protection Zones</p> <p>“139.8 The purpose of the Municipal Wellhead Protection Zones, as shown on Map 1CD is to assist in the implementation of Sections 145(2) through 145(4),</p>

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			<p>policies designed to protect the source of municipal well water from contamination.</p> <p>“Prime Agricultural Areas</p> <p>“139.9 — The purpose of the <i>Prime Agricultural Areas</i>, as shown on Map 1E, is to assist in interpreting policies of this Plan and to assist the City of Burlington and the Towns of Milton and Halton Hills in developing detailed implementation policies for their respective Official Plan within the Greenbelt Plan Policy Area, as described under Section 101.3.</p> <p>“139.9.1 The Prime Agricultural Areas shown on Map 1E include lands in the Agricultural Rural Area, Greenbelt Plan Policy Area, Greenbelt Natural Heritage System and Regional Natural Heritage System designations. Together these lands support and advance the goal to maintain a permanently secure, economically viable agricultural industry and to preserve the open space character and landscape of Halton's non-urbanized area.</p> <p>“Identified Mineral Resources Areas</p> <p>“139.10 The purpose of the Identified Mineral Resources Areas, as shown on Map 1E, is to assist in the implementation of Sections 112(1) and 112(2), policies designed to protect high potential mineral aggregate resources areas from incompatible land uses.</p> <p>“Key Features within the Greenbelt and Regional Natural Heritage Systems</p> <p>139.11 The purpose of the Key Features within the Greenbelt and Regional Natural Heritage Systems, as identified in Section 115.3(1), and shown on Map 1G, is to assist in the implementation of permitted use policies in the Regional Natural Heritage System and the requirement for Environmental Impact Assessments, as well as to assist the City of Burlington and the Towns of Milton and Halton Hills in developing detailed implementation policies for the Greenbelt Plan Policy Area.</p> <p>139.12 There may exist other Key Features within the</p>

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			Regional Natural Heritage System that are not shown on Map 1F, or that may exist in other land use designations, such as the Agricultural Rural Area. Local municipalities in their official plans shall ensure that these Key Features are protected through appropriate Area-Specific Plans or studies related to development and/or site alteration applications in accordance with Section 118.”
106.	310	145(1)	Is amended by deleting the words “Section 92(1)” at the end of the Section and replacing with “Section 101(1.1), and Guidelines for Hydrological Studies and Best Management Practices for Groundwater Protection as described in Section 101(1.4)”.
107.	311	145(2)	Is deleted in its entirety and replaced with: “145(2) Identify the following Municipal Wellhead Protection Zones as shown on Map 1D C, based on the migratory pattern of groundwater upstream from each of the active municipal wells supplying water to Halton: a) Zone 1—100-day travel time, which is immediately adjacent to the municipal well and allows limited time for natural remediation of any contaminants in the groundwater. b) Zone 2—100-day to 2-year travel time, which is considered to be close to the wellhead, whereby groundwater contaminated with petroleum hydrocarbons or industrial solvents within this area would arrive at the well in a relatively short time frame. c) Zone 3—2-year to 10-year travel time, which is further from the wellhead, whereby any groundwater contamination within this area would have some time to be attenuated and diluted before reaching the municipal well; in addition, there may be sufficient time to secure a new water supply or undertake remedial action prior to the contamination of the wellhead.”
108.	408	165	Is amended by changing the title of the Section to “Cultural Heritage Resources” and by adding the word “cultural” after the words “The goal for”, and further by deleting the word “, natural” after “protect the material, cultural”.
109.	New	167	Is amended by replacing the words “Heritage Features” with

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	Item		the words “Cultural Heritage Resources” where they appear in subsections (1), (2), (3) and (3)c).
110.	New Item	167(3)	Is amended by deleting the words “involving, in, or near defined” and replacing them with, “on adjacent lands to protected”.
111.	411	167(4)	Is amended by deleting the word “Master” after “Archaeological” and replacing with “Management”; and further by adding the words “and areas of archaeological potential” after the words “archaeological resources”; and further by adding the words “, and update such a Plan as part of the statutory five-year review of this Plan” at the end of the Section.
112.	426	170(2)	Is amended by replacing the word “target” with “forecast” after the word “employment”, and further by deleting the words “Section 77(2) of this Plan” at the end of the Section and replacing with “Section 77(1) of this Plan and specify such targets forecast by type to respond to global and regional economic trends”.
113.	427	170(2.1) [new]	The Plan is amended by adding the following new Section after Section 170(2): “170(2.1) Monitor, through regular reports to Council, the attainment of employment forecasts targets based on forecasts from developed under Section 77(1) using the employment data base under Section 170(9).”
114.	429	170(4.1) and 170(4.2) [new]	The Plan is amended by adding the following new Sections after Section 170(4): “170(4.1) Consider strategic investment in infrastructure to enhance the timely development of employment lands. “170(4.2) Protect employment lands for economic development both during the current planning period to 2031 and beyond in accordance with Sections 77.1 and , 77.2, 77.3, 139.8 and 139.9 of this Plan.”
115.	459	173(1)	Is amended by deleting the words “in Map 3 are only conceptual and will be determined through detailed studies” after “facilities shown” and replacing with “on Map 3 are conceptual only”; and further by adding the following new Sections: 173(1.1) Work with Province and Local Municipalities to plan for and protect corridors and rights-of-way for transportation and transit facilities, as

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			<p>shown on Map 3, to meet current and projected needs and not permit development in such planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or being actively planned.</p> <p>173(1.2) Require Local municipalities, in consultation with and to the satisfaction of the Province, to develop official plan policies that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and/or implementation of the transportation facilities on Map 3.</p> <p>173(1.3) Work with the Province and local municipalities to continue to support the completion of Provincial transportation corridor EA Studies.”</p>
116.	462	173(4)	Is amended by deleting the words “for transportation purposes” and replacing them with the words “to support a balanced transportation system adding the words “and to serve travel demands to year 2021”. at the end of the Section.
117.	464	173(5)b)	Is amended by adding the word “Major” after “intersection of an”, and further, by deleting the words “Arterial Road or Provincial Highway; and” at the end of the Section and replacing with “highway;”.
118.	466	173(5.1) [new]	<p>The Plan is amended by adding the following new Section after Section 173(5):</p> <p>“173(5.1) Amend Maps 3 and 4 and Table 3 to reflect:</p> <p>(a) the requirements of the transportation system to meet travel demands for year 2031, upon completion of the Region’s Transportation Master Plan.</p> <p>b) the requirements of the transportation system to meet current and future travel demands, consistent with the appropriate recommendations of the Metrolinx Regional Transportation Plan, any inter-regional transportation network environmental assessment, and the Region’s Transportation Master Plan.</p> <p>(c) Where the Province through the Environmental Assessment process, such as the Niagara to GTA and GTA West Transportation Corridor EA’s, has identified a preliminary route planning study area,</p>

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			the Region, and the Local Municipalities, shall undertake the necessary amendments to their respective Official Plans accordingly. Amend Maps 3 and 4 and Table 3 to reflect the requirements of the transportation system to meet travel demands for year 2031, upon completion of the Region's Transportation Master Plan and consistent with the appropriate recommendations of the Metrolinx Regional Transportation Plan."
119.	489	173(23)	Is deleted in its entirety and replaced with the following, "Participate with the Province, Metrolinx and other municipalities in the Greater Toronto and Hamilton Area in the planning and development of an inter-regional transportation network, including a higher order transit system throughout the Greater Toronto and Hamilton Area." Is amended by deleting the first sentence in its entirety and replaced with "Participate with the Province, Metrolinx and other municipalities in the Greater Toronto and Hamilton Area in the planning and development of an inter-regional transportation network, including a higher order transit system throughout the Greater Toronto and Hamilton Area."
120.	New Item	184	The Plan is amended by adding the following new subsections to Section 184: "184(1) All approvals of draft plans of subdivision shall include a lapsing date as per Section 51 of the Planning Act. 184(2) If an approval of a draft plan of subdivision lapses, or when a secondary plan is updated, the implementation of the Growth Plan principles and objectives shall be considered; and 184(3) If a plan of subdivision or part thereof has been registered for 8 years or more and does not conform to the Growth Plan principles and objectives, the Region may use its authority under section 50(4) of the Planning Act to deem it not to be a registered plan of subdivision, where construction or installation of Regional water, waste water and roads has not commenced."
121.	New Item	187(10)k)	Is amended by adding the words, "hazard land delineation including, but not limited to," before the words "floodplain delineation."
122.	New	187(10)l)	Is amended by adding the word, "aggregate" after the word

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	Item		"mineral".
123.	531	192(1.1) and 192(1.2) [new]	The Plan is amended by adding the following new Sections after Section 192(1): "192(1.1) Guidelines for Preparing Community Infrastructure Plan (Section 77(5)PH), "192(1.2) Urban Services Guidelines (Section 89(2)),".
124.	532	192(2)	Is amended by replacing the word "Operations" with the word "Facility", and further by deleting the words "(Section 102(2)c))" at the end of the Section and replacing with "(Section 101(2)c)".
125.	554	206(1.1) and 206(1.2) [new]	The Plan is amended by adding the following new Sections after Section 206(1): "206(1.1) Commit resources to delivering the following a) major monitoring reports: [i] Annual Intensification Monitoring Report under Section 77(2.2), [ii] Annual State of Housing Report under Section 86(7), [iii] State of Aggregate Resources under Section 110(12), and [iv] Annual report on transportation system performance in Halton under Section 173(19), and b) other monitoring initiatives on: [i] demand and supply of urban development lands under Section 77(8), [ii] three-year supply of draft-approved or registered residential units under Section 86(1), [iii] state of the agricultural industry under Section 101(2)b), [iv] air quality under Section 143(1), [v] reduction in greenhouse gas emissions under Section 143(2), [vi] overall health of watercourses under Section 145(11), [vii] amount of ground and water surface extraction under Section 145(13), [viii] amount and quality of tree covers under

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			<p>Section 147(5)c),</p> <ul style="list-style-type: none"> [ix] health status of Halton’s residents under Section 164(1), [x] Affordable Housing supply for employees in Halton under Section 170(11), and [xi] Attainment of employment forecasts targets under Section 170(2.1), and [xii] state of local business economy under Section 170(14). <p>”206(1.2) Prepare a State of Sustainability Report no less frequently than every three years that:</p> <ul style="list-style-type: none"> a) defines indicators for measuring the sustainability and health of the physical, human and economic environments; b) provides, based largely on available data sources and information including those supplied by monitoring reports under Section 206(1.1), latest measurements of each sustainability indicator; c) portrays, graphically or otherwise, changes over time of each sustainability indicator; d) compares, for key indicators, Halton's conditions with regional, Provincial, national and global trends; e) draws conclusions on the state of sustainability of Halton's physical, human and economic environments; and f) make recommendations on moving Halton towards sustainability.”
126.	562	212.1 through 212.3 [new]	<p>The Plan is amended by adding the following new Sections after Section 212:</p> <p>“212.1 ACTIVE TRANSPORTATION means non-motorized or lightly-motorized travel, including walking, cycling, roller-blading and movements with mobility devices. The active transportation network includes sidewalks, crosswalks, designated road lanes and off-road trails to accommodate active transportation.”</p> <p>“212.2 ADAPTIVE MANAGEMENT PLAN means an approach to managing complex natural systems</p>

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			<p>by continually improving management <i>policies</i> and practices based on learning from the outcomes of operational programs that include monitoring and evaluation.</p> <p>212.3 ADJACENT LANDS means:</p> <p>a) for the purposes of Section 118(2.1), 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; and</p> <p>b) for the purposes of Section 167(3), those lands contiguous to a protected heritage property or as otherwise defined in the Area local official plan.</p> <p>“212.34 ADVERSE EFFECT means, as defined in the Environmental Protection Act, one or more of</p> <p>212.3(1) impairment of the quality of the natural environment for any use that can be made of it,</p> <p>212.3(2) injury or damage to property or plant or animal life,</p> <p>212.3(3) harm or material discomfort to any person</p> <p>212.3(4) an adverse effect on the health of any person,</p> <p>212.3(5) impairment of the safety of any person,</p> <p>212.3(6) rendering any property or plant or animal life unfit for human use,</p> <p>212.3(7) loss of enjoyment of normal use of property, and</p> <p>212.3(8) interference with normal conduct of business.”</p>

MMAH Mod No.	Item No.	Section No.	Details of the amendment
127.	New Item	214	<p>Is deleted in its entirety and replaced with:</p> <p>“AFFORDABLE means, in the case of housing, market housing for which the purchase price or rent does not exceed 30 per cent of gross household income for low and moderate income households.</p> <p>a) Affordable rental housing should meet the demand of households at the low end, as described in Halton’s annual State of Housing Report, pursuant to Section 86(7). Such households would be able to afford at least three out of ten rental units on the market.</p> <p>b) Affordable ownership housing should meet the demand of households at the high end, as identified in Halton’s annual State of Housing Report pursuant to Section 86(7). Such households would have sufficient income left, after housing expenses, to sustain the basic standard of living.</p>
128.	564	215	<p>Is deleted in its entirety and replaced with the following new Sections:</p> <p>“215. AGRICULTURE or AGRICULTURAL INDUSTRY or AGRICULTURAL OPERATION or AGRICULTURAL USE or FARMING means the growth of crops, including nursery and horticultural crops (but not <i>horticultural trade use</i>); 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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment.</p> <p>215.1 AGRICULTURE-RELATED USES means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation. ”</p>
129.	New Item	216.1	<p>The Plan is amended by adding the following new Section:</p> <p>216.1 ARCHAEOLOGICAL RESOURCES means artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the <i>Ontario Heritage Act</i>.</p>
130.	566	220.34	<p>The Plan is amended by adding the following new Sections</p>

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		[new]	<p>after Section 220.23:</p> <p>“220.3 BUILT HERITAGE RESOURCES means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.</p> <p>220.45 CENTRE FOR BIODIVERISTY means an area that encompasses existing natural heritage features and associated enhancement areas and is of sufficient size, quality and diversity that it can support a wide range of native species and ecological functions, accommodate periodic local extinctions, natural patterns of disturbance and renewal and those species that are area sensitive, and provide sufficient habitat to support populations of native plants and animals in perpetuity.”</p>
131.	567	224	<p>Is deleted in its entirety and replaced with the reference “[Section number not in use.]” the following new Sections:</p> <p>224. CULTURAL HERITAGE RESOURCES means elements of the Regional landscape which, by itself, or together with the associated environment, is unique or representative of past human activities or events. Such elements may include built heritage resources, cultural heritage landscapes, and archaeological resources.</p> <p>224.1 CULTURAL HERITAGE LANDSCAPES means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and</p>

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			villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.
132.	572	230	<p>Is Are deleted in their its entirety and replaced with the following: reference “[Section number not in use.]”.</p> <p>“ENVIRONMENTALLY SENSITIVE AREAS (ESAs) are land and water areas within the Regional Natural Heritage System containing natural features or ecological functions of such significance as to warrant their protection in the best long term interests of the people and environment of Halton. While the Region maintains mapping showing the general boundaries of the ESAs, precise boundaries of ESAs are to be established through an Environmental Impact Assessment (EIA). In designating ESAs, the Region will give specific regard to maintaining the long term viability of existing agricultural operations.”</p>
133.	New Item	233	Is amended by adding the words, “and with respect to transportation and utility facilities, as determined through the Environmental Assessment process.”
134.	573	234	<p>Is deleted in its entirety and replaced with:</p> <p>“234. EXISTING USE as it applies to a Section of this Plan means the use of any land, building or structure legally existing, or approved under a Parkway Belt land use regulation, on the day of adoption of this Plan or the amendment to this Plan giving effect to the subject Section by Regional Council or, in the case of the Niagara Escarpment Plan Area, the day of approval of the Niagara Escarpment Plan or an amendment to that Plan or, in the case of the Greenbelt Plan, a use which lawfully existed on December 15, 2004. An existing use, building or structure may expand or be replaced in the same location and of the same use provided that it can be demonstrated that the objectives of the applicable designation are met. For the purpose of horticultural trade uses, they are considered existing uses provided that they are recognized as legal uses under Local Zoning By-laws or through the issuance of a development permit by the Niagara Escarpment Commission; such a process must commence within one year and be completed within five years of Regional Council adoption of the Amendment</p>

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			introducing such uses in this Plan.”
135.		237	Is amended by adding the words, “or inland lake which is subject to flooding hazards such as” after the word “stream,” and further by deleting “or watercourse which has been or may be covered by flood water during”.
136.	New Item	245	Is deleted in its entirety.
137.	577	249.1 [new]	The Plan is amended by adding the following new Section after Section 249: “249.1 HORTICULTURAL TRADE USES means a non-farm business associated with the growing, sale, supply, delivery, storage, distribution, installation, and/or maintenance of horticultural plants and products used in landscaping, but does not include uses associated with the principal agricultural operation.”
138.	578	252	Is amended by adding the words “bicycle lanes, sidewalks and multi-use paths,” after the words “rolling stock”, and further by adding the words “other public service facilities” after “recreation centres,”.
139.	579	253.2 [new]	The Plan is amended by adding the following new Section after Section 253.1: “253.2 INTENSIFICATION AREAS means lands identified by the Region or its Local Municipalities within the Urban Area that are to be the focus for accommodating intensification. Intensification areas include Urban Growth Centres, Major Transit Station Areas (including Metrolinx-designated Mobility Hubs), Intensification Corridors, and Mixed Use Nodes.”
140.	580	253.4 [new]	The Plan is amended by adding the following new Sections after Section 253.3: “253.4 KEY FEATURES means key natural heritage and hydrological features described in Section 115.3(1) of this Plan. 253.4 LANDFORMS means distinctive physical attributes of land such as slope, shape, elevation and relief.”
141.	New Item	256.1	The Plan is amended by adding the following new Section after Section 256: “256.1 LOW AND MODERATE INCOME HOUSEHOLDS mean those households defined through Halton’s annual

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			State of Housing Report, pursuant to Section 86(7), and in accordance with definitions of Affordable and Assisted Housing under Section 214 and 218. Low and moderate income households do not include households where the income level exceeds that as defined in the Provincial Policy Statement.”
142.	New Item	258	Is amended by deleting the words “housing for rental or purchase without government subsidization” and replacing them with “private housing for rent or sale, where the price are set through supplies and demands in the open market.”
143.	583	259	Is deleted in its entirety and replaced with: “259. MINERAL RESOURCES or MINERAL AGGREGATES or 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.”
144.	584	259.1 [new]	The Plan is amended by adding the following new Sections after Section 259: 259.1 MINERAL AGGREGATE OPERATIONS 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 products. 259.12 MINIMUM DISTANCE SEPARATION FORMULAE

MMAH Mod No.	Item No.	Section No.	Details of the amendment
			<p>means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.</p> <p>259.3 MOBILITY HUB means Major Transit Station Areas (MTSA's) that are designated by Metrolinx as regionally significant given the level of transit service that is planned for them and the development potential around them. They are places of connectivity between rapid transit services, and also places where different modes of transportation, from walking to high-speed rail, come together. They have, or are planned to have a concentration of mixed use development around a major transit station. Given the high level of transit service at or forecasted for Mobility Hubs relative to other MTSA's, it is recommended that the Mobility Hub areas receive a commensurately higher level of development intensity and design consideration that supports transit and multi-modal travel than what may be applied in other MTSA's."</p>
145.	New Item	260.1	<p>The Plan is amended by adding the following new Section after Section 260:</p> <p>260.1 NEGATIVE IMPACTS means:</p> <ul style="list-style-type: none"> a) in regard to water, 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; b) in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity; and 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."
146.	New Item	262.1	<p>The Plan is amended by adding the following new Section</p>

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			<p>after Section 262:</p> <p>262.1 PLANNED CORRIDORS: means corridors identified through provincial plans or preferred alignments(s) determined through the Environmental Assessment Act process which are required to meet projected needs.</p>
147.	593	276.1 [new]	<p>The Plan is amended by adding the following new Sections after Section 276:</p> <p>“276.1 SECONDARY USES means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.</p> <p>276.2 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, fumes, sound waves or radiation generated by a nearby major facility. Sensitive land uses may be part of the natural or built environment and include examples such as: residences, day care centres, hospitals, and schools.”</p>
148.	594	277	<p>Is amended by deleting the word “Subwatershed” after “Management Plan, a” and replacing with “Sub-watershed”, and is further amended by deleting Section 277(4) in its entirety and replacing it with the following, “the <i>Woodland</i> is wholly or partially within the 30m vegetative protection zone of a wetland, seepage area, or spring, fish habitat, stream, lake, significant habitat of woodland wildlife, significant valleyland, significant woodland or within 150m of the <i>Escarpment brow</i>.”</p>
149.	New Item	278	<p>The Plan is amended by adding the following new Section after Section 278:</p> <p>“278.1 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.”</p>
150.	598	288	<p>Is amended by adding the words “including renewable energy systems, the generation, transmission and distribution of” after “electric power”; and further, by deleting the words “telegraph and telephone lines” after “towers,” and</p>

MMAH Mod No.	Item No.	Section No.	Details of the amendment
			replacing with “communication or telecommunication facilities, and further by adding the words “transit or” before the words “transportation system”.
151.	New Item	288	The Plan is amended by adding the following new Section after Section 288: “288.1 VEGETATION PROTECTION ZONE means a vegetated buffer area surrounding a Key Feature within which only those land uses permitted within the feature itself are permitted.”
152.	New Item	289	The Plan is amended by adding the following new Section after Section 289: 289.1 WATERSHED PLAN means a plan used for managing human activities and natural resources in an area defined by watershed boundaries. Watershed plans shall include, but are not limited to, the following components: a) a water budget and conservation plan; b) land and water use and management strategies; c) a framework for implementation; d) an environmental monitoring plan; e) requirements for the use of environmental management practices and programs; f) criteria for evaluating the protection of water quality and quantity, and key hydrologic features and functions; and g) targets on a watershed or sub-watershed basis for the protection and restoration of riparian areas and the establishment of natural self-sustaining vegetation.
153.	602	297 [relocated to 220.3]	Is re-numbered as Section 220.43 and placed after Section 220.32.
154.	613	308 [relocated to 259.1]	Is re-numbered as Section 259.44 and placed after Section 259.3, and thus relocated, is amended by adding the words “, except as it applies to Section 137.9(4), in which case such a review will be focussed on the need for employment lands in order to achieve the employment targets of Table 1, as set forth by Schedule 3 of the Provincial Growth Plan”.
155.	614	309 [relocated]	Is re-numbered as Section 265.1 and placed after Section 265, and thus relocated, is amended by deleting the word

MMAH Mod No.	Item No.	Section No.	Details of the amendment
		to 265.1]	“lands” and replacing it with “soils”, and further by deleting the word “are” after “areas” and replacing with “have been”, and further by adding the following to the end of the sentence, “and are identified on Map 1D of this Plan. Section 139.1 sets out policies for land within <i>Prime Agricultural Areas</i> .”
156.	615	310 [relocated to 276.2]	Is re-numbered as Section 276.23 and placed after Section 276.24.

PART B – TABLE AND MAP MODIFICATIONS

157. Item 617 is modified by deleting Table 1 and replacing it with the modified Table 1, as shown in Attachment 1 to this decision.
158. Item 617 is modified by deleting Table 3 and replacing it with the modified Table 3, as shown in Attachment 2 to this decision.
159. Item 620 is modified by deleting Maps 1 ‘Regional Structure’ and Map 3 ‘Functional Plan of Major Transportation Facilities’ and replacing them with the modified Map 1 and Map 3, as shown in Attachment 3 and Attachment 7 to this decision.
160. Item 621 is modified by deleting Map 1A ‘Provincial Plan Areas & Land Use Designations and replacing it with the modified Map 1A, as shown in Attachment 4 to this decision.
161. Item 621 is modified by deleting Map 1C ‘Future Strategic Employment Areas’ in its entirety.
162. Item 621 is modified by deleting Map 1E ‘Prime Agricultural Areas’ and replacing it with the modified map, as shown in Attachment 5 to this decision.

163. Item 621 is modified by deleting Map 1G 'Key Features within the Greenbelt and Regional Natural Heritage Systems' and replacing it with the modified map, as shown in Attachment 6 to this decision.
164. Items 620 and 621 are modified by deleting lands described as being east of Highway 407, between Highway 403 and Highway 401, from all maps including any references to such area in the map legend.
165. Item 621 is modified by renumbering "Map 1D to Map 1C" and "Map 1F to Map 1E".



Lynn Buckham
Assistant Deputy Minister (Acting)
Ministry of Municipal Affairs and Housing

Dated at Toronto this 24th of November, 2011

MMAH Decision – Attachment 1

TABLE 1 POPULATION AND EMPLOYMENT DISTRIBUTION TARGETS

Municipality	Population ¹		Employment	
	2006	2031	2006	2031
Burlington	171,000	193,000	88,000	106,000
Oakville	172,000	255,000	82,000	127,000
Milton	56,000	238,000	28,000	114,000
Halton Hills	58,000	94,000	20,000	43,000
Halton Region ²	456,000	780,000	218,000	390,000

¹Population numbers in this table are “total population” numbers including approximately 4% undercoverage from the official “Census population” numbers reported by Statistics Canada.

²Totals for the Region may not add up due to rounding.

MMAH Decision – Attachment 2

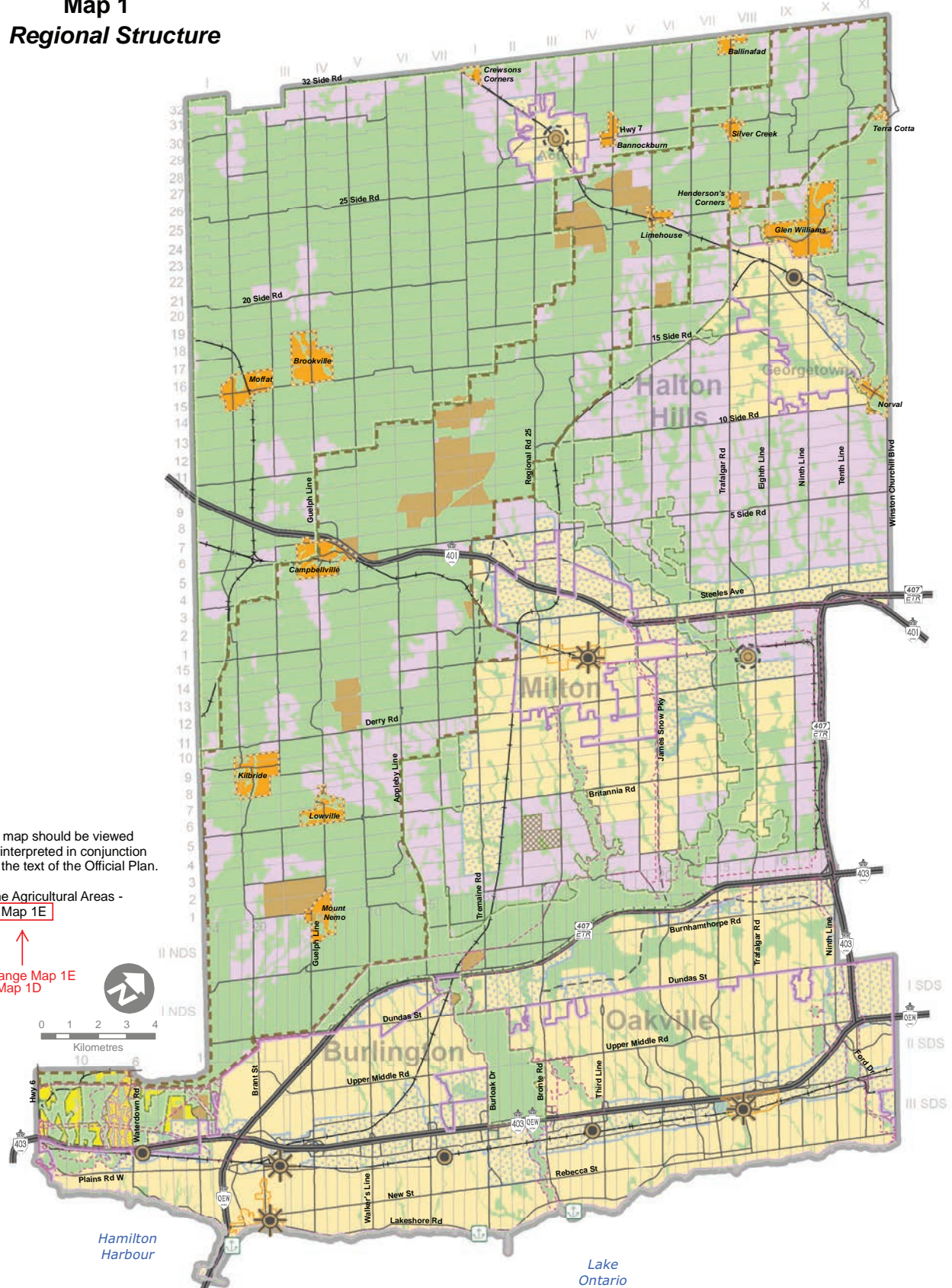
TABLE 3 FUNCTION OF MAJOR TRANSPORTATION FACILITIES

Facility Type	Function	General Design Criteria
Provincial Freeways	<ul style="list-style-type: none"> ▪ Serve mainly inter-regional travel demands ▪ Accommodate all truck traffic ▪ Accommodate <i>higher order transit</i> services and high-occupancy-vehicle lanes ▪ Carry high volumes of traffic ▪ Connect Urban Areas in different regions 	<ul style="list-style-type: none"> ▪ Full access control ▪ Minimum 4 travel lanes ▪ Noise-<i>sensitive land uses</i> to be discouraged along right-of-way
Provincial Highways	<ul style="list-style-type: none"> ▪ Serve mainly inter-regional travel demands ▪ Accommodate all truck traffic ▪ Accommodate <i>higher order transit</i> services and high occupancy vehicle lanes ▪ Carry high volumes of traffic ▪ Connect Urban Areas in different regions 	<ul style="list-style-type: none"> ▪ High degree of access control ▪ Transit-supportive, high density, mixed use <i>development</i> to be encouraged along right-of-way within urban areas ▪ Right-of-way requirements vary
Major Arterials	<ul style="list-style-type: none"> ▪ Serve mainly inter-regional and regional travel demands ▪ May serve an <i>Intensification Corridor</i> ▪ Accommodate all truck traffic ▪ Accommodate <i>higher order transit</i> services and high occupancy vehicle lanes ▪ Connect Urban Areas in different municipalities ▪ Carry high volumes of traffic ▪ Distribute traffic to and from Provincial Freeways and <i>Highways</i> ▪ <i>Accommodate active transportation</i> 	<ul style="list-style-type: none"> ▪ High degree of access control ▪ Transit-supportive, high density, mixed use <i>development</i> to be encouraged along right-of-way within urban areas ▪ Right-of-way requirements up to 50m ▪ <i>Pedestrian infrastructure as well as on and/or off road cycling facilities where possible</i>

Facility Type	Function	General Design Criteria
Multi-Purpose Arterials	<ul style="list-style-type: none"> ▪ Serve a mix of functions of Major Arterials and Minor Arterials ▪ <i>Accommodate active transportation</i> 	<ul style="list-style-type: none"> ▪ Intermediate degree of access control ▪ Transit-supportive, high density, mixed use <i>development</i> to be encouraged along right-of-way ▪ Right-of-way requirements up to 50m ▪ <i>Pedestrian infrastructure as well as on and/or off road cycling facilities where possible</i>
Minor Arterials	<ul style="list-style-type: none"> ▪ Serve mainly local travel demands ▪ May serve an <i>Intensification Corridor</i> ▪ Accommodate local truck traffic ▪ Accommodate local transit services ▪ Connect Urban Areas within the same municipalities ▪ Carry moderate to high volumes of traffic ▪ Distribute traffic to and from Major and Multi-Purpose Arterials ▪ <i>Accommodate active transportation</i> 	<ul style="list-style-type: none"> ▪ Intermediate degree of access control ▪ Right-of-way requirements up to 35m unless specifically identified in a Local Municipal Official Plan ▪ <i>Pedestrian infrastructure as well as on and/or off road cycling facilities where possible</i>
Higher Order Transit Corridors	<ul style="list-style-type: none"> ▪ Serve inter-municipal and inter-regional travel demands by public transit ▪ Serve an <i>Intensification Corridor</i> ▪ Accommodate <i>higher order transit</i> services ▪ Connect <i>Urban Growth Centres</i> and Mixed Use Nodes 	<ul style="list-style-type: none"> ▪ Exclusive right-of-way for transit vehicles where possible ▪ Transit-supportive, high density, mixed use <i>development</i> to be encouraged around stations ▪ <i>Connection of active transportation facilities and transportation and transit infrastructure, at stations.</i>
Major Transit Stations	<ul style="list-style-type: none"> ▪ Part of the <i>higher order transit</i> network ▪ Serve inter-municipal and inter-regional travel demands by public transit ▪ Complements <i>Intensification Areas</i> 	<ul style="list-style-type: none"> ▪ Connecting the <i>higher order transit</i> service with other transportation modes ▪ Facilities for mode transfers such as bicycle parking, automobile drop-off/pick-up ▪ Surrounded by transit-supportive, high density, mixed use <i>development</i> to ensure the viability of a high level of transit services ▪ <i>Connection of active transportation facilities and transportation and transit infrastructure</i>

Facility Type	Function	General Design Criteria
Rail Lines	<ul style="list-style-type: none"> ▪ Serve all types of people and goods movements by rail at the regional or national scale ▪ Accommodate commuter rail movement to <i>Urban Growth Centres</i> in the Greater Toronto and Hamilton Area and the surrounding region 	<ul style="list-style-type: none"> ▪ Grade separations at intersections with other major transportation facilities, where warranted ▪ Noise- or vibration-<i>sensitive land uses</i> to be discouraged along right-of-way ▪ Transit-supportive, high density, mixed use <i>development</i> to be encouraged around Major Transit Stations

Map 1 Regional Structure



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

Prime Agricultural Areas - See [Map 1E](#)

Change Map 1E to Map 1D



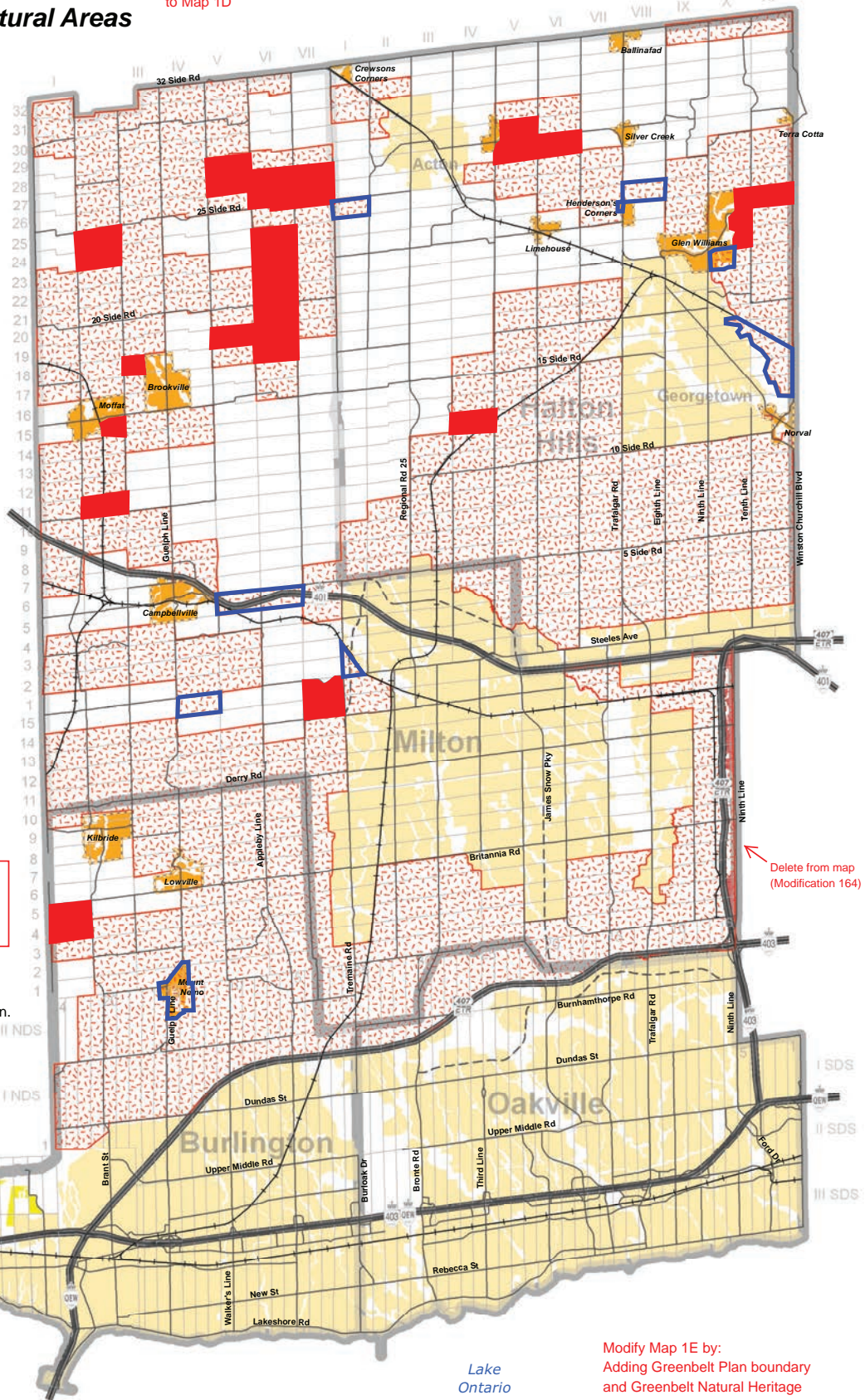
- Waterfront Park (See Map 2)
- Major Transit Station
- Proposed Major Transit Station
- Mobility Hub
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Hamlet
- Agricultural Rural Area
- Regional Natural Heritage System
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Built Boundary
- Employment Area
- Urban Growth Centre
- Area Eligible for Urban Servicing
- Halton Waste Management Site

Map 1A
Provincial Plan Areas & Niagara Escarpment Plan
Land Use Designations



Map 1E
Prime Agricultural Areas

Change Map 1E to Map 1D



Modify Map 1E accordingly:

- Areas added to Prime Agricultural
- Areas deleted from Prime Agricultural Area

This map should be viewed and interpreted in conjunction with the text of the Official Plan.



Delete from map (Modification 164)

Modify Map 1E by:
 Adding Greenbelt Plan boundary and Greenbelt Natural Heritage System.

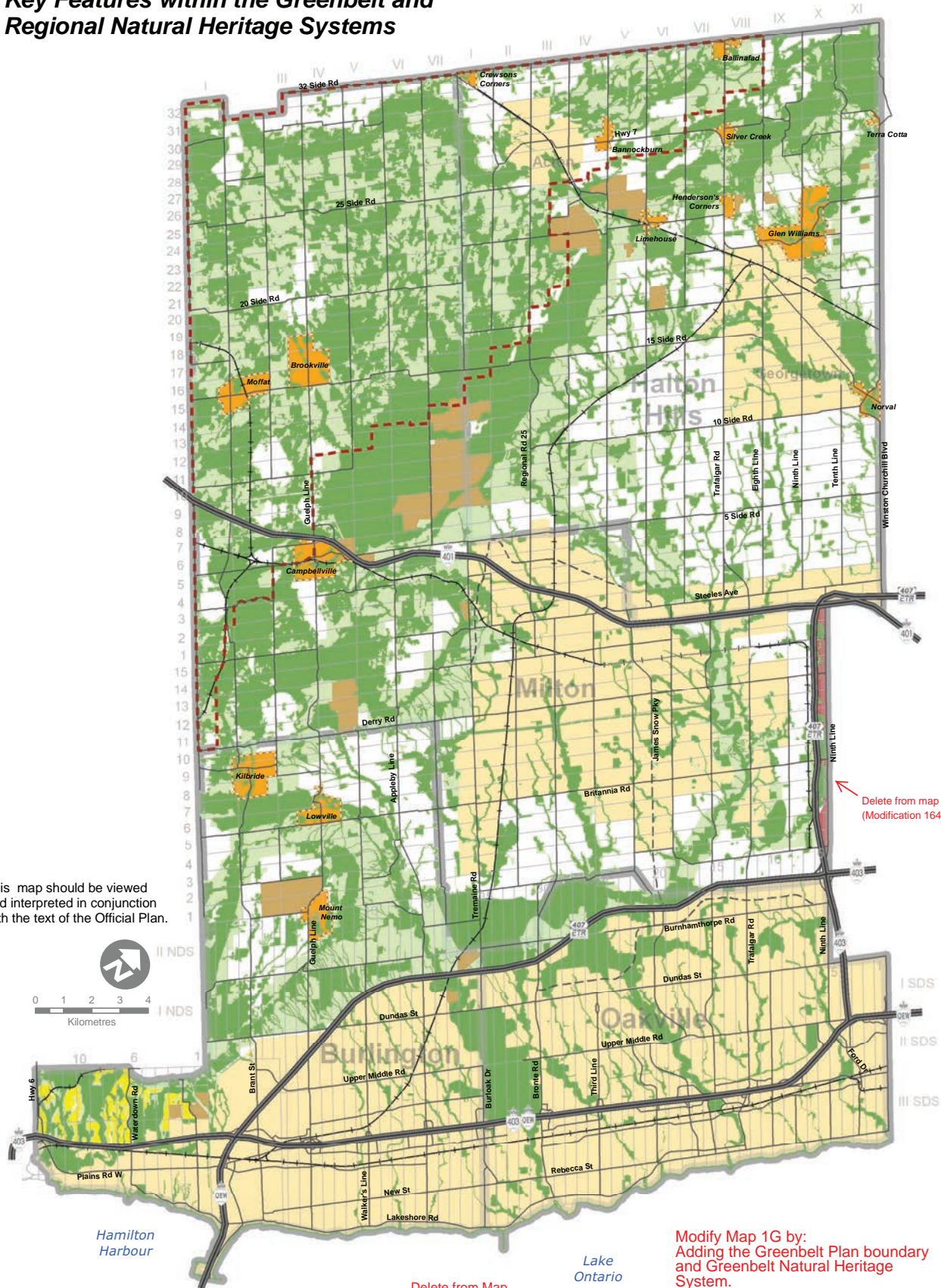
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary

- Urban Area
- Hamlet
- North Aldershot Policy Area
- Ninth Line Corridor Policy Area
- Prime Agriculture Area (see Section 139.1)

Delete from Map

Add to Map

Key Features within the Greenbelt and Regional Natural Heritage Systems



This map should be viewed and interpreted in conjunction with the text of the Official Plan.



- +— Rail Line
- - - Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary

- Urban Area
- Hamlet
- Key Features
- Enhancement Areas, Linkages and Buffers

- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Ninth Line Corridor Policy Area
- Greenbelt Plan Policy Area

Delete from Legend and Map and replace with 'Greenbelt Plan Area' and 'Greenbelt Natural Heritage System' boundaries.

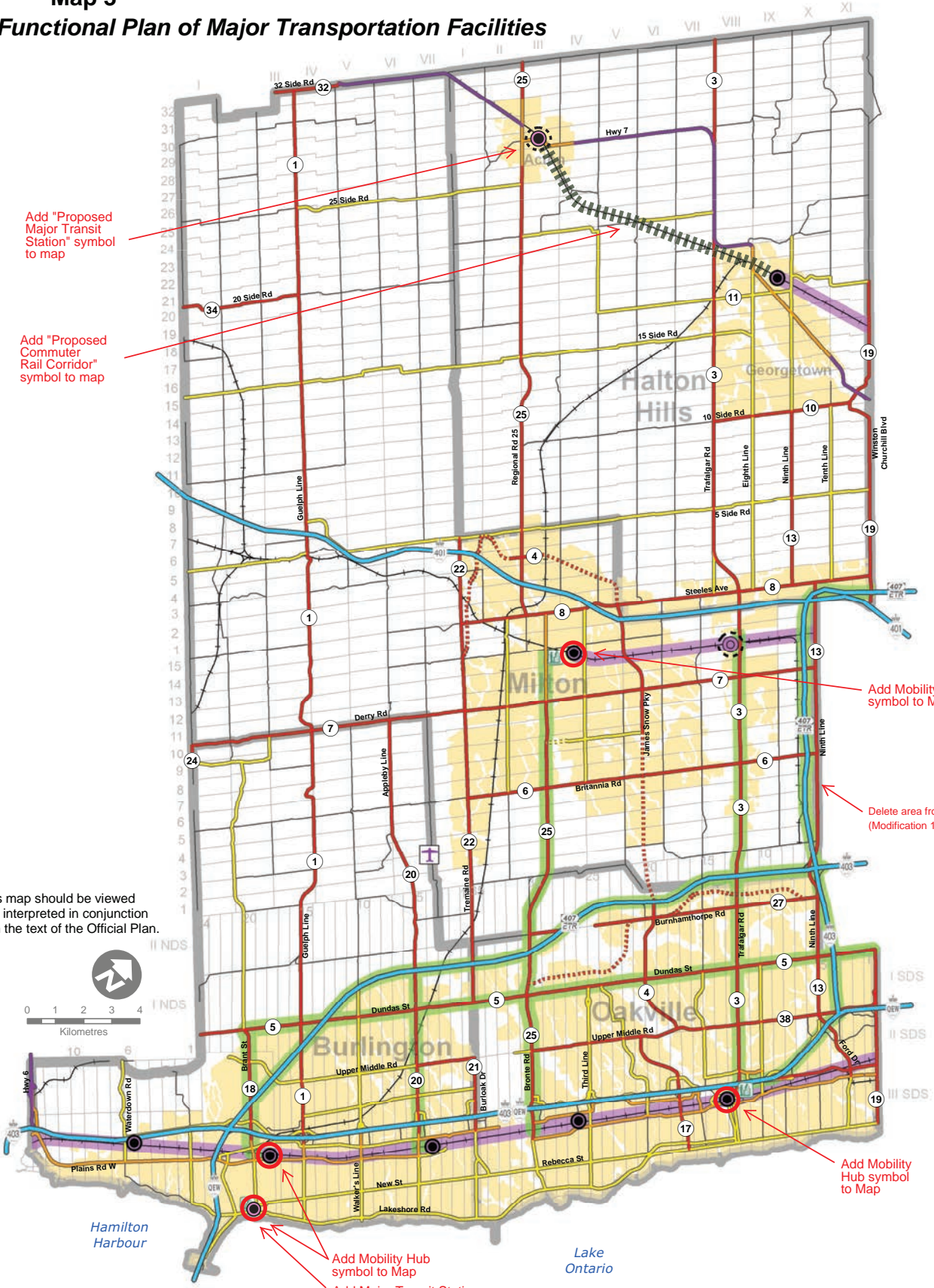
Delete from Map

Modify Map 1G by: Adding the Greenbelt Plan boundary and Greenbelt Natural Heritage System.

Delete from map (Modification 164)

Map 3 Functional Plan of Major Transportation Facilities

This map should be viewed and interpreted in conjunction with the text of the Official Plan.



Add "Proposed Major Transit Station" symbol to map

Add "Proposed Commuter Rail Corridor" symbol to map

Add Mobility Hub symbol to Map

Delete area from map (Modification 164)

Add Mobility Hub symbol to Map

Add Major Transit Station symbol to Map

Add Mobility Hub symbol to Map

- Urban Growth Centre
- Rail Line
- Urban Area
- Provincial Highway
- Major Transit Station
- Major Road
- Higher Order Transit Corridor
- Commuter Rail Corridor
- Proposed Major Transit Station
- Lot and Concession Line
- Municipal Boundary
- Proposed Commuter Rail Corridor
- Major Arterial
- Multi-Purpose Arterial
- Minor Arterial
- Provincial Freeway
- Proposed Major Arterial
- Mobility Hub
- Add to Map

Note: Map 3 as currently shown, will be updated by amendment to this plan upon the identification of a preliminary route planning study area as part of the on-going Niagara to GTA and GTA West Transportation Corridor Environmental Assessment, in accordance with Policy 173(5.1)

Note: Map 3 as currently shown, will be updated by amendment to this Plan, upon completion of the Transportation Master Plan undertaken to meet travel demands to the year 2031.



DISCLAIMER

This Interim Office Consolidation of the Regional Official Plan (2009) has been provided for the purpose of convenience only to assist the reader in understanding the textual modifications to the Region's Official Plan (2009) as contained in the Decision of the Minister of Municipal Affairs and Housing on Regional Official Plan Amendment No. 38 (ROPA 38) issued on November 25, 2011. The Decision of the Minister of Municipal Affairs and Housing on ROPA 38 was issued under Section 17(34) of the *Planning Act* and includes all the modifications made to the Region's Official Plan. This Interim Office Consolidation does not constitute an Official Plan under the *Planning Act*.

For the mapping modifications made by the Minister of Municipal Affairs and Housing the reader is referred to the pdf file contained on this web site and ROPA 38 as approved by Regional Council on December 16, 2009.

The Region of Halton does not assume responsibility for any errors or omissions in this Interim Office Consolidation and where there is a conflict between this Interim Office Consolidation and the Decision of the Minister of Municipal Affairs and Housing regarding ROPA 38, the Decision of the Minister prevails.

If you have any questions please contact:

Planning Services

planning@halton.ca

905-825-6000 Ext. 7987 or 7354



HALTON REGION OFFICIAL PLAN [2009]

Regional Municipality of Halton

Interim Office Consolidation

Based on Amendment 38

“An Amendment to Incorporate the Results of Sustainable Halton, Official Plan Review Directions and Related Matters”

[Note: Additions by ROPA 38 are shown underlined and deletions are listed in the right margin; modifications made to Proposed ROPA 38 dated September 23, 2009 are highlighted in yellow for those recommended by staff prior to the statutory Public Meeting on December 2, 2009, in grey for those recommended after that date, and in blue for those made by Council on December 16, 2009—when printed in black and white, all modifications would appear in grey.]

December 16, 2009

As Adopted by Regional Council

[Print Version Date: December 18, 2009]

Annotated version showing Minister's Modifications to ROPA 38

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EXPLANATORY NOTES

This version of the Official Plan for the Regional Municipality of Halton under the Planning Act is based on The Regional Plan [1995], which was adopted by Council of the Corporation of the Regional Municipality of Halton on March 30, 1994 through By-law 49-94. It was subsequently approved, with modifications, by the Minister of Municipal Affairs and Housing on November 27, 1995. Certain parts of the Plan were referred by the Minister to the Ontario Municipal Board for a decision, and certain parts were deferred for further consideration.

The Regional Plan [1980], the predecessor to The Regional Plan [1995], adopted by Council on September 6, 1978 and approved by the Minister on August 1, 1980, was repealed by Regional Council on November 29, 1995 through By-law 233-95, but only to the extent that The Regional Plan [1995] has otherwise been approved by the Minister. In other words, for those parts of this Plan that have been deferred or referred by the Minister, relevant sections of The Regional Plan [1980] will continue to be in effect until such time the deferrals or referrals have been resolved.

Between 2001 and 2004, a major review of The Regional Plan [1995] was undertaken in accordance with the Planning Act. This culminated in the adoption of Regional Official Plan Amendment 25 by Regional Council on June 23, 2004. The amendment was appealed and subsequently adjudicated by the Ontario Municipal Board in April-October, 2006 with the issuance of a number of decisions.

Between 2006 and 2009, the Region undertook a planning exercise called Sustainable Halton, which led to another major review of The Regional Plan [1995] under Section 26 of the Planning Act. This resulted in the adoption of Regional Official Plan Amendment 38 by Regional Council on December 16, 2009.

This Office Consolidation of the Official Plan, referred to as Halton Regional Official Plan [2009], incorporates all modifications, subsequent approvals, and approved amendments to the Plan up to and including the date shown on the cover of this document. This date is referred to as the Consolidation Date.

Schedule 1 is a list of outstanding deferrals, referrals and appeals on the Official Plan and its amendments as of the Consolidation Date. Those parts of the Plan that are deferred, referred or appealed, as described in Schedule 1, as they apply to lands shown on Schedule 2, are therefore not yet approved.

Schedule 3 contains a complete list of amendments to The Regional Plan [1995] considered by Regional Council and their status as of the Consolidation Date. Only

approved amendments in their entirety or the approved portions of an amendment have been incorporated into this Office Consolidation.

Office Consolidations are prepared for the purpose of convenience. For accurate reference, the reader should consult the legal documents as approved by the Minister, relevant decisions of the Ontario Municipal Board, and other pertinent documentation that are lodged in the Planning Services Division of the Regional Municipality of Halton.

These Explanatory Notes and Part VII, Appendix, do not constitute parts of the Official Plan under the Planning Act.

SCHEDULE 1 OUTSTANDING DEFERRALS AND REFERRALS

Refer- ence	Appellant	Subject Lands As Shown on Schedule 2	Parts of Plan Affected	Status

SCHEDULE 2 AREAS UNDER DEFERRAL/REFERRAL

SCHEDULE 3 AMENDMENTS

Number	Title	Council Adoption	Status
1	Jannock Properties Inc. Lands, West of Forestvale Drive in the City of Burlington	N/A	Approved by the Ontario Municipal Board, 1998-05-25.
2	North Aldershot Policy Area	1998-06-03	Approved by the Minister, 1998-11-17 save and except for designations of lands "D23" on Map 1 and related policies.
3	Drive Range, West Half of Lot 18, Concession XI (Esquesing) in the Town of Halton Hills	1998-10-07	Came into force and effect, 1998-10-28.
4	Zenon Environmental Inc., Town of Oakville	1998-12-09	Approved by the Ontario Municipal Board, 1999-03-09.
5	Croatian Franciscan Centre, East Half of Lot 6, Concession XI (Esquesing) in the Town of Halton Hills	2000-05-31	Came into force and effect, 2000-07-01.
6	1097739 Ontario Ltd., Golf Course, Part Lot 7, Concession II (Esquesinig), Town of Halton Hills	1999-05-12	Came into force and effect, 1999-06-02.
7	751058 Ontario Ltd., Golf Course, East Half Lot 10, Concession X, Town of Halton Hills	1999-10-06	Came into force and effect, 1999-10-29.
8	Halton Urban Structure Plan, Region of Halton	1999-06-02	Partially came into force and effect, 1999-06-22. Balance approved by the Ontario Municipal Board with modification, 1999-12-21.

Number	Title	Council Adoption	Status
9	Brockton Farms Sandstone Quarry Expansion, Town of Halton Hills	1999-10-06	Came into force and effect, 1999-10-29.
10	Ontario Mission for the Deaf, Golf Course and Day Use Facility, East Halt Lot 6, Concession II, Town of Halton Hills	2000-10-11	Came into force and effect, 2000-11-07.
11	[Number not used]		
12	DeGroote Property, Part of Lot 17, Concession I, NDS, City of Burlington	2000-07-12	Came into force and effect, 2000-08-08.
13	[Number not used]		
14	Fishburn Holdings Limited, Part of West Half Lot 1, Concession X (Township of Esquesing), Town of Halton Hills	2000-11-29	Came into force and effect, 2000-12-30.
15	Halton Golf Course Policies	N/A	Deferred by Regional Council, 2001-06-13.
16	1319326 Ontario Ltd., Lots 7 and 8, Concession VII (Trafalgar), Town of Milton	2001-01-17	Came into force and effect, 2001-02-20.
17	Functional Classification and Right-of-Way Requirements for Trafalgar Road, Dundas Street and Bronte Road/Regional Road 25	2001-10-24	Came into force and effect, 2001-11-23.
18	Dufferin Aggregates Milton Quarry Expansion, Town of Halton Hills and Town of Milton	2003-06-25	Appealed to the Joint Board, whose decision dated 2005-06-08, was subsequently appealed to the Lieutenant-Governor-in-Council, which issued its final decision on

Number	Title	Council Adoption	Status
			2006-12-01.
19	Trafalgar Sports Park, Town of Halton Hills	2002-06-19	Came into force and effect, 2002-07-17.
20	Beaufort Heights Subdivision, Extension of Municipal Wastewater Services, City of Burlington	2002-02-13	Came into force and effect, 2002-03-14.
21	Glencairn Golf Course	2003-03-05	Came into force and effect, 2003-04-04.
22	Functional Plan and Right-of-Way Requirements for Bronte Road/Regional Road 25	2003-05-28	Came into force and effect, 2003-06-26.
23	Functional Plan and Right-of-Way Plan of Arterial Roads	2003-12-17	Came into force and effect, 2004-01-23 save and except for the right-of-way requirement for Dundas Street (Regional Road 5) in the Town of Oakville, which was subsequently amended and approved through ROPA25 as of 2006-08-17.
24	Linear Strip of Land between the Eastern Limit of Proposed Niagara Escarpment Plan Amendment No. 71 and Highway 407, in the City of Burlington	2004-02-11	Appealed to the Ontario Municipal Board, 2004-03-11 to 2004-03-15 (3 appellants).
25	An Amendment to Incorporate Official Plan Review Directions and Related Matters	2004-06-23	Appealed to the Ontario Municipal Board, 2004-07-15 to 2004-07-20 (26 appellants) and adjudicated by the Ontario Municipal Board as of 2006-10-06 through a series of decisions.
26	[Number not used]		

Number	Title	Council Adoption	Status
27	York Trafalgar Golf Course, Town of Milton	2005-10-26	Came into force and effect, 2005-11-28.
28	Ninth Line Corridor Policy Area	2005-11-16	Came into force and effect, 2005-12-21, save and except for one site specific appeal, which was dismissed by the Ontario Municipal Board with modification on 2006-08-01.
29	Central Milton Holdings Ltd., Town of Milton	N/A	Denied by the Ontario Municipal Board, 2007-10-17.
30	St. Mathew's Mar Thoma Church, Part Lot 7, Concession II, Town of Halton Hills	2007-02-14	Came into force and effect, 2007-03-13.
31	Cemetery, Part Lot 18, Concession VII, Town of Halton Hills	2007-04-18	Came into force and effect, 2007-05-14.
32	Hanson Brick Ltd. Quarry, Part of Lots 1 and 2, Concession I, N.D.S., 3488 Tremaine Road, City of Burlington	2007-05-09	Came into force and effect, 2007-06-08.
33	Bill 51 Implementation, Pre-Consultation and Submission Requirements	2007-09-19	Came into force and effect, 2007-10-10.
34	Creebank Developments Limited, 2322 and 2332 Upper Middle Road West (Regional Road 38), Town of Oakville	2007-10-10	Came into force and effect, 2007-11-05.
35	Nelson Aggregate Co., Burlington Quarry		In process.
36	Keswick Sutherland School, Town of Halton Hills	N/A	Decision rendered by the Ontario Municipal Board 2009-07-24.

Number	Title	Council Adoption	Status
37	An Amendment to Incorporate the Basic Requirements of the Places to Grow Plan	2009-06-03	Approved by the Minister of Municipal Affairs & Housing on 2009-11-24 with deferrals.
100	Garden Trail Developments Incorporated Property, Part of Lot 11, Concession I, Township of East Flamborough, City of Burlington	N/A	Approved by the Ontario Municipal Board, 2001-05-01.
Un-numbered	James and Helle Fisher Property, Part Lot 8, Concession I, NDS, City of Burlington (Kilbride)	N/A	Approved by Minister of Natural Resources Order, 2000-05-15.

[To be inserted]

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MAPS **MError! Bookmark not defined.**

PART VII APPENDIX **AError! Bookmark not defined.**

PERMITTED USES BY LAND USE DESIGNATION .**AError! Bookmark not defined.**

*FUNCTIONAL CLASSIFICATION AND RIGHT-OF-WAY WIDTHS OF MAJOR
HIGHWAYS***AError! Bookmark not defined.**

ENVIRONMENTALLY SENSITIVE AREAS**AError! Bookmark not defined.**

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PART I INTRODUCTION

PURPOSE

1. This Regional Official Plan, or commonly referred to as The Regional Plan, is adopted by the Council of the Regional Municipality of Halton to solidify decisions taken in the past and to give clear direction as to how physical *development* should take place in *Halton* to meet the current and future needs of its people. It is also intended to reflect their collective aims and aspirations, as to the character of the landscape and the quality of life to be preserved and fostered within *Halton*. Finally, the Plan clarifies and assists in the delivery of Regional services and responsibilities as set out in the Planning Act, the Municipal Act, and other pertinent Provincial legislation.
2. This Plan outlines a long term vision for *Halton's* physical form and community character. To pursue that vision, it sets forth *goals* and *objectives*, describes an urban structure for accommodating growth, states the *policies* to be followed, and outlines the means for implementing the *policies* within its property tax base and other financial resources.
3. *Policies* of this Plan indicate positions to which Regional Council is committed or which Council will work towards attaining. They also describe processes to be followed in arriving at decisions, changes to be sought in Provincial legislation, and *policy* positions to be required in the Official Plans and Zoning By-laws of Burlington, Oakville, Milton and Halton Hills.
4. For the purpose of the Planning Act and the Municipal Act, Parts I to VI of this Plan, inclusive of maps, figures and tables, shall be considered the Official Plan of the Regional Municipality of Halton.
5. The short title of this Plan is Halton Region Official Plan [2009].

APPROACH

6. This Plan is preceded by an earlier version that was adopted by Regional Council in September 1978 and approved, except for certain parts, by the Minister of Housing in August 1980, and which has been amended from time to time since then. This earlier version will hereafter be referred to as the 1980 Regional Plan.

7. To arrive at this new version of The Regional Plan, the following major steps were taken:
 - 7(1) 1989—A comprehensive review of the effectiveness of existing *policies* in the 1980 Plan.
 - 7(2) 1990—A public and agency consultation program on planning issues and concerns as they affect *Halton*; analysis of the comments received; and direction by Council as to the general thrust to revise the Plan.
 - 7(3) 1991—Publication of a vision document under the title Report B4: Land Stewardship and Healthy Communities, A Vision for the 90's and Beyond (Draft); a public and agency consultation program on Report B4; analysis of the comments received; and Council adoption of Report B4—with minor modifications—as the basis for rewriting The Regional Plan.
 - 7(4) 1992—Preparation of a draft of the new Plan.
 - 7(5) 1993—A public and agency consultation program on the draft Plan; analysis of the comments received; and adoption by Council of this Plan.
 - 7(6) 2001-2004—A major review, including an extensive public and agency consultation program, of this Plan as required by the Planning Act.
 - 7(7) 2009—A major review, including an extensive public and agency consultation program, of this Plan undertaken as part of a planning process called Sustainable Halton and also as required under Section 26 of the Planning Act.
8. This Plan has included the provisions of the Parkway Belt West Plan, the Niagara Escarpment Plan, the Growth Plan for the Greater Golden Horseshoe, and the Greenbelt Plan as they affect *Halton* and in a manner as Regional Council considers appropriate for *Halton*.
9. [Section number not in use.]

LEGAL STATUS

10. The official portion of this Plan has been prepared and adopted pursuant to the Planning Act and other pertinent Provincial legislation. These provide, among other things, that no public work be undertaken and no municipal by-law be

passed which does not conform to The Regional Plan and, furthermore, that all Official Plans and Zoning By-laws of the Local Municipalities be amended to conform.

11. Where parts of this Plan are pending approval by the Minister of Municipal Affairs and Housing or the Ontario Municipal Board, those relevant parts of the 1980 Regional Plan and its amendments will remain in full force and effect.

REVIEW AND AMENDMENT

12. This Plan will be reviewed and amended as required in the opinion of Regional Council to meet the changing needs of the people of *Halton*, and to reflect responses prompted by new issues, information and societal values.
13. Amendments to this Plan can be initiated by Regional Council, or in response to an application by an individual, the Council of a Local Municipality, or any other *public body*.
14. As Part VII, the Appendix, is not an official part of this Plan, any modifications to the Appendix by Regional Council will not require an amendment to the Plan.
15. The process for amending this Plan will be in accordance with the provisions of the Planning Act and generally consists of the following steps:
 - 15(1) An application is made to Regional Council that is deemed to be complete with the necessary supporting information for the amendment.
 - 15(2) Council may refuse to process the application, upon which the applicant may refer the matter to the Ontario Municipal Board, or Council may prepare an amendment document and circulate it to *public agencies* and interested parties for comment.
 - 15(3) Council will provide the public with the necessary information on the proposed amendment and hold a public meeting, with at least 20 days of advance notice, to receive comments on the proposed amendment.
 - 15(4) After considering all comments received, Council will adopt, with the necessary modifications, or refuse to adopt the proposed amendment.
 - 15(5) If adopted, the amendment will come into effect provided that the amendment is not appealed within 20 days of Council giving notice of its adoption of the amendment.

- 15(6) The applicant or any other qualified party may, within 20 days after Council giving notice of its adoption of the amendment, or upon Council's refusal to process the application under Section 15(2), or failure to make a decision within 180 days from the date of the application, or refusal to adopt the amendment under Section 15(4), make a request to the Ontario Municipal Board for a hearing and decision.

USES

16. This Plan will be used:

- 16(1) By Regional Council as the basis for decisions and actions on municipal projects, facilities and programs, on proposals submitted for approval or comment, and in the formulation of recommendations to the Provincial and Federal governments,
- 16(2) By the four Local Municipalities in the preparation of their own Official Plans, amendments, and Zoning By-laws,
- 16(3) By other government agencies and departments in preparing plans and programs affecting *Halton*, and
- 16(4) By business, industry and private citizens in considering and preparing their own plans and programs.

GUIDE TO THE PLAN

17. Part II explains the general philosophy and planning vision of the Plan, leading to the two planning concepts of "land stewardship" and "healthy communities." These concepts form the basis for the development of *policies* in this Plan. Part II also describes how *Halton* relates to other planning jurisdictions and introduces the Regional Structure map showing different land use designations in *Halton*.
18. Part III describes *policies* that promote "land stewardship", including *goals*, *objectives*, permitted uses, and general *policies* for each land use designation on the Regional Structure map.
19. Part IV details *policies* contributing to "healthy communities", which may apply to any land use designation.

20. Part V indicates how the Plan is intended to be carried out to achieve the overall planning vision.
21. Part VI is a glossary of terms used by this Plan. Certain terms are used in this Plan for the purpose of achieving conformity with Provincial Plans and policies. For definition of these terms not defined in Part VI, the reader is referred to the Provincial Policy Statement or other relevant Provincial Plans or legislation.
22. Part VII does not form part of this Plan but provides accessory information to assist in understanding this Plan. In the event of conflict between the Appendix and the Plan proper, the latter shall prevail.
23. For users interested in what *policies* govern a specific parcel of land, they should review in detail the relevant parts of Part III and the whole of Part IV. They are also encouraged to refer to Part II to understand the basis for the *policies* and to Part V to see how the *policies* will be applied.
24. Throughout this Plan, a notation such as "Section 65(3)a)" is used to refer to "Section 65, Subsection (3) a)" of the Plan. Terms that are defined in Part IV, Definitions, of the Plan are italicised.
- 24.1 Sections of this Plan may be re-numbered without an amendment to this Plan provided that the sequence and hierarchy of the sections are not affected by the re-numbering.
- 24.2 The auxiliary verbs "may", "should" and "shall" are used throughout this Plan in the following context:
- 24.2(1) "may" implies that the *policy* is permissive and not mandatory or obligatory;
- 24.2(2) "should" implies that the *policy* is directive and demands compliance unless proven otherwise on good planning grounds; and
- 24.2(3) "shall" implies that the *policy* is mandatory and requires full compliance.

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Comment [MMAH1]:
Modification No. 1
Item No. 11

PART II BASIC POSITION

HALTON'S PLANNING VISION

25. Regional Council supports the concept of "sustainable development", which meets the need of the present without compromising the ability of future generations to meet their own need. ("Our Common Future, The World Commission on Environment and Development, 1987") Planning decisions in *Halton* will be made based on a proper balance among the following factors: protecting the *natural environment*, enhancing its economic competitiveness, and fostering a healthy, equitable society. Towards this end, Regional Council subscribes to the following principles of sustainability: that natural resources are not being over-used; that waste generated does not accumulate over time; that the *natural environment* is not being degraded; and that this and future generations' capacity to meet their social and economic needs is not being compromised. The overall *goal* is to enhance the quality of life for all people of *Halton*, today and into the future.
26. *Halton* recognizes its strategic location within the Greater Toronto and Hamilton Area and the importance of population and employment growth to the social and economic life of its residents. *Halton* expects further urbanization and changes to its landscape within the planning period between now and 2031. In this regard, *Halton* will undertake the necessary steps to ensure that growth will be accommodated in a fashion that is orderly, manageable, yet sensitive to its *natural environment*, heritage and culture. To maintain *Halton* as a desirable and identifiable place for this and future generations, certain landscapes within *Halton* must be preserved permanently. This concept of "landscape permanence" represents *Halton's* fundamental value in land use planning and will guide its decisions and actions on proposed land use changes accordingly.
27. In *Halton's* vision, its future landscape will always consist of three principal categories of land uses in large measures:
- 27(1) settlement areas with identifiable communities,
 - 27(2) a rural countryside where agriculture is the preferred and predominant activity, and
 - 27(3) a natural heritage system that is integrated within settlement areas

and the rural countryside, to preserve and enhance the biological diversity and ecological function of Halton.

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Comment [MMAH2]:
Modification No. 2
Item No. 15

Deleted: a rural countryside where agriculture is the preferred and predominant activity.

The land uses in these categories are complementary to each other and will together move Halton towards the goal of sustainability. Each will always exist in large measures over time, both during and beyond the planning period.

28. [Section number not in use.]

29. The concept of landscape permanence will be reflected in the goals, objectives, and policies of this Plan. In pursuit of this concept, Regional Council will exercise its powers and authority, as permitted by legislation, and deploy its resources accordingly. Other government agencies, as well as individuals or corporations, making decisions affecting Halton's landscape are also encouraged to incorporate this concept.

30. Although the best means of preserving landscapes is by public ownership, the Region believes that this is impractical or unnecessary in most cases. Instead, the preservation should be a shared value among Halton's residents, land owners, business sector, development industry, agricultural community and government agencies. Regional Council therefore advocates the principle of "land stewardship"--that all land owners are entitled to reasonable use and enjoyment of their land but they are also stewards of the land and should give proper regard to the long term environmental interests in proposing any land use change to their land. In its approach to making planning decisions, Council will refer to the concept of sustainable development and the principles of sustainability, i.e., seeking a balance among the environmental, economic and social interests.

Comment [MMAH3]:
Modification No. 3
Item No. 18

31. In its vision of planning for Halton's future, Halton believes in building "healthy communities". A healthy community is one:

31(1) that fosters among the residents a state of physical, mental, social and economic well-being;

31(2) where residents take part in, and have a sense of control over, decisions that affect them;

31(3) that is physically so designed to minimize the stress of daily living and meet the life-long needs of its residents;

31(4) where a full range of housing, employment, social, health, educational, recreational and cultural opportunities are accessible for all segments

- of the community;
- 31(5) where mobility is provided primarily through an affordable, convenient, safe and efficient public transportation system and non-motorized travel modes; and
- 31(6) where the principles of sustainability are embraced and practised by residents, businesses and governments.
32. Finally, *Halton* recognizes the importance of a sustainable and prosperous economy and the need for its businesses and employers to compete in a world economy. Towards this end, *Halton* will actively maintain, develop and expand its economic and assessment base through economic development strategies, timely provision of *infrastructure*, cost-effective delivery of services, strong fiscal management, proactive planning *policies*, and support for *development* opportunities that respond to the vision and *policies* of this Plan.
33. In summary, *Halton* will use the concept of sustainable development and principles of sustainability to guide its land use decisions and hence achieve its planning vision. Stated plainly, this vision is to preserve for this and future generations a landscape that is rich, diverse, balanced, productive and sustainably, and a society that is economically strong, equitable and caring. Specifically, such a vision will be delivered through the two main themes of land stewardship and healthy communities. Part III, Land Stewardship Policies, describes area-specific land use *policies* that apply to designated geographical areas of *Halton* to support the concept of landscape permanence. Part IV, Healthy Communities Policies, contains general *policies* that apply to all land use decisions to be made in *Halton*.

PLANNING HORIZON

34. For certain physical elements of this Plan for which incremental decision-making is practical and desirable, e.g. population forecasts and urban envelopes, the planning horizon is the year 2031.
35. For other more durable elements and the planning vision of this Plan, the horizon is far beyond the year 2031. Regional Council is cognizant of the fact that land use decisions have a permanent impact on the landscape and should be made in the context of a time frame well beyond the planning horizon.

HALTON AND THE PROVINCE OF ONTARIO

36. In preparing and adopting this Plan, the *Region* has recognized and considered carefully those Provincial Plans and policies affecting *Halton*. This Plan has incorporated those Provincial Plans and policies currently in effect to the extent Regional Council deems appropriate for *Halton* and on the premise that *Halton* can adopt positions and *policies* more restrictive than the Province.
37. The *Region* views its relationship with the Province of Ontario as encompassing the following:
- 37(1) effecting Provincial Plans and policies in the context appropriate for *Halton* and its Local Municipalities and within the *Region's* financial capability;
- 37(2) acting on behalf of the Province in planning approvals, application reviews and matters that have been delegated to the *Region* under the Planning Act or other Provincial legislation;
- 37(3) coordinating plans, programs and activities among Provincial ministries, the *Region* and the Local Municipalities; and
- 37(4) responding to Provincial initiatives and proposed policies, plans and legislation after consulting its Local Municipalities and *public agencies* in *Halton*.
38. The *Region* will encourage the Province to:
- 38(1) provide clear Provincial direction on planning issues;
- 38(2) streamline Provincial legislation and the land use planning process;
- 38(3) increase coordination and set priorities of mandate among Provincial ministries and agencies;
- 38(4) sort out and assign responsibilities to the appropriate level of government based on the principle of direct accountability supported by appropriate fiscal resources; and
- 38(5) provide the necessary tools and resources, including fiscal and legislative ones, to assist the *Region* in implementing Provincial policies and plans in accordance with *goals, objectives* and *policies* of this Plan.

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Comment [MMAH4]:
Modification No. 4
New Item

Deleted: , this Plan has incorporated those Provincial Plans and policies currently in effect.

Deleted: The approval of this Plan by the Province represents

Deleted: its endorsement of *Halton's* approach in reflecting the Province's direction.

Comment [MMAH5]:
Modification No. 5
New Item

Deleted: as

- 38A.** [Section number not in use.]
- 38B.** [Section number not in use.]
- 38C.** [Section number not in use.]
- 38D.** [Section number not in use.]
- 38E.** [Section number not in use.] **38F.** 38F(1) [Section number not in use.]
[Original Sections 38F(1)f, 38F(1)g) and 38F(1)k) moved to Sections 77.1(1), 72(7) and 72(8), respectively; balance deleted.]
- 38F(2) [Section number not in use.]
- 38F(3) [Section number not in use.]
- 38F(4) [Section number not in use.] [Original Sections 38F(4)f) and Sections 38F(4)k)[i] through 38F(4)k)[vi] moved to Sections 72(9), 78(6), 78(4) and Sections 78(7) through 78(10), respectively; balance deleted.]
- 38F(5) [Section number not in use.] [Original Sections 38F(5)a) through 38F(5)e) moved to Sections 81.1(1) through 81.1(4) and 81.3(1), respectively; preamble deleted.]
- 38F(6) [Section number not in use.] [Original moved to Section 78(11).]
- 38F(7) [Section number not in use.] [Original Sections 38F(7)a) through 38F(7)e) moved to Sections 72(10), 77.1(2), 77.4(2), 77.4(3) and 72(11), respectively; preamble deleted.]
- 38F(8) [Section number not in use.] [Original moved to Section 81(10.1).]
- 38F(9) [Section number not in use.] [Original moved to Section 77.4(4).]
- 38F(10) [Section number not in use.] [Original moved to Section 77(2.4).]
- 38F(11) [Section number not in use.] [Original moved to Section 77(7).]
- 38G.** [Section number not in use.]

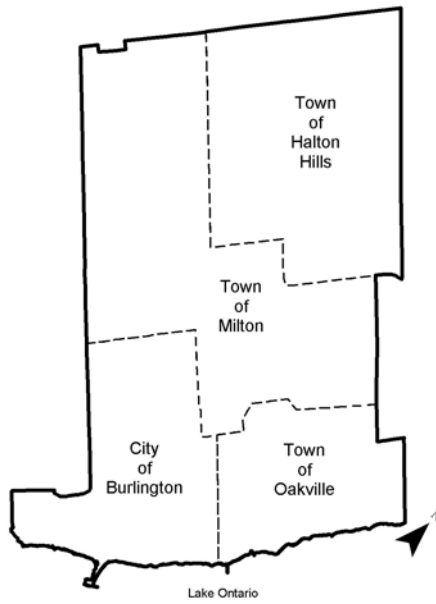
HALTON AND ITS SURROUNDING REGION

39. The Greater Toronto and Hamilton Area (GTHA), as currently defined, comprises the Cities of Toronto and Hamilton and the Regional Municipalities of Halton, Peel, York and Durham (see Figure 1). Extending this area to include the surrounding urban centres would encompass the Greater Golden Horseshoe region, the most populous and economically active part of Ontario. Some of these centres are the fastest growing areas within the Province. *Halton* is remarkably well situated within this conurbation of settlement.

FIGURE 1: GREATER TORONO AND HAMILTON AREA



FIGURE 2: LOCAL MUNICIPALITIES IN HALTON



40. Halton Region acknowledges the need to consider its own planning area as part of a larger physical, social and economic entity such as the GTHA or the Greater Golden Horseshoe. The *natural environment* traverses political boundaries and environmental problems can only be dealt with effectively on a multi-jurisdictional, cooperative basis. Many social and economic issues that face *Halton* result from forces over which the *Region* has little control. Particular attention must be paid by Regional Council to inter-regional issues and forces affecting the GTHA and the surrounding area in an effort to apply Regional resources strategically to those matters over which it does have some control.
41. Halton Region views its role within the GTHA and its participation on GTHA issues as one of partnership with the other regions or cities and the Province to promote understanding of issues, to exchange openly information and views, and to seek solutions to common problems. In so doing, Regional Council will express and pursue its planning vision and *objectives* with vigour, firmly believing that the strength of the GTHA or the Province is founded on the diversity and individuality of its municipalities. Therefore, it is Regional Council's opinion that the GTHA partnership is an association of common interest and expediency and should remain as such.
42. *Halton* also recognizes its historical relationship and association with the neighbouring City of Hamilton, Regional Municipality of Peel, County of Wellington, and their respective member municipalities and will continue to coordinate with them its planning efforts and pursue common interests.

HALTON AND THE LOCAL MUNICIPALITIES

43. This Plan recognizes and is based on the following framework of roles and responsibilities for the *Region* and its four Local Municipalities: the City of Burlington and the Towns of Oakville, Milton and Halton Hills (see Figure 2).
44. The *Region's* primary role is to provide broad *policy* directions on strategic matters such as management of land and natural resources, growth strategies, housing, economic development, water and wastewater services, *solid waste* management, transportation, and health and social services. Recognizing the above, the Local Municipalities are to deal with their local environments to best express their own individualities. The structuring of communities and neighbourhoods and the internal configuration of each of the Local Municipalities, for instance, are the responsibilities of the Municipalities as long

as the overall planning vision for *Halton* and *policies* of this Plan are adhered to.

- 45. The Planning Act requires that Local Municipalities' Official Plans and Zoning By-laws be amended to conform with this Plan.
- 46. The Regional Plan is a strategy for *development* of the entire *Region*, with sufficient detail to permit the achievement of *Halton's* planning vision and *objectives*.
- 47. Local Official Plans, covering the whole of each Local Municipality, are necessary extensions of The Regional Plan, and are intended to direct *development* in accordance with local desires while adhering to *policies* of this Plan. They will contain *development* phasing and land use distributions and standards at a level of detail sufficient for the implementation of both Regional and local *policies*, and for the preparation of Zoning By-laws and specific *development* proposals. In the event of conflict between *policies* of The Regional Plan and those of a Local Official Plan, the former shall prevail.
- 48. Area-Specific Plans such as secondary plans are to be prepared by the Local Municipalities for *settlement areas* such as new communities, *Intensification Areas* and *Hamlets* in accordance with *policies* of this Plan.
- 49. Area-Specific Plans shall be in conformity with Regional and Local Official Plans and be incorporated as amendments to the Local Official Plan.

HALTON'S REGIONAL STRUCTURE

50. The Regional Structure, as shown on Map 1, represents *Halton's* basic position on the use of land and natural resources within its planning area and is the framework within which Local Official Plans, amendments and by-laws shall be prepared.

51. The Regional Structure consists of the following designations:

51(1) Urban Area, where *urban services* are provided to accommodate concentrations of existing and future *development*,

51(2) Agricultural Rural Area, within which the primary activity is *agricultural operation*,

51(2.1)

51(2.2) *Hamlets*, which are compact rural communities,

Deleted: mutually exclusive

Comment [MMAH6]:
Modification No. 6
Item No. 35

Deleted: Greenbelt Plan Policy Area, which is equivalent to the Protected Countryside Area of the Greenbelt Plan located to the north and west of the Niagara Escarpment Plan Area in *Halton*,

- 51(2.3) Mineral Resource Extraction Areas, where a valid licence has been issued under the Aggregate Resources Act,
- 51(3) Regional Natural Heritage System, a system of connected natural areas and open space to preserve and enhance the biological diversity and ecological function of *Halton*,
- 51(3.1) Regional Waterfront Parks, to provide public access and recreational opportunities at strategic locations along *Halton's* waterfront,
- 51(4) North Aldershot Policy Area, which implements the North Aldershot Inter-Agency Review, permitting a limited amount of *development* while protecting natural areas, and
- 51(5) Prime Agricultural Areas, as designated on Map 1D, where the land base is protected for the long-term for agriculture in accordance with the policies in Section 139.1. Prime Agricultural Areas overlap other land use designations, including the Regional Natural Heritage System, Agricultural Rural Area, and the Mineral Aggregate Resources Area.

Comment [MMAH7]:
Modification No. 7
Item No. 36

51.1 [Formerly Section 53]Boundaries of the following specific areas are also outlined on Map 1, to provide information and assist in the application of *policies*:

- 51.1(1) Niagara Escarpment Plan Area, as defined in the Niagara Escarpment Plan,
- 51.1(2) Parkway Belt West Plan Area, as defined in the Parkway Belt West Plan,
- 51.1(3) Greenbelt Plan Protected Countryside Area, as defined in the Greenbelt Plan, and
- 51.1(4) Built-Up Area, generally based on the report *Built Boundary* for the Growth Plan for the Greater Golden Horseshoe, 2006 (2008).

Deleted: Ninth Line Corridor Policy Area, which reflects the direction in the Final Report, Ninth Line Corridor Protection and Land Use Study (May 2005), as amended, to protect the land base within the Ninth Line Corridor for future transit uses and related facilities, while permitting *development* that is complementary to and supportive of the Highway 407 *higher order transit*.

To provide clarity on the three Provincial Plan Areas under Sections 51.1(1), 51.1(2) and 51.1(3), these areas are shown on Map 1A, with additional details on the key Niagara Escarpment Plan designations.

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51.2 Each land use designation has specific *goals, objectives* and *policies*, including permitted uses, governing *development* within the area so designated. Additionally, certain areas are subject to other policies and/or conditions for *development*, as described in Section 139.3 to 139.12. They are as follows:

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Deleted: additional constraints,

51.2(1) Parkway Belt Transportation and *Utility*, as shown on Map 1B,

51.2(3) Municipal Wellhead Protection Zones, as shown on Map 1C,

51.2(5) Identified Mineral Resource Areas, as shown on Map 1E, and

51.2(6) Key Features of the Regional Natural Heritage Systems, as shown on Map 1E,

52. The boundaries of the land use designations, specific areas and constraint areas, as described under Sections 51, 51.1 and 51.2 and as shown on Map 1 and Maps 1B through 1G, are to be interpreted as follows:

52(1) Where the boundaries between two designations appear to coincide with such facilities as roads, railways, and electrical transmission lines, it is intended that the rights-of-way of such facilities will fall under the more *restrictive* of the two designations, unless otherwise indicated by specific *policies* of this Plan.

52(2) Where the boundaries are formed by a combination of such well-defined features as roads, railways, electrical transmission lines, municipal and property boundaries, original township *lot* or concession lines, streams, and topographic features, they are firm and fixed and can only be changed by a formal amendment to this Plan, unless otherwise exempted by specific *policies* of this Plan.

52(3) The interpretation of other boundaries that are not so well-defined, will be the responsibility of the *Region*, in consultation with appropriate agencies and their agents, based on the general intent of this Plan and utilizing the most detailed and up-to-date information available and/or site inspection.

53. [Section number not in use.] [Original moved to Section 51.1.]

54. The Regional Structure also takes into consideration the provisions of the following Provincial Plans: the Niagara Escarpment Plan and the Parkway Belt West Plan, the Greenbelt Plan, and the Growth Plan for the Greater Golden Horseshoe. The goals, objectives, policies and land designations of these documents have been incorporated into this Plan and, in some cases, made more *restrictive*, as permitted by the Provincial Plans.

55. The Regional Structure is accompanied by a growth strategy for *Halton* based on the distribution of population and employment, for the planning horizon year of 2031 as contained in Table 1 as well as by other *infrastructure* elements such as

Deleted:

Deleted: 51.2(2) Future Strategic Employment Areas, as shown on Map 1C,

Deleted: D

Deleted: 51.2(4) Prime Agricultural Areas, as shown on Map 1E

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Comment [MMAH8]:
 Modification No. 8
 Item No. 37

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Comment [MMAH9]:
 Modification No. 9
 New Item

Deleted: Where the boundaries of an Urban Area do not coincide with original township *lot* or concession lines, or identifiable physical features, and where a portion of an urban *development* proposal extends beyond those boundaries, the *Region* may deem the proposal to be within the Urban Area provided that the portion of the *development* proposal extending beyond the boundaries is considered minor and is required for proper site or subdivision design.

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Comment [MMAH10]:
 Modification No. 10
 Item No. 41

Deleted: The approval of this Plan by the Province is an endorsement by the Province that this Plan adequately reflects the direction and requirements of these Provincial Plans.

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transportation systems and urban services.

Comment [MMAH11]:
 Modification No. 11
 Item No. 42

55.1 The Regional Structure also sets out targets for intensifying *development* within the *Built-Up Area*, and *development density* in the *Designated Greenfield Areas* as contained in Table 2.

56. Guided by *Halton's* planning vision, *policies* in this Plan are developed to ensure the integrity, maintenance and enhancement of the Regional Structure.

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TABLE 1 POPULATION AND EMPLOYMENT DISTRIBUTION

Comment [MMAH12]:
 Modification No. 157
 See Attachment 1

Deleted: TARGETS

Municipality	Population ¹		Employment	
	2006	2031	2006	2031
Burlington	171,000	193,000	88,000	106,000
Oakville	172,000	255,000	82,000	127,000
Milton	56,000	238,000	28,000	114,000
Halton Hills	58,000	94,000	20,000	43,000
Halton Region ²	456,000	780,000	218,000	390,000

¹Population numbers in this table are "total population" numbers including approximately 4% undercoverage from the official "Census population" numbers reported by Statistics Canada.

²Totals for the Region may not add up due to rounding.

TABLE 2 INTENSIFICATION AND DENSITY TARGETS

Municipality	Minimum Number of New Housing Units To Be Added To the Built-Up Area Between 2015 and 2031	Minimum Overall Development Density in Designated Greenfield Area (Residents and Jobs Combined Per Gross Hectare)¹
Burlington	8,300	45
Oakville	13,500	46
Milton	5,300	58
Halton Hills	5,100	39
Halton Region	32,200 ²	50

¹In the measurement of these densities, the area of the Regional Natural Heritage System is excluded.

²This number represents 40 per cent of the new housing units occurring within Halton Region between 2015 and 2031.

PART III LAND STEWARDSHIP POLICIES

DEVELOPMENT CRITERIA

57. *Development* is directed to environmentally suitable areas with the appropriate land use designation in accordance with the *goals, objectives* and *policies* of this Plan.
58. Uses are permitted as specified for each land use designation provided that:
- 58(1) the site is not considered hazardous to life or property due to conditions such as soil contamination, unstable ground or soil, erosion, or possible flooding;
- 58(1.1) adequate supply of water and treatment of wastewater for the proposed use has been secured to the satisfaction of the *Region*; and
- 58(2) *development* meets all applicable statutory requirements, including regulations, Official Plan *policies*, zoning by-laws, and municipal by-laws.
59. No building permits should be issued by a Local Municipality until Section 58 has been complied with.
60. Where a *lot* is located in more than one land use designation, *development*, if permitted, should be located on that portion of the *lot* within the least *restrictive* designation.
61. In addition to those *policies* governing the land use designation(s) where it is located, *development* may be affected by, and therefore shall be consistent with:
- 61(1) *objectives* and *policies* relating to areas of constraint as shown on Map 1 or Maps 1B through 1G;
- 61(2) all *goals, objectives* and *policies* under Part IV of this Plan;
- 61(3) applicable regulations of the appropriate *Conservation Authority*; and
- 61(4) [Section number not in use.]

- 61(5) [Section number not in use.]
- 61(6) the requirement for pre-consultation for Regional Official Plan Amendments and plans of subdivision between the proponent, the *Region*, the approval authorities and agencies, as outlined in Section 187(3), and submission of other information prescribed by the *Region* to support applications for Regional Official Plan Amendments, plans of subdivision and consent applications, as outlined in Section 187(10) of this Plan.
62. All *development* within the Niagara Escarpment Plan Area is subject to the provisions of the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan, as well as applicable *policies* of this Plan, Local Official Plan, and Local Zoning By-laws.
63. All *development* within the Parkway Belt West Plan Area is subject to the provisions of the Ontario Planning and Development Act, applicable Provincial Land Use Regulations, the Parkway Belt West Plan, the Greenbelt Plan where applicable as well as *policies* of this Plan and Local Official Plan, and Local Zoning By-laws.
- 63.1. All *development* within the Greenbelt Plan Protected Countryside Area and Greenbelt Natural Heritage System, as shown on Map 1A, is subject to the provisions of the Greenbelt Act and the Greenbelt Plan, as well as applicable *policies* of this Plan, Local Official Plan, and Local Zoning By-laws.
64. In the event of conflict between provisions of this Plan and those of the Niagara Escarpment Plan, the Parkway Belt West Plan or the Greenbelt Plan, the Provincial Plans shall prevail. Provisions of this Plan that are more *restrictive* than those of the Provincial Plans, however, shall apply unless specifically prohibited by the Provincial Plans.
65. The creation of new *lots* in any land use designation is permitted only by specific *policies* of this Plan.
66. Subject to other *policies* of this Plan, applicable Local Official Plan *policies* and Zoning By-laws, and policies of the applicable Provincial Plan, new *lots* may be created:
- 66(1) for the purpose of acquisition by a *public body*;
- 66(2) for the purpose of consolidating *lots*;
- 66(2.1) for adjusting *lot* lines provided that:

Comment [MMAH13]:
Modification No. 12
Item No. 47

Deleted: Plan

Comment [MMAH14]:
Modification No. 13
Item No. 48

- a) the adjustment is minor and for legal or technical reasons such as *easements*, corrections of deeds and quit claims; and
 - b) the proposal does not result in additional building *lots*; or
- 66(2.2) for the purpose of creating a new lot for conservation purposes as part of the Bruce Trail within the Niagara Escarpment Plan Area provided that the lot creation is in accordance with policies of the Niagara Escarpment Plan and is consistent with Regional and Local Official Plan policies.
- 66(3) [Section number not in use.]
67. The creation of new building *lots* on private services must meet minimum criteria set forth by the *Region's* Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection under Section 101(1.4) of this Plan.
68. *Single detached dwellings*, where permitted by *policies* of this Plan, are limited to one permanent dwelling per *lot* unless:
- 68(1) the residential use is accessory to *agriculture* in which case *objectives* and *policies* relating to the *designations* apply; or
 - 68(2) for the purpose of preserving the local, provincial or national heritage value of an existing *single detached dwelling* within the Niagara Escarpment Plan Area, in which case a second *single detached dwelling* may be permitted in accordance with policies of the Niagara Escarpment Plan and the Local Official Plan.
- Such additional dwellings on the same lot shall not be the basis for the creation of additional building lots.
69. An existing *agricultural operation* is a permitted use in all land use designations outside the Urban Area. Within the Urban Area, agricultural uses are encouraged and permitted as interim uses until the lands are required for the orderly phasing of urban *development*.
70. [Section number not in use.]

70.1 For lands falling within the Protected Countryside of the Greenbelt Plan, as shown on Map 1A, the location and construction of infrastructure and expansions, extensions, operations, and maintenance of infrastructure are subject to the relevant policies of the Greenbelt Plan.

Comment [MMAH15]:
Modification No. 14
Item No. 54

Deleted: Agricultural Rural Area

Comment [MMAH16]:
Modification No. 15
New Item

LAND USE DESIGNATIONS

71. The geographic area of *Halton* is divided into the following land use designations, as shown on Map 1 and Map 1D with the exception of Regional Waterfront Parks, which are shown by symbol on Map 1 and detailed on Map 2:

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71(1) Urban Area,

71(2) Agricultural Rural Area,

71(3)

Deleted: Greenbelt Plan Policy Area,

71(4) *Hamlets*,

71(5) Mineral Resource Extraction Areas,

71(6) Regional Natural Heritage System,

71(7) Regional Waterfront Park,

71(8) North Aldershot Policy Area, and

71(9) Prime Agricultural Areas, as shown on Map 1D,

Comment [MMAH17]:
Modification No. 17
Item No. 57

Deleted: Ninth Line Corridor Policy Area.

Urban Area

72. The objectives of the Urban Area are:

72(1) To accommodate growth in accordance with the *Region's* desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable *natural environment*, and preserve certain landscapes permanently.

72(2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.

72(3) To provide a range of identifiable, inter-connected and *complete communities* of various sizes, types and characters, which afford maximum choices for residence, work and leisure.

- 72(4) To ensure that growth takes place commensurately both within and outside the *Built Boundary*.
- 72(5) [Formerly Section 73(1)] To establish a rate and phasing of growth that is consistent with the *policies* of this Plan.
- 72(6) [Formerly Section 73(2)] To identify an urban structure that supports the *development* of *Intensification Areas*.
- 72(7) [Formerly Section 38F(1g)]To plan and invest for a balance of jobs and housing in communities across the *Region* to reduce the need for long distance commuting and to increase the modal share for transit and *active transportation*.
- 72(8) [Formerly Section 38F(1k)]To promote the adaptive re-use of *brownfield* and *greyfield* areas.
- 72(9) [Formerly Section 38F(4f)]To facilitate and promote *intensification* and increased densities.
- 72(10) [Formerly Section 38F(7a)]To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.
- 72(10.1) To direct where employment uses should be located and to protect areas designated for such uses.
- 72(11) [Formerly Section 38F(7e)]To provide opportunities for post-secondary education facilities to locate within *Halton*.
73. [Section number not in use.] [Original moved to Sections 72(5) & 72(6).]
74. The Urban Area consists of areas so designated on Map 1 where urban (water supply and wastewater treatment) services are or will be made available to accommodate existing and future urban *development* and amenities. Within the Urban Area, *Employment Areas* and *Urban Growth Centres* are identified on Map 1 as overlays on top of the Urban Area, for which specific *policies* apply.
75. The Urban Area is planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities as shown in Table 1. Such a distribution is, expected to be reached by the planning horizon year of 2031.
76. The range of permitted uses and the creation of new *lots* in the Urban Area will

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Comment [MMAH18]:
Modification No. 17
Item No. 61

be in accordance with Local Official Plans and Zoning By-laws. All *development*, however, shall be subject to the *policies* of this Plan.

77. It is the *policy* of the *Region* to:

- 77(1) Prepare, in consultation with the Local Municipalities, and adopt population and employment forecasts in accordance with the distribution of population and employment contained in Table 1. Such forecasts shall:
- a) be updated regularly but no less frequently than every five years;
 - b) be detailed for each Local Municipality;
 - c) show the annual population and employment increases between the current year and year 2031;
 - d) contain estimates of the annual number of new housing units by density type, consistent with the housing targets under Sections 86(6) and 86(6.1);
 - e) contain assignment of population, employment and housing units under Sections 77(1)c) and 77(1)d) to the *Built-Up Area*, *Designated Greenfield Area*, and outside the *Urban Area*, consistent with Table 2; and
 - f) contain estimates of *Affordable Housing* units to be achieved annually, consistent with the housing targets under Sections 86(6) and 86(6.1).
- 77(2) [Section number not in use.]
- 77(2.1) Direct, through Table 2, to the *Built-Up Area* a minimum of 40 per cent of new residential *development* occurring annually within *Halton* in 2015 and every year thereafter.
- 77(2.2) Provide an Annual *Intensification* Monitoring Report to Council that will state, for each Local Municipality and for the *Region* as a whole:
- a) the number of new housing units occurring in the *Built-Up Area*, in the previous year,
 - b) the departure, if any, of the numbers under Section 77(2.2)a) from the forecasts under Section 77(1)e), and

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Comment [MMAH19]:
Modification No. 18
Item No. 63

- c) starting in 2016, the cumulative deficit, if any, of new housing units occurring in the *Built-Up Area* between 2015 and the current year.
- 77(2.3) Implement, without impacting the Region's commitments related to the financial and implementation plan under Section 77(17), a strategy to redress any significant deficits under Section 77(2.2)c) that may include one or more of the following measures:
- a) updating the assignment of housing units to the *Built-Up Area* under Section 77(1)e) for the period between the current year and 2031 while maintaining the *intensification* targets of Table 2;
 - b) limiting the annual number of new housing units occurring in the *Designated Greenfield Area* based on forecasts under Section 77(1)e);
 - c) requiring, once the limit under Section 77(2.3)b) is reached in any year, Local Municipalities to consider only approval of joint applications for *development* from both the *Built-Up Area* and the *Designated Greenfield Area* that deliver a minimum of 40 per cent of new units in the *Built-Up Area*; and/or
 - d) in consultation with the Local Municipalities and the *development* industry, investigating incentives to promote *intensification* and seek Provincial assistance, financial or otherwise, to support such incentives.
- 77(2.4) [Formerly Section 38F(10)]Require *development* occurring in *Designated Greenfield Areas* to:
- a) contribute towards achieving the *development density* target of Table 2;
 - b) contribute to creating healthy communities;
 - c) create street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services;
 - d) provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods; and
 - e) create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities

Comment [MMAH20]:
Modification No. 19
Item No. 65

for transit and active transportation.

- 77(3) Require the Local Municipalities and encourage public agencies in Halton to adopt and use the population and employment forecasts established under Section 77(1), as well as the population and employment distribution contained in Table 1 and the targets contained in Table 2, as the basis for their plans and provision of services.
- 77(4) Require the Local Municipalities to demonstrate with sufficient details, through their respective Official Plans and amendments thereof, how the population and employment distribution in Table 1 and targets in Table 2 can be achieved and maintained at all times.
- 77(5) Require the Local Municipalities to prepare Area-Specific Plans or policies for major growth areas, including the development or redevelopment of communities. The area may contain solely employment lands without residential uses or solely an Intensification Area. Such plans or policies shall be incorporated by amendment into the Local Official Plan and shall demonstrate how the goals and objectives of this Plan are being attained and shall include, among other things:
- a) a general statement of the intended character of the area or community,
 - b) boundaries of the area or community,
 - c) policies for the protection of the Regional Natural Heritage System and for the protection of public health and safety within hazard lands,
 - d) capacity targets of population, housing units and employment, including targets for Affordable Housing,
 - e) land use patterns that promote mixed-use, compact, transit-supportive, walkable communities, including the locations of local facilities for social, cultural, recreational, educational and religious purposes,
 - f) location, types and density of residential and employment lands that contribute to creating healthy communities through:
 - [i] urban design,

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Comment [MMAH21]:
Modification No. 20
Item No. 66

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Comment [MMAH22]:
Modification No. 21
Item No. 67

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redevelopment of an existing one

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- [ii] diversity of land uses,
 - [iii] appropriate mix and densities of housing,
 - [iv] provision of local parks and open space,
 - [v] strengthening live-work relationship through a proper balance of residential and employment land uses, and
 - [vi] promoting *active transportation* and public transit use.
- f.1) consideration for land use compatibility in accordance with Regional and Ministry of the Environment guidelines,
- g) overall *development density* for the area or community and, if it is located within the *Designated Greenfield Area*, how this density will contribute towards achieving the minimum overall *development density* for *Designated Greenfield Areas* in the Local Municipality as set out in Table 2,
 - h) a transportation network that promotes public transit and *active transportation*, including a strategy for early introduction of transit services,
 - i) *development* phasing,
 - j) storm water management or, if the scale of *development* justifies, a Sub-watershed Study as per Section 145(9),
 - k) Environmental Impact Assessments, if any part of the Regional Natural Heritage System is affected in an area not covered by a Sub-watershed Study,
 - l) an Air Quality Impact Assessment based on guidelines under Section 143(2.1),
 - m) water and wastewater servicing plans,
 - n) provision of *utilities*,
 - o) a fiscal impact analysis,
 - p) a community *infrastructure* plan, based on Regional guidelines, describing where, how and when public services for health,

education, recreation, socio-cultural activities, safety and security and *Affordable Housing* will be provided to serve the community, and

- q) an Agricultural Impact Assessment on potential impact of urban development on existing agricultural operations, including the requirement for compliance with the Minimum Distance Separation formulae.

Comment [MMAH23]:
Modification No. 22
Item No. 68

- 77(6) Require Local Official Plans to specify *development* phasing strategies within the Urban Area consistent with the *policies* of this Plan, giving priority to *development* of *Intensification Areas*, employment lands, infilling and completion of existing neighbourhoods and communities. Each *development* phase shall contain a generally compact area. The progression from one phase to another shall be based on substantial occupancy of the earlier phase and the availability of *infrastructure*.

- 77(7) [Formerly Section 38F(11)] Introduce, only by amendment(s) to this Plan, Urban Area expansions based on a *municipal comprehensive review* undertaken as part of the *Region's* statutory five-year review of the Official Plan under the Planning Act, provided that it can be demonstrated that:

- a) sufficient opportunities to accommodate the distribution of population and employment, in Table 1, based on *intensification* and density targets in Table 2, are not available within the *Region*;

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- a.1) the expansion makes available sufficient lands to accommodate population and employment growth for a time horizon of at least ten years but not exceeding 20 years unless otherwise directed by Provincial plan or policy;

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- b) the timing of the expansion and the phasing of development within the new *Designated Greenfield Areas* will not adversely affect the achievement of the *intensification* and density targets in Table 2 and other *policies* of this Plan;

- b.1) the proposed expansion will meet the requirements of the Niagara Escarpment Plan and the Greenbelt Plan;

- b.2) the boundary of the proposed expansion is logical, readily

identifiable and consistent with *goals, objectives* and *policies* of this Plan;

- c) *infrastructure* and *human services* required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner, and is based on a financing plan communicated to the public and subsequently approved by Council;
- d) in *Prime Agricultural Areas*, as shown on Map 1D;
 - [i] the lands do not comprise *specialty crop areas*;
 - [ii] there are no reasonable alternatives that avoid *Prime Agricultural Areas*; and
 - [iii] there are no reasonable alternatives on lower priority agricultural lands within the *Prime Agricultural Areas*;
- e) impacts from the expansion on *agricultural operations* adjacent or close to the Urban Area are mitigated to the extent;
- f) the comprehensive review will determine the amount of land area and the most appropriate location for expansion to the Urban Area, consistent with the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and *goals, objectives* and *policies* of this Plan and will include, among other things, the following:
 - [i] a land supply analysis based on Section 77(7)a),
 - [ii] alternative *development* scenarios and their implications on urban *infrastructure*, community services, *mineral aggregate resources* and agriculture, and the natural and social environments,
 - [iii] a fiscal impact analysis of the new growth on the *Region* and the Local Municipalities,
 - [iv] criteria for evaluating such scenarios and the evaluation thereof,
 - [v] an extensive public consultation program throughout the

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comprehensive review, and

- [vi] preparation or update of a multi-year master plan for the phasing in of *urban services* and transportation facilities.
- [vii] the identification of strategic employment lands within the proposed expansion area that should be designated and protected for the long-term due to their proximity to major transportation facilities and infrastructure; and

g) compliance with the Minimum Distance Separation formulae has been addressed.

Comment [MMAH24]:
Modification No. 23
Item No. 70

77(8) Monitor regularly the demand and supply of urban *development* lands to ensure that there is sufficient lead time to undertake the *municipal comprehensive review* under Section 77(7) and, if necessary, initiate the appropriate studies prior to a five-year review of this Plan.

77(9) [Section number not in use.]

77(10) [Section number not in use.]

77(11) [Section number not in use.]

77(12) Prepare, in conjunction with the Local Municipalities, the School Boards and Provincial agencies responsible for other *human services*, a Joint *Infrastructure Staging Plan*, based on the distribution of population and employment in Table 1 and their forecasts under Section 77(1), and any community infrastructure plans under Section 77(5)n, as well as Local and Regional development phasing strategies, to ensure that infrastructure and human services to support development is planned and financing is secured in advance of need. [The Staging Plan shall be updated periodically and assist in setting development charges and preparing master plans for the provision of Regional services, in accordance with the Provincial Class Environmental Assessment process.

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Comment [MMAH25]:
Modification No. 24
Item No. 73

77(13) On the basis of the Joint *Infrastructure Staging Plan*, seek funding assistance and coordination of their expenditures from the Federal and Provincial governments for the orderly and timely provision of *infrastructure* and *human services*.

- 77(14) Coordinate with the Local Municipalities the preparation of Regional and Local capital budgets and forecasts to implement the municipal portion of the Joint *Infrastructure* Staging Plan.
- 77(15) Require the *development* industry to absorb its share of the cost of the provision of *infrastructure* and that any financial impact of new *development* or redevelopment on existing taxpayers be based on a financing plan communicated to the taxpayers and subsequently approved by Council. Such a financing plan may provide measures such as staging or contingent provisions to demonstrate that the provision of *infrastructure* and public service facilities under the Joint Infrastructure Staging Plan by Provincial and Federal Governments and other service providers are co-ordinated with those by the Region and Local Municipalities so that the health and well-being of the community is advanced in a fiscally responsible manner.
- 77(16) Require the Local Municipalities to phase *development* to the intermediate target year of 2021 in accordance with Map 5, Regional Phasing Map, and the *policies* of this Plan. The progression from one phase to the subsequent phase within a municipality is independent for each municipality and is also independent for employment and residential lands. The *Region* will, in consultation with the Local Municipalities, modify Map 5 to show phasing for all *Designated Greenfield Areas*, by amendment to this Plan.
- 77(17) Require the following prior to the Local Municipality approving *development* within any Regional phase and prior to the progression of *development* from one Regional phase to the next as set out on Map 5 as modified:
- a) approval by Regional Council of a financial and implementation plan, including financial commitment by the private *development* sector to absorb its share of the cost of the provision of the necessary *infrastructure*. The financial and implementation plan shall be based on:
 - [i] Area-Specific Plans or a generalized land use map in the Local Official Plan that meets the requirements of Section 77(5) showing land use designations and community structure approved by the Local Municipality, and
 - [ii] the municipal portion of the Joint *Infrastructure* Staging Plan as described in Section 77(12);

Comment [MMAH26]:
Modification No. 25
Item No. 76

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Comment [MMAH27]:
Modification No. 26
Item No. 79

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- b) approval of applicable development charge by-laws; and
- c) determination by Regional Council that the *intensification* targets in Table 2, as monitored through Sections 77(2.2) and 77(2.3), can be reasonably achieved.

Comment [MMAH28]:
Modification No. 27
Item No. 82

- 77(18) Require the Local Municipalities to include in their Official Plans detailed sub-phasing *policies* to set out additional local requirements for the progression of *development* from one sub-phase to the next.
- 77(19) Apply the following specific *policy* for the progression of Regional phases or Local Municipal sub-phases:
- a) The *Region*, in consultation with the Local Municipality, may revise the specific *policies* for the progression of Regional Phases or Local Municipal sub-phases if one landowner or group of owners delays the continuous progression of residential growth.
 - b) [Section number not in use.]
- 77(20) Notwithstanding Section 77(16) through Section 77(19) of this Plan, permit the provision of water and wastewater services to municipal *infrastructure* and facilities and public institutions located within any Regional phase, if deemed prudent and feasible by Regional Council.
- 77(21) Co-ordinate the planning and approval process of large-scale major retail uses whose primary trade area extends beyond the boundary of the Local Municipality where it is proposed by ensuring:
- a) any affected Local Municipalities are engaged early in the planning process and consulted throughout the approval process;
 - b) there is a need for the proposed use in both the short term and the long term and for the Local Municipality itself and the *Region* as a whole;
 - c) existing retail uses within the primary trade area, especially historic ones such as those in the downtown areas, are not unduly affected;
 - d) appropriate studies on the impact of the proposed use on the surrounding area are carried out as required by and to the satisfaction of the Local Municipality and the *Region*;

- e) the proposed location of the use supports the *intensification* and healthy communities principles of this Plan and does not displace existing or planned non-retail employment uses near *highway* interchanges;
- f) the use is incorporated by amendment to the Local Official Plan with its own separate designation; and
- g) all Local and Regional *policies* and requirements, financial or otherwise, are met.

Employment Areas

77.1 The *objectives* of the *Employment Areas* are:

77.1(1) [Formerly Section 38F(1)f)]To ensure the availability of sufficient land for employment to accommodate forecasted growth to support *Halton's* and its Local Municipalities' economic competitiveness.

77.1(2) [Formerly Section 38F(7)b)]To provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

77.1(3) To locate *Employment Areas* in the vicinity of existing major *highway* interchanges and rail yards, where appropriate within the Urban Area.

77.2 The *Employment Areas*, are shown as an overlay on top of the Urban Area on Map 1, and are subject to the *objectives* and *policies* for the Urban Area. Their boundaries are to be interpreted in accordance with Section 52 of this Plan. Additional *Employment Areas* may be introduced within the Urban Area by amendment to this Plan based on the completion of an Area-Specific Plan or an amendment to the Local Official Plan.

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77.4 It is the *policy* of the *Region* to:

77.4(1) Prohibit residential and other non-employment uses including major retail uses in the *Employment Areas* except:

- a) to recognize uses permitted by specific policies of a Local Official Plan on December 16, 2009; or

Deleted: 77.3 Additionally, Future Strategic Employment Areas are identified under Sections 139.6 and 139.7 of this Plan to protect lands from incompatible uses that are best suited for employment purposes to meet employment land needs beyond the planning horizon of 2031. ¶

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- b) for institutional uses identified in a Local Official Plan, as a result of a detailed study that sets limits and criteria on such uses based on the following principles:
 - [i] the use is of small scale and such uses collectively within an *Employment Area* shall not change the character of that *Employment Area*;
 - [ii] the location and design of the use meet the Land Use Compatibility Guidelines under Section 143(10) of this Plan;
 - [iii] the use is located at the periphery of the *Employment Area*; and
 - [iv] such uses do not collectively displace employment from the *Employment Area* to result in a shortfall in *Employment Areas* to meet the Local Municipality's employment forecast in Table 1.

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77.4(2) [Formerly Section 38F(7)c)] Plan for, protect and preserve the *Employment Areas* for current and future use.

77.4(3) [Formerly Section 38F(7)d)] Ensure the necessary *infrastructure* is provided to support the *development* of the *Employment Areas* in accordance with *policies* of this Plan.

77.4(4) [Formerly Section 38F(9)] Require Local Municipalities to prohibit the conversion of lands within the *Employment Areas* to non-employment uses including major retail uses unless through a *municipal comprehensive review* where it has been demonstrated that:

- a) there is a need for the conversion;
- b) the conversion will not compromise the *Region's* or Local Municipality's ability to meet the employment forecast in Table 1;
- c) the conversion will not adversely affect the overall viability of the *Employment Area*, and achievement of the *intensification* and density targets of Table 2 and other *policies* of this Plan;
- d) there is existing or planned *infrastructure* to accommodate the proposed conversion;

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- e) the lands are not required for employment purposes over the long term;
- f) cross-jurisdictional issues have been considered; and
- g) all Regional *policies* and requirements, financial or otherwise, have been met.

77.4(5) Require Local Municipalities to promote *intensification* and increased densities in both new and existing *Employment Areas* by facilitating compact, transit-supportive built form and minimizing surface parking.

77.4(6) Subject to policy 77(7), designate lands where appropriate in the vicinity of existing or planned major highway interchanges, ports, rail yards and airports for employment purposes that rely on this infrastructure, once these lands are included in the urban area.

Comment [MMAH29]:
Modification No. 28
Item No. 85

Intensification Areas

78. The *objectives* of the *Intensification Areas* are:

- 78(1) To provide an urban form that is complementary to existing developed areas, uses space more economically, promotes live-work relationships, fosters social interaction, enhances public safety and security, reduces travel by private automobile, promotes *active transportation*, and is environmentally more sustainable.
- 78(2) To provide opportunities for more cost-efficient and innovative urban design.
- 78(3) To provide a range of employment opportunities, facilities and services in centralized locations that are readily accessible by public transit.
- 78(4) [Formerly Section 38F(4)k][ii]]To provide a diverse and compatible mix of land uses, including residential and employment uses, to support neighbourhoods.
- 78(5) To create a vibrant, diverse and pedestrian-oriented urban environment.
- 78(6) [Formerly Section 38F(4)k][i]]To cumulatively attract a significant portion of population and employment growth.

- 78(7) [Formerly Section 38F(4)k][iii]] To provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places.
- 78(8) [Formerly Section 38F(4)k][iv]] To support transit and *active transportation* for everyday activities.
- 78(9) [Formerly Section 38F(4)k][v]] To generally achieve higher densities than the surrounding areas.
- 78(10) [Formerly Section 38F(4)k][vi]] To achieve an appropriate transition of built form to adjacent areas.
- 78(11) [Formerly Section 38F(6)]For *Major Transit Station Areas* and *Intensification Corridors*:
- a) To achieve increased residential and employment densities in order to ensure the viability of existing and planned transit *infrastructure* and service.
 - b) To achieve a mix of residential, office, institutional and commercial *development*, where appropriate.
 - c) For *Major Transit Station Areas*, to provide access from various transportation modes to the transit facility, including consideration of, but not limited to, pedestrians, bicycle routes and bicycle parking, commuter pick-up/drop-off areas, carpool parking, car share vehicles, and parking/recharging stations for electric vehicles.
 - d) For *Intensification Corridors*, to accommodate local services, including recreational, cultural and entertainment uses.

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Comment [MMAH30]:
Modification No. 29
Item No. 89

79. [Section number not in use.]

80. *Intensification Areas* are parts of the Urban Area and consist of:

80(1) *Urban Growth Centres*, which are shown as an overlay on top of the Urban Area on Map 1, subject to specific *policies* in addition to those for *Intensification Areas*,

80(2) *Major Transit Station Areas* (including Metrolinx-designated Mobility Hubs) as identified on Map 1 and Map 3 and/or in Local Official Plans, which generally consist of areas within 500 m of the Major Transit

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Station,

- 80(3) *Intensification Corridors* as identified in Local Official Plans, which consists of areas along *Higher Order Transit Corridors* and selected *Arterial Roads* within Urban Areas, as shown on Map 3, and
- 80(4) *Mixed Use Nodes* as identified in Local Official Plans, which have a concentration of residential and employment uses with *development densities* and patterns supportive of pedestrian traffic and public transit.

81. It is the policy of the Region to:

- 81(1) Direct *development* with higher densities and mixed uses to *Intensification Areas*.
- 81(2) Require Local Official Plans to identify *Intensification Areas* with detailed boundaries in accordance with the *objectives* and *policies* of this Plan.
- 81(3) Require the Local Municipalities to prepare detailed official plan *policies* or an Area-Specific Plan for the *development* of a new *Intensification Area* or the *redevelopment* of an existing *Intensification Area*, in accordance with Sections 48 and 77(5) of this Plan. The provisions for *Intensification Areas* may be incorporated as part of a larger community plan.
- 81(4) Require Area-Specific Plans or policies for *Intensification Areas* to include:
 - a) a transportation network designed to integrate *active transportation*, local transit services and inter-municipal/inter-regional *higher order transit* services; and
 - b) urban design guidelines to promote *active transportation* and transit supportive land uses in accordance with Regional standards under Section 81(5).
- 81(5) Adopt alternative design standards for *Arterial Roads* through *Intensification Areas* to promote *active transportation*, pedestrian-oriented *development* and transit-friendly facilities while maintaining the mobility function of the Major *Arterial Road*.
- 81(6) Require the Local Municipalities to ensure the proper integration of

Comment [MMAH31]:
Modification No. 30
Item No. 91

Deleted: The locations of Major Transit Stations are shown on Map 1 while those for *Arterial Roads* and *Higher Order Transit Corridors* are shown on Map 3.

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Intensification Areas with surrounding neighbourhoods through pedestrian walkways, cycling paths and transit routes, and the protection of the physical character of these neighbourhoods through urban design.

- 81(7) Require the Local Municipalities to:
- a) include Official Plan *policies* and adopt Zoning By-laws to meet *intensification* and mixed-use *objectives* for *Intensification Areas*;
 - b) prescribe in Official Plans and Zoning By-laws minimum *development densities* for lands within *Intensification Areas*;
 - c) prohibit site-specific Official Plan or Zoning By-law amendments to reduce *development density* within an *Intensification Area* unless it is part of a *municipal comprehensive review* of the Official Plan or a review of the Area-Specific Plan for the *Intensification Area*; and
 - d) promote *development densities* that will support existing and planned transit services.
- 81(7.1) Encourage the Local Municipalities to implement a development permit system under the Planning Act for *development* approvals within *Intensification Areas* and in which case, require that such a system be consistent with *policies* of this Plan.
- 81(7.2) Consider *intensification* and *development* of *Intensification Areas* as the highest priority of urban *development* within the *Region* and implement programs and incentives, including Community Improvement Plans under the Planning Act, to promote and support *intensification*.
- 81(7.3) Ensure that *Intensification Areas* are *development-ready* by:
- a) making available at the earliest opportunity water, waste water and transportation service capacities to support the *development densities* prescribed for *Intensification Areas*; and
 - b) requiring Local Municipalities to adopt the Zoning By-laws under Section 81(7), or equivalent Official Plan policies having the same effect, within one year of the approval of the Local Official Plan amendment introducing the *Intensification Areas*.
- 81(8) Encourage the Local Municipalities to adopt parking standards and *policies* within *Intensification Areas* to promote the use of *active*

transportation and public transit.

- 81(9) Encourage the Local Municipalities to consider planning approval, financial and other incentives to promote the *development* of *Intensification Areas*.
- 81(10) Direct Regional services and facilities, appropriate in an urban setting, to *Intensification Areas* and encourage the Local Municipalities and other *public agencies* to do the same.
- 81(10.1) [Formerly Section 38F(8)]Require the Local Municipalities to direct *major office, retail and appropriate major institutional development to Urban Growth Centres, Major Transit Station Areas* (including *Metrolinx-designated Mobility Hubs*), areas with existing frequent transit services, or existing or planned *higher order transit services*.
- 81(11) Monitor, in conjunction with the Local Municipalities and through the Annual Intensification Monitoring Report under Section 77(2.1) of this Plan, the performance of the *Intensification Areas* in achieving the *goals and objectives* and implementing the *policies* and targets of this Plan.

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Comment [MMAH32]:
Modification No. 31
Item No. 103

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Urban Growth Centres

81.1 The *objectives* of the *Urban Growth Centres*, as shown on Map 1, are:

- 81.1(1) [Formerly Section 38F(5)a)]To serve as focal areas for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses.
- 81.1(2) [Formerly Section 38F(5)b)]To accommodate and support major transit *infrastructure*.
- 81.1(3) [Formerly Section 38F(5)c)]To serve as high density major employment centres that will attract provincially, nationally or internationally significant employment uses.
- 81.1(4) [Formerly Section 38F(5)d)]To accommodate a significant share of population and employment growth.

81.2 The *Urban Growth Centres* are parts of *Intensification Areas*, which in turn are parts of the Urban Area and therefore are subject to the *objectives* and *policies* for both *Intensification Areas* and the Urban Area. The boundaries of the *Urban Growth Centres* as shown on Map 1 are to be interpreted in accordance with Section 52 of this Plan.

81.3 It is the *policy* of the *Region* to:

- 81.3(1) [Formerly Section 38F(5e)]Require *Urban Growth Centres* to achieve a minimum *development density* target of 200 residents and jobs combined per gross hectare by 2031 or earlier.
- 81.3(2) Require Local Official Plans to show how the *development density* target for *Urban Growth Centres* under Section 81.3(1) can be met, including the submission to the *Region* of any supporting background documentation.

82. [Section number not in use.]

83. [Section number not in use.] [Original Section 83.8 moved to Section 139.5(2); balance deleted.]

Housing

84. The *goal* for housing is to supply the people of *Halton* with an adequate mix and variety of housing to satisfy differing physical, social and economic needs.

85. The *objectives* for housing are:

- 85(1) To establish housing targets by type and appropriate density for the Local Municipalities and the *Region* as a whole.
- 85(2) To explore and implement new approaches to reduce residential land and construction costs and to effect an adequate supply of *affordable housing*.
- 85(3) To coordinate, improve upon, and expedite the *development* approval process so as to reduce the overall cost of housing.
- 85(4) To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.
- 85(5) To meet housing needs through the provision of *Assisted Housing*, *Affordable Housing* and *Special Needs Housing* in *Halton*.
- 85(6) To integrate *Assisted* and *Special Needs Housing* with *Market Housing*.
- 85(7) To provide and manage *Assisted Housing* in *Halton* through the Halton Community Housing Corporation.

Comment [MMAH33]:
Modification No. 32
Item No. 108

- 85(8) To encourage the Local Municipalities and the building and *development* industry to develop innovative housing designs that stress flexibility in use, mix of compatible land uses, good environmental practices, *universal physical access*, public safety and security needs, cost-efficiency, affordability and energy and natural resource conservation while maintaining sound engineering and planning principles.
- 85(9) To encourage the Local Municipalities to maintain the quality of the existing housing stock.
- 85(10) To participate in and deliver Provincial and/or Federal housing programs that are beneficial to housing *development* in *Halton*.
- 85(11) To coordinate and provide information on housing needs in *Halton* through centres that are accessible in each Local Municipality.
- 85(12) To support the use of surplus public and not-for-profit lands, where appropriate, for developing *Assisted Housing* and *Affordable Housing*.
- 85(13) To promote residential *intensification* through the *development* or redevelopment of *bowfield* and *greyfield* sites.
86. It is the *policy* of the *Region* to:
- 86(1) Monitor the *development* approval process to achieve at all times a minimum of three-year supply of draft approved and/or registered residential units for the *Region* as a whole.
- 86(2) Define *Affordable Housing* for the *Halton* and local municipal markets based on its definition under Section 214.
- 86(3) Maintain a broad-based Halton Housing Advisory Committee to advise Council on housing issues in *Halton*, raise public awareness on housing needs, and monitor housing research from other jurisdictions.
- 86(4) Prepare and update as part of the statutory Official Plan five-year review, in conjunction with the Local Municipalities and in consultation with the *development* industry and other housing providers, a Joint Regional-Municipal Housing Statement for Council adoption that will
- a) describe the annual demand, supply and need for housing by Local Municipality, and by *Assisted Housing*, *Affordable Housing*,

Special Needs Housing, and housing with universal physical access, and

- b) recommend targets, policies and action plans to meet these needs.
- 86(5) Require Local Municipalities that prepare Municipal Housing Statements independently of the Joint Regional-Municipal Housing Statement to have regard for the Joint Statement and to submit the Local Statements to Regional Council for approval.
- 86(6) Adopt the following housing targets:
- a) that at least 50 per cent of new housing units produced annually in *Halton* be in the form of townhouses or multi-storey buildings; and
 - b) that at least 30 per cent of new housing units produced annually in *Halton* be *Affordable* or *Assisted* *Housing*.
- 86(6.1) Establish, in conjunction with the Local Municipalities, annual targets for the production of housing units by density type and affordability for each Local Municipality, based on the Regional targets under Section 86(6).
- 86(7) Provide annually a State of Housing report to Council that contains among other things:
- a) an update of the definitions of *Assisted Housing* and *Affordable Housing*;
 - b) a review of housing supply, demand and need in *Halton* during the past year, covering the various housing segments of *Assisted Housing, Affordable Housing, Market Housing, Special Needs Housing* and housing with *universal physical access*;
 - c) identification of the gaps between supply and demand of *Assisted Housing* and *Affordable Housing*;
 - d) state of *homelessness* in *Halton*; and
 - e) performance of the housing market towards meeting the housing targets under Sections 86(6) and 86(6.1).
- 86(8) Based on the State of Housing report, set priorities among the various

Comment [MMAH34]:
Modification No. 33
Item No. 112

housing initiatives and implement programs and action plans to address housing gaps and shortfalls in meeting the housing targets.

86(9) [Section number not in use.]

86(10) Require Local Official Plans and Zoning By-laws to permit second residential units within an existing dwelling in residential neighbourhoods as of right, provided that health, safety and other reasonable standards or criteria, are met.

Comment [MMAH35]:
Modification No. 34
Item No. 114

86(11) Permit *intensification* of land use for residential purposes such as infill, redevelopment, and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained.

Deleted: including parking and the adequacy of urban services,

86(12) Encourage the building and *development* industry to incorporate *universal physical access* features in all new buildings.

86(13) Encourage the Local Municipalities and the *development* industry to provide innovative building design that will facilitate subsequent conversion to provide additional housing units.

86(13.1) In partnership with the Local Municipalities, other government agencies and the private sector, identify *brownfield and greyfield sites* outside *Employment Areas* and work towards making them available, where appropriate, for *development* or redevelopment for housing purposes with components of *Assisted, Affordable* and *Special Needs Housing*. Such sites or lands may be declared as Community Improvement Project Areas under the Planning Act to facilitate their *development* or redevelopment.

86(14) Support the involvement of the private and non-profit sectors in the provision of *Assisted* and *Affordable Housing* by improving the planning process and funding mechanism.

Comment [MMAH36]:
Modification No. 35
Item No. 117

86(15) Consider financial and other incentives including grants, property tax reductions, *infrastructure* improvements and Community Improvement Plans in the provision of *Assisted, Affordable* and *Special Needs Housing*.

Deleted: removing planning impediments and financial disincentive that may exist

86(16) Encourage the Local Municipalities and other commenting agencies to expedite planning approvals and provide other incentives in the provision of *Assisted, Affordable* and *Special Needs Housing* and further to give priority to planning approval of those receiving government funding.

- 86(17) Seek funding allocation from the Federal and Provincial governments for the provision of new *Assisted and Affordable Housing* in *Halton*.
- 86(17.1) Require that *Assisted and Affordable Housing* projects receiving government funding include, as appropriate, units with *universal physical access* and energy conservation standards.
- 86(18) Encourage all levels of government to stimulate rental *Market Housing* construction in *Halton* to meet such needs.
- 86(19) Require the Local Municipalities to use a rental housing vacancy rate of 3 per cent as the minimum threshold to permit the conversion of existing rental housing to ownership tenure or other uses or the demolition of such housing.
- 86(20) Require the Local Municipalities, in developing phasing strategies, to ensure that a full range and mix of housing types can be provided in each *development* phase.
- 86(21) Require Local Official Plans to provide an appropriate mix of housing by density, type and affordability in each geographic area, consistent with current and projected demands reflecting socio-economic and demographic trends.
- 86(22) Require Local Official Plans and Zoning By-laws to permit *Special Needs Housing* as of right in all residential neighbourhoods subject to reasonable planning standards and design criteria.
- 86(23) Encourage the Local Municipalities and the *development* industry to consider innovative residential *development* designs which contribute to affordability and energy and natural resource conservation.
- 86(24) Encourage the Local Municipalities to adopt and enforce maintenance and occupancy standards by-laws (Property Standard By-laws).
- 86(25) [Section number not in use.]
- 86(26) Seek *development* opportunities for *Assisted and Affordable Housing* in *Intensification Areas* where public transit, retail and other facilities are readily accessible.

Comment [MMAH37]:
Modification No. 36
Item No. 123

Urban (Water Supply and Wastewater Treatment) Services

87. The goal for *urban services* is to ensure the adequate provision of an economic

level of *urban services* to achieve *Regional development objectives* while conscious of the need to protect the environment.

88. The *objectives* for *urban services* are:

- 88(1) To provide satisfactory levels of *urban services* in the Urban Area to meet existing and future requirements.
- 88(2) To provide a staged program for the improvement and extension of *urban services*:
 - a) within the financial capabilities of the *Region*,
 - b) meeting or exceeding provincial environmental standards, and
 - c) based on the Joint *Infrastructure Staging Plan*.

89. It is the *policy* of the *Region* to:

- 89(1) Provide *urban services* only within the Urban Area, unless otherwise permitted by specific *policies* of this Plan.
- 89(2) Adopt, after consultation with the Ministry of the Environment, *Urban Services Guidelines* to implement *policies* of this Plan consistent with Provincial policies.
- 89(3) Require that approvals for all new *development* within the Urban Area be on the basis of connection to *Halton's* municipal water and wastewater systems, unless otherwise exempt by other *policies* of this Plan.
- 89(4) Permit *development* in the Urban Area on private wells and/or private sewage disposal systems that conform to Regional standards and Provincial legislation, regulations and standards including building codes only:
 - a) when *urban service(s)* is determined by the *Region* to be unavailable;
 - b) on an interim basis until *urban service(s)* is available, at which time the *development* must be connected to the municipal servicing system(s) within two years of the service(s) becoming available;
 - c) the *development* meets other criteria as specified by Council in the

Urban Services Guidelines; and

- d) the owner of the *development* satisfies all financial and legal obligations required by the *Region*.
- 89(5) Prohibit the use of municipal water in once-through cooling systems.
- 89(6) Permit the placement of *urban services infrastructure* on privately owned lands only in accordance with the *Urban Services Guidelines* adopted by Council under Section 89(2).
- 89(7) Incorporate in the Joint *Infrastructure Staging Plan* phasing schemes for the provision of *urban services* in the *Region*.
- 89(8) Limit *development* in the Urban Area to the ability and financial capability of the *Region* to provide *urban services* in accordance with its approved financing plan under Section 77(15) of this Plan.
- 89(9) Explore, and implement if deemed cost-effective, technological innovations and best operating and management practices to continuously improve performance of the servicing *infrastructure* to protect the environment.
- 89(10) Design and implement the *urban services* to meet only the capacity requirements of the Urban Area. Where it can be demonstrated that there are long term social, environmental or economic benefits, individual components of the *urban services* may be over-sized provided that it:
 - a) is deemed prudent by Council; and
 - b) is financially feasible.
- 89(10.1) Consider the over-sized components of the *urban services* under Section 89(10) as one of many contributing factors, but not a determinative one, in the location or timing of future expansions of the Urban Area in accordance with Section 77(7) of this Plan.
- 89(11) [Section number not in use.]
- 89(12) Monitor the servicing requirements of proposed and approved *development* in terms of allocations of water supply and wastewater treatment capacities to ensure that total system capacities, with an adequate reserve for operational flexibility and emergency situations,

are not exceeded and to provide sufficient lead time for the planning, approvals and construction of new facilities.

- 89(13) Monitor the quantity of flows in both the water supply and wastewater treatment systems and [formerly Section 89(14)b] develop, in consultation with the Local Municipalities, programs for allocating the remaining servicing capacities on the basis of the status of *development* approvals and Local Official Plan phasing strategies.
- 89(14) [Section number not in use.] [Section 89(14)b moved to Section 89(13); balance deleted.]
- 89(15) [Section number not in use.]
- 89(16) Recognize and permit improvements to the *urban service* system interconnections existing at the time of adoption of this Plan between the Region of Halton and abutting municipalities.
- 89(17) Consider and permit, based on individual merit and in accordance with *goals* and *objectives* of this Plan, new *urban service* system interconnections between the Region of Halton and abutting municipalities.
- 89(18) Prohibit private connections to existing and future water and wastewater systems situated outside the Urban Area, unless otherwise permitted by specific *policies* of this Plan, or to comply with legally executed and binding agreements existing at the time of the adoption of this Plan [\(December 16, 2009\)](#).
- 89(19) [Section number not in use.]
- 89(20) Recognize, with regard to *urban services*, that where a road exists along the boundary between the Urban Area designation and another land use designation, the exact location of the Urban Area boundary shall be considered to exist along the edge of the right-of-way furthest from the Urban Area. Where this right-of-way boundary line is discontinuous due to reasons such as intersecting roads, the Urban Area boundary shall be interpolated across these gaps.
- 89(21) Prohibit the extension within the *Region of urban services* beyond the boundaries of the Urban Area, with the following exceptions:
- a) [Section number not in use.]

Comment [MMAH38]:
Modification No. 37
Item No. 145

- b) The provision of water *infrastructure* may be permitted from remote water supply sources such as wells or reservoirs, and where in accordance with other *policies* of this Plan, from municipalities adjacent to Halton Region.
 - c) The *Hamlets* of Norval and Glen Williams when the *Region*, in consultation with the Town of Halton Hills, considers it prudent and feasible to provide such services.
 - d) Connections existing or approved by Council on the day of adoption of this Plan by Council.
 - e) Designated locations within the North Aldershot Policy Area as shown on Map 1 and in accordance with Section 139(3).
 - f) The Beaufort Heights subdivision, which consists of Registered Plans 509, 1297 and 20M-151, and those *lots* municipally known as 1315, 1321, 1401 and 1405, Beaufort Drive, 1296 Dundas Street, and 1311 Harbour Court, located west of Brant Street and south of Dundas Street in the City of Burlington.
 - g) ↓
- 89(22) Recognize approvals given by the *Region* existing as of the date of approval of this Plan to permit, on an interim basis until full *urban services* are available and subject to the approval of the Ministry of the Environment, limited industrial *development* requiring low volumes of water to locate within the Acton and Milton Urban Area, based on private services or on municipal water supply and private wastewater treatment systems. Such interim servicing shall be subject to all of the following criteria:
- a) Areas for such servicing are determined in conjunction with the *Region* and are clearly delineated in Local Official Plans and Zoning By-laws by appropriate maps and/or text.
 - b) Detailed implementation schemes for industrial *development* in each of these areas which address, among other matters, the specific type of servicing proposed, are adopted by both Regional and Local Councils.
 - c) The design and approval of private services are in accordance with Regional By-laws, standards and guidelines and with Provincial requirements.

Comment [MMAH39]:
Modification No. 38
New Item

Deleted: The Ninth Line Corridor
Policy Area as shown on Map 1

- d) Where considered necessary by the *Region*, approval of such industrial servicing systems is to be conditional upon the owners of the individual proposals entering into one or more agreements with the *Region* to satisfy all Regional concerns, financial or otherwise, relating to water supply and wastewater treatment.
 - e) When full *urban services* are available as determined by the *Region*, the property owners are required to connect and pay the applicable fees for connection.
- 89(23) Minimize the number of disturbances to the Regional Natural Heritage System affected by the provision of *urban services*, by integrating, if possible, construction plans for both water supply and wastewater treatment services, and by designing the *urban services* at those locations to take into account any possible future system expansion in accordance with Section 89(10) of this Plan.
- 89(24) Notwithstanding the provisions of Section 89(4), permit connections to a private communal water system subject to confirmation through any applicable environmental assessment approval and all necessary authorizations being obtained, for the following properties located on Tremaine Road in the City of Burlington:
- a) dwelling on the property with property identification number 07201-0072, and
 - b) dwelling on the property with property identification number 24927-0108.

Agricultural Rural Area

- 90. [Section number not in use.]
- 91. The *goal* of the Agricultural Rural Area is to maintain a permanently secure, economically viable *agricultural industry* and to preserve the open-space character and landscape of Halton's non-urbanized areas.
- 92. [Section number not in use.] [Original moved to Sections 101(1.1) through 101(1.5).]
- 93. [Section number not in use.] [Original Sections 93(1) and 93(2) moved to Sections 114.1(2) and 114.1(3), respectively; balance deleted.]

94. [Section number not in use.]
95. [Section number not in use.] [Original Sections 95(20) and 95(21) moved to Sections 117.1(17) and 117.1(18), respectively; balance deleted.]
96. [Section number not in use.] [Original Sections 96(1) and 96(4) moved to Sections 99(18) and 99(19), respectively; balance deleted.]
97. [Section number not in use.]
98. [Section number not in use.] [Original Section 98(1) moved to Section 100(37); balance deleted.]
99. The *objectives* of the Agricultural Rural Area are:
- 99(1) To recognize *agriculture* as the primary activity and land use in the Agricultural Rural Area.
- 99(2) To preserve Prime Agricultural Areas, as shown on Map 1D, and *prime agricultural soils*.
- 99(3) To maintain as much as possible lands for existing and future farm use.
- 99(4) To protect farms from incompatible activities and land uses which would limit agricultural productivity or efficiency.
- 99(4.1) To promote *normal farm practices* and to protect the *right to farm*.
- 99(5) To reduce the fragmentation of lands suitable for *agriculture* and provide for their consolidation.
- 99(6) To promote the rental for *farming* of lands not so used.
- 99(7) To promote a diverse, innovative and economically strong *agricultural industry* in *Halton* by tailoring its products and marketing to meet local and regional needs and demands.
- 99(8) To promote *agriculture*-related tourism and direct sales of farm produce and accessory products to visitors and local businesses.
- 99(9) To preserve the farm community as an important part of *Halton's* rural fabric.

Comment [MMAH40]:
Modification No. 41
New Item

- 99(10) To promote environmentally sensitive and sustainable farm practice.
- 99(11) To retain or increase *tree* cover for harvest, soil erosion protection, and buffering from adjoining non-farm land uses.
- 99(12) To encourage a strong farm support service industry in *Halton*.
- 99(13) To encourage the participation of the *agricultural industry* and community in dealing with concerns of an agricultural nature.
- 99(14) [Section number not in use.]
- 99(15) [Section number not in use.]
- 99(16) To recognize existing rural uses and allow their continuation in a manner sensitive to the ecological balance and the *farming community*.
- 99(17) To provide for the designation of new Mineral Resource Extraction Areas which can be accommodated in accordance with *goals, objectives and policies* of, and by amendment to, this Plan and, where applicable, the Niagara Escarpment Plan and the Greenbelt Plan.
- 99(18) [Formerly Sections 96(1)]To maintain scenic values of lands in the vicinity of the Escarpment.
- 99(19) [Formerly Section 96(4)]To provide a buffer for the more ecologically sensitive areas of the Escarpment.

99.1 The Agricultural Rural Area consists of areas so designated on Map 1.

99.2 Areas designated Agricultural Rural Area that are within Prime Agricultural Areas, as shown on Map 1D, are also subject to the policies of Section 139.1.

100. Subject to other *policies* of this Plan, applicable detailed *development* criteria of the Niagara Escarpment Plan, applicable policies of the Greenbelt Plan, and applicable Local Official Plan *policies* and Zoning By-laws, the following uses may be permitted:

- 100(1) All types, sizes and intensities of agricultural operations
 - 100(1.1) *normal farm practices,*
 - 100(2) *existing uses,*

Deleted: promote

Comment [MMAH41]:
Modification No. 42
New Item

Deleted: Within the Agricultural Rural Area, a Regional NHS Overlay is shown on Map 1, which consists of enhancement areas and linkages in support of the Regional Natural Heritage System as described under Section 115.3 of this Plan. Permitted uses for the Agricultural Rural Area under the Regional NHS Overlay are governed by Section 100 of this Plan; otherwise, *policies* related to the Regional Natural Heritage System in this Plan will apply to this area.

Comment [MMAH42]:
Modification No. 43
Item No. 168

Deleted: Regional Council recognizes that *agriculture* and agriculture related uses can co-exist with ecological features and functions within the Agricultural Rural Area under the Regional NHS Overlay and intends that this approach of balancing the agricultural and environmental interests, as well as the list of permitted uses important to the agricultural community, will be maintained throughout the planning period of this Plan.

Comment [MMAH43]:
Modification No. 44
New Item

- 100(3) *single detached dwelling on existing lots,*
- 100(4) *dwelling(s) accessory to an agricultural operation, which must be mobile or portable if located within the Niagara Escarpment Plan Area,*
- 100(5) *non-intensive recreation uses such as nature viewing and pedestrian trail activities, only if the lands are publicly owned or are part of the Bruce Trail,*
- 100(6) *forest, fisheries and wildlife management,*
- 100(7) *archaeological activities,*
- 100(8) *transportation and utility facilities,*
- 100(9) *accessory buildings, structures and facilities (e.g., a garage or farm pond)*
- 100(10) *incidental uses (e.g., swimming pools, tennis courts and ponds).*
- 100(11) [Section number not in use.]
- 100(12) [Section number not in use.]
- 100(13) *uses permitted in an approved Niagara Escarpment Park and Open Space Master/Management Plan, if the subject land is located within the Niagara Escarpment Plan Area,*
- 100(14) *home occupations and cottage industries with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser,*
- 100(15) *bed and breakfast establishments with three or fewer guest bedrooms,*
- 100(16) *veterinary clinics, only if located on a commercial farm and secondary to the farming operation, serving primarily the agricultural community.*
- 100(17) *animal kennels, only if located on a commercial farm and secondary to the farming operation, in conjunction with a single detached dwelling.*
- 100(18) *watershed management and flood and erosion control projects carried out or supervised by a public agency, ,*
- 100(19) [Section number not in use.]

Comment [MMAH44]:
Modification No. 45
New Item

Deleted: and site modifications required to accommodate them,

Comment [MMAH45]:
Modification No. 46
New Item

Deleted: and site modifications required to accommodate them, provided the impact on the natural environment is minimal

Comment [MMAH46]:
Modification No. 47
New Item

Comment [MMAH47]:
Modification No. 48
New Item

- 100(20) sanitary landfill operation and accessory uses, only on the Halton Waste Management Site shown on Map 1,
- 100(21) following uses only if located on a *commercial farm* and secondary to the *farming* operation:
- a) *home industries* with a gross floor area not exceeding 200 sq m,
 - b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm,
 - c) *agriculture*-related tourism uses with a gross floor area not exceeding 500 sq m, and
 - d) small-scale businesses that provide supplementary rental income to the *farming* operation provided that:
 - [i] such uses are permitted by specific Local Official Plan *policies* and Local Zoning By-laws;
 - [ii] their scale is minor and does not change the appearance of the *farming* operation;
 - [iii] their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding agricultural uses; and
 - [iv] they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council;
 - e) subject to site plan approval by the Local Municipality, *horticultural trade uses* provided that:
 - [i] the use meets all the criteria under Sections 100(21)d);
 - [ii] the farm property accommodating the use is at least 4 hectares in size ;
 - [iii] at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;
 - [iv] the use is located within the existing farm building cluster,

with only minor rounding out of the cluster permitted provided that there are no *tree* removals;

- [v] the gross floor area for the use does not exceed 500 sq m;
- [vi] the outdoor storage area for the use does not exceed 1,000 sq m;
- [vii] the use including buildings, outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public *highways*; and
- [viii] the use can be accommodated by the private water supply and waste water treatment systems located on the property.

100(22) following site-specific uses, recognized through individual amendments to this Plan:

- a) a horse racetrack and accessory uses on the part of Lot 7 north of Highway 401, Lot 8 and Lot 9, Concession III, former Township of Nassagaweya, in the Town of Milton,
- b) industrial and ancillary uses on private services located generally on the west half of Lot 6, Concession III, in the Town of Halton Hills,
- c) a seasonal special event commercial/recreational attraction and accessory uses located on part of Lots 7 and 8, Concession VIII, New Survey, in the Town of Milton, former Township of Trafalgar,
- d) a driving range and accessory uses on the north half of the west half of Lot 18, Concession XI, former Township of Esquesing, in the Town of Halton Hills,
- e) office, manufacturing and warehousing uses with a total gross floor area not exceeding 16,300 square metres and a total site area not exceeding 10.3 hectares on Part of Lots 32 and 33, Concession I, N.D.S., Town of Oakville. The uses may be developed on private services as a demonstration project; however, it is intended that this area will be serviced with *urban services* in the future. These lands will be the subject of a future Regional Official Plan Amendment implementing the Halton Urban Structure Plan, as per Section 53(3) and Sections 75 and 76 of this Plan. Prior to

development occurring on this site, the landowner must:

- [i] enter into an agreement with the *Region* to pay the Development Charges applicable for the uses at the time when *urban services* are required;
 - [ii] obtain the necessary approvals from the Ministry of the Environment and the *Region* for any on-site private servicing systems; and
 - [iii] satisfy the *Region* in terms of transportation access to the site,
- f) a church and existing private, non-commercial cultural and outdoor recreational uses, connected to the Region of Peel's water service, on an aggregate land area not exceeding 29 hectares on the east half of Lot 6, Concession XI, former Township of Esquesing, in the Town of Halton Hills,
 - g) a golf course and accessory uses on the west half of Lot 7, Concession II, former Township of Esquesing, in the Town of Halton Hills,
 - h) a golf course and accessory uses on the east half of Lot 10, Concession X, former Township of Esquesing,, in the Town of Halton Hills,
 - i) a new 9.3-hectare golf driving range and a new or expanded 929-square-metre day use education facility on lands in the east half of Lot 6, Concession II, former Township of Esquesing, in the Town of Halton Hills, to be further described by an amendment to the Town of Halton Hills Zoning By-law 74-51 to be prepared in consultation with the Region of Halton,
 - j) residential use on private services on two land parcels identified in the Halton Land Registry Office by property identification numbers 07196-0146 and 07196-0147 as of April 13, 2000 and located in Lot 17, Concession I, N.D.S., in the City of Burlington,
 - k) a painting and sandblasting operation and accessory office use located on a 2.7-hectare parcel of land generally on the west half of Lot 1, Concession IX, former Township of Esquesing, in the Town of Halton Hills,

- l) a golf course, practice range, clubhouse and accessory uses on the east half of Lots 7 and 8, Concession VII, former Township of Trafalgar, in the Town of Milton, and on the basis of private services notwithstanding Section 92(3) of this Plan, provided that the landowner obtains the necessary approval from the Ministry of the Environment, Conservation Halton and the *Region* for any water takings and treatment systems,
- m) a municipal sports facility, associated parking, cemetery, expanded municipal works yard and related uses on part of Lot 18, Concession VII, former Township of Esquesing, in the Town of Halton Hills,
- n) a golf course and accessory uses on the west half of Lot 9, Concession III, former Township of Esquesing, in the Town of Halton Hills,
- o) a golf course, club house and accessory uses on part of Lots 4 and 5, Concession VIII, of the former Township of Trafalgar, in the Town of Milton. Notwithstanding Section 92(3) of this Official Plan, such uses may be permitted on the basis of private services provided that the landowner obtains the necessary approvals from the Ministry of the Environment, Conservation Halton and Town of Milton for water takings, wastewater disposal systems and water reservoirs. Accommodation shall be limited to the *single detached dwelling* as of November 28, 2005,
- p) [Formerly Section 98(1)]a golf course and accessory uses on the west half of Lot 10, Concession III, former Township of Esquesing, in the Town of Halton Hills,
- q) a church of no more than 1,250 sq m gross floor area and associated parking occupying no more than 8 per cent of the total property area in the southeast corner of the property on lands described as Part of East Half of Lot 7, Concession II, former Township of Esquesing, in the Town of Halton Hills,
- r) a cemetery and related ancillary uses, excluding a crematorium, on Part Lot 18, Concession VII (Esquesing) in the Town of Halton Hills, and
- s) a joint use facility combining a private elementary school and day care with an equestrian centre on lands described as Part of the East Half of Lot 30, Concession VIII, former Township of

Esquering, in the Town of Halton Hills, provided that:

- [i] the maximum gross floor area of the private elementary school and day care shall not exceed 929 sq m with the total height not to exceed 10.67 m;
- [ii] there shall be no facilities for overnight accommodation of students and/or staff within the school facility or on site; and
- [iii] there shall be no use of the horse barn and riding arena, and the hay and equipment storage barn for human habitation, or for industrial or commercial use.

101. It is the *policy* of the *Region* to:

101(1) [Section number not in use.] [Original moved to Section 101(1.6).]

101(1.1) [Formerly Section 92(1)] Adopt and update from time to time, and incorporate by amendment to this Plan appropriate recommendations of, an Aquifer Management Plan that will, among other things:

- a) determine whether the groundwater resources can support in the long term activities and land uses within the Agricultural Rural Area and the Regional Natural Heritage System and in those parts of the Urban Area that rely on well water supply;
- b) identify those areas which are susceptible to water quantity and quality problems;
- c) identify those areas where good quality water is generally available to sustain additional rural settlement;
- d) examine the impact of private, individual wastewater disposal systems on the quality of groundwater; and
- e) propose procedures for the on-going monitoring and protection of the aquifers.

101(1.2) [Formerly Section 92(2)] Prohibit the creation of new *lots for residential purposes*, except in *Hamlets* or *Rural Clusters*

Comment [MMAH48]:
Modification No. 39
Item No. 158

101(1.3) [Formerly Section 92(3)] Require that all *development* in the Agricultural Rural Area be only on the basis of private, individual well water

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supply and private, individual waste water treatment system that conform to Regional By-laws and standards, and to Provincial legislation, regulations and standards, with the following exception:

- a) connections to a private communal water system may be permitted subject to confirmation through any applicable Environmental Assessment Act approval and all necessary authorizations being obtained, for the following buildings, structures or vacant lots of record located on No. 1 Sideroad and Tremaine Road in the City of Burlington, Town of Milton and Town of Oakville and legally described as follows:
 - [i] dwelling on the property with property identification number 24927-0022,
 - [ii] dwelling on the property with property identification number 07201-0064,
 - [iii] dwelling on the property with property identification number 07201-0063,
 - [iv] dwelling on the property with property identification number 24927-0110,
 - [v] dwelling on the property with property identification number 07201-0049,
 - [vi] dwelling on the property with property identification number 07201-0048,
 - [vii] dwelling on the property with property identification number 07201-0062,
 - [viii] main house, farm house, cottage and barn well on the property with property identification number 07201-0018,
 - [ix] existing vacant lot of record as of May 2, 2007 on Tremaine Road with property identification number 07201-0066,
 - [x] existing vacant lot of record as of May 2, 2007 on Tremaine Road with property identification number 24927-0109,
 - [xi] existing vacant lot of record as of May 2, 2007 on Tremaine

Road with property identification number 07201-0011,

- [xii] existing vacant lot of record as of May 2, 2007 on No. 1 Sideroad with property identification number 07201-0104,
- [xiii] existing vacant lot of record as of May 2, 2007 on No. 1 Sideroad with property identification number 07201-0097, and
- [xiv] existing vacant lot of record as of May 2, 2007 on No. 1 Sideroad with property identification number 07201-0105.

101(1.4) [Formerly Section 92(4)] Adopt, after consultation with the Ministry of the Environment and other affected parties, Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection that contain, among other things, design standards for private services, minimum lot sizes taking into account infiltrative capacity of the soils and hydrogeological information, guidelines for undertaking hydrogeological studies, procedures for processing development applications on private services, and criteria by which the Medical Officer of Health determines a water supply to be inadequate or the impact of a private wastewater treatment system to be unacceptable.

101(1.5) [Formerly Section 92(5)] Consider recreation uses including golf courses and driving ranges in the Agricultural Rural Area only by site-specific amendment to this Plan unless permitted by specific policies and provided that:

a) the proposed use meets the requirements of Section 139.1(9) where applicable;

[REDACTED]

b) the proposed use be subject to the following conditions:

- [i] any changes to the natural topography are kept to a minimum;
- [ii] buildings and structures are minor in scale and are located in a manner that will secure an open-space character of the area;
- [iii] there is no overnight accommodation for users or guests of

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Deleted: justification that there are no reasonable alternate locations of lower capability agricultural lands; and¶
[iv]

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the facility;

- [iv] landscaping and berms are provided where necessary to secure an open-space character of the area;
- [v] the impact on adjacent *agricultural operations* is kept to a minimum, through the preparation by the proponent of an Agricultural Impact Assessment to the satisfaction of the *Region*;
- [vi] if the use involves significant taking of ground or surface water, the proponent must demonstrate, through a detailed study and to the satisfaction of the *Region*, that the water resource in the general area will not be adversely affected;
- [vii] there should be a net gain, or at the minimum no net loss, of overall natural features and functions as a result of the *development*, through appropriate studies, site designs and mitigative measures, to the satisfaction of the *Region*; and
- [viii] the design and construction of the use are in keeping with the Golf Course and Recreational Facilities Best Management Guidelines adopted by Regional Council.

c) Within the Greenbelt Plan Protected Countryside Area, the following requirements will apply:

- i) the use is not located in a *Prime Agricultural Area*; and
- ii) the major recreational use policies of the Greenbelt Plan have been satisfied.

Comment [MMAH49]:
Modification No. 40
Item No. 161

101(1.6) [Formerly Section 101(1)]Recognize and protect lands within the Agricultural Rural Area as an important natural resource to the economic viability of *agriculture* and to this end:

- a) Direct non-farm uses to the Urban Area, *Hamlets* and *Rural Clusters* unless specifically permitted by *policies* of this Plan. , *R15*
- b) Promote the maintenance or establishment of *woodlands* and *treescapes* on farms.

- c) Encourage farmers to adopt farm practices that will sustain the long term productivity of the land and minimize adverse impact to the *natural environment*.

101(1.7) Require that new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the provincially developed Minimum Distance Separation formulae.

101(1.8) Require an Environmental Assessment Impact (EIA) for new development within 120 metres of a Key Feature, in accordance with Section 118(3) and Section 118(3.3).

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101(1.9) Ensure that Key Features, identified in Section 115.3 that may exist outside the Regional Natural Heritage System are protected in accordance with Section 139.12.

Comment [MMAH50]:
Modification No. 49
New Items

101(2) Recognize, encourage and protect *agriculture* as an important industry in Halton and as the primary long-term activity and land use throughout the Agricultural Rural Area, and to this end:

- a) Support and develop plans and programs that promote and sustain *agriculture*.
- b) Monitor, investigate and periodically report on its conditions, problems, trends and means to maintain its competitiveness.
- c) Adopt a set of Livestock Facility Guidelines to support and provide flexibility to livestock operations and to promote best management practices in improving their compatibility with non-farm uses. These guidelines shall be developed in accordance with Provincial Plans and policies, including but not limited to Minimum Distance Separation formulae and the Right to Farm legislation.
- d) Require Local Municipalities to apply provincially developed *Minimum Distance Separation formulae* in their Zoning By-laws.
- e) Require the proponent of any non-farm land use that is permitted by specific *policies* of this Plan but has a potential impact on adjacent *agricultural operations* to carry out an Agricultural Impact Assessment (AIA), based on guidelines adopted by Regional Council.
- f) Support programs to reduce trespassing on *agricultural operations*

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Comment [MMAH51]:
Modification No. 50
New Item

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Comment [MMAH52]:
Modification No. 51
New Item

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Guidelines

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and discourage the location of public trails near *agricultural operations*.

- g) Preserve the agricultural land base by protecting prime agricultural areas as identified on Map 1D.

Comment [MMAH53]:
Modification No. 52
New Item

101(3) Recognize, encourage and support secondary industries essential to *Halton's agricultural industry* and as a major contributor to its economic base and to this end:

- a) Promote the location of major secondary agricultural processing, manufacturing, wholesaling and retailing operations within the Urban Area.
- b) Promote life science industries in Halton that complement and support agriculture, where appropriate.
- c) Promote the location of farm support operations within the Urban Area and within *Hamlets*.
- d) Ensure that Local Official Plans provide opportunities and directions for the *development* of these industries.

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Comment [MMAH54]:
Modification No. 53
New Item

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101(4) Recognize, encourage, protect and support *Halton's farmers and agricultural operations* and to this end:

- a) Consult with and support *Halton's farm organizations*.
- b) Maintain a broad-based Agricultural Advisory Committee to advise Council on *agriculture*-related matters and review and comment on AIAs provided under this Plan.
- c) Provide sewage sludge suitable for fertilizer, subject to Regional and Provincial environmental protection guidelines.
- d) Ensure, in cooperation with the Local Municipalities, enforcement of Weed Control By-laws.
- e) [Section number not in use.]
- f) Promote diverse and innovative *farming* that caters to local and regional specialty markets.
- g) Introduce programs that will encourage visitors to experience and

understand *agricultural operations* in *Halton*.

- h) Support a farm-fresh produce network that promotes direct sales of farm produce and related products to residents, local businesses and visitors.
- i) Support provincial and federal programs to attract farmers to *Halton*.
- j) Encourage the Local Municipalities to:
 - [i] permit, without creating a new *lot*, one second dwelling within the existing farm building cluster of an active farm for accommodating full-time farm help. Such permission shall be restricted to only portable or mobile dwellings for farm help within the Niagara Escarpment Plan Area.
 - [ii] adopt Zoning By-laws that will allow *home occupations, cottage industries, home industries on commercial farms, on-farm businesses and agriculture-related tourism* in accordance with *policies* of this Plan.
 - [iii] permit or provide permanent or temporary facilities for farmers' markets in the Urban Area or *Hamlets*.
 - [iv] enact municipal by-laws and conduct by-law enforcement in a manner that is sensitive to and does not present barriers to *normal farm practices*.
- k) Encourage the Provincial government to:
 - [i] lease to farmers Provincially owned lands on a long-term basis for agricultural use.
 - [ii] maintain a property tax system that encourages *farming* and reflects the true farm, i.e. productive, value of lands.
- l) Encourage the Federal Government to pursue a national agricultural *policy* that provides incentives to farmers and *agricultural operations* and supports the *agricultural industry* in the global markets.

Comment [MMAH55]:
Modification No. 54
New Item

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- 101(5) Develop and implement programs and plans to support and sustain *agriculture* in *Halton*, which may include, among others, the following:

- a) an agricultural facilitator acting as a direct and on-going liaison between the agricultural community and Regional Council,
- b) development of an economic development and investment strategy for *agriculture* in *Halton*,
- c) marketing and promotion of local agricultural products to *Halton* communities,
- d) farm succession planning including attracting new, young and immigrant farmers to *Halton*,
- e) financial support to promote environmental stewardship including the preparation of *Environmental Farm Plans* and Environmental Impact Assessments for agricultural buildings, and preservation and enhancement of natural areas and functions,
- f) fiscal tools including innovative tax policies, reduced development charges, and venture capitals for innovative *agriculture*,
- g) development and implementation of education programs to promote public awareness and support for the *agricultural industry*,
- h) programs for securing agricultural lands from non-*farming* landowners for long term agricultural uses by farmers, and
- i) use of Community Improvement Plans under the Planning Act to promote and support *agriculture*.

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Comment [MMAH56]:
Modification No. 55
Item No. 189

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Comment [MMAH57]:
Modification No. 56
Item No. 191

Hamlets and Rural Clusters

102. The objectives of Hamlets and Rural Clusters are:

102(1) To provide limited opportunities for rural, non-farm residences in identifiable communities.

102(2) To accommodate rural, non-farm uses.

103. Hamlet are compact rural communities designated to accommodate future residential growth in the rural area and small scale industrial, commercial and institutional uses serving the farming and rural communities. The range of uses permitted in Hamlets are in accordance with the policies of this Plan and approved Area-Specific Plans for Hamlets. Hamlets cannot be expanded and only minor rounding out of the boundary may be considered.

103.1 Hamlets located outside the Greenbelt Protected Countryside are not permitted to expand into the Greenbelt Plan Area.

104. Rural Clusters are existing small settlement areas with a historic identity, where limited residential growth and some small scale commercial and institutional uses serving the local community may be permitted. The locations and boundaries of Rural Clusters are identified in Local Official Plans. The range of uses permitted in Rural Clusters are in accordance with policies of this Plan and Local Official Plans.

105. New lots may be created in *Hamlets* or *Rural Clusters* provided that they conform to the *policies* of this Plan and *policies* in Local Official Plans and, in the case of *Hamlets*, to an approved Area-Specific Plan. Any *development* with three or more residential lots or their equivalent will require the preparation of a hydrogeological study in accordance with the *Region's* Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection and to the satisfaction of the *Region* and the Ministry of the Environment or its delegate.
106. It is the *policy* of the *Region* to:
- 106(1) Require the Local Municipalities to prepare Area-Specific Plans for *Hamlets* in accordance with Section 77(5) as applicable and with the *objectives* of providing for compact, non-ribbon form of growth and maintaining the *Hamlet* character of the community.
- 106(2) Apply the following conditions to *development* within *Hamlets*:
- a) *Development* shall conform to the approved Area-Specific Plan for the *Hamlet*, relevant *policies* of this Plan, and, if the *Hamlet* is located within the Niagara Escarpment Plan Area, appropriate detailed *development* criteria for a Minor Urban Centre in the Niagara Escarpment Plan.
 - b) *Development* proposals with three or more residential lots must be submitted by plan of subdivision and accompanied by a hydrogeological study in accordance with *Region's* Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection.
 - c) Non-residential uses cannot exceed a gross floor area of 500 sq m and will require a hydrogeological study, if deemed necessary by the *Region*.
- 106(3) [Section number not in use.]
- 106(4) Permit, but not require, Local Official Plans to designate *Rural Clusters*. Such designation will be based on the following conditions:
- a) *Rural Clusters* are existing *settlement areas* with a historic identity consisting of residential and non-farm, non-residential uses.
 - b) The boundaries are clearly defined in the Local Official Plan, based on *existing uses* and in a compact manner without outward

extension of ribbon *development* along a roadway.

- c) Only a limited number of new *lots* may be created within, not beyond, the existing settlement pattern.
- d) If the *Rural Cluster* is located within the Niagara Escarpment Plan Area, *development* must meet the appropriate detailed *development* criteria for a Minor Urban Centre in The Niagara Escarpment Plan.
- e) The Local Official Plan will set out *development* guidelines.

Mineral Resource Extraction Areas

107. The *objectives* of the Mineral Resource Extraction Areas are:

- 107(1) To ensure as much of the *mineral aggregate resources* as is realistically possible be made available to supply *mineral resource* needs as close to markets as possible.
- 107(2) To protect legally existing *mineral aggregate operations* from incompatible land uses.
- 107(3) To ensure that *mineral aggregate resource* extraction occurs in a manner that minimizes social, environmental and human health impacts.
- 107(3.1) To ensure that the functions and features of the Regional Natural Heritage System are maintained or, *where possible*, enhanced during and after the extraction operations.
- 107(4) To provide *policies* and criteria for evaluating new licence applications for *mineral aggregate operations*.
- 107(5) To ensure the progressive *and final* rehabilitation of *mineral aggregate operations*, to the appropriate after use.

108. This designation includes areas covered by a valid licence issued pursuant to the Aggregate Resources Act, as shown in Map 1.

109. Subject to other *policies* of this Plan, applicable detailed permitted uses and *development* criteria of the Niagara Escarpment Plan, applicable policies of the Greenbelt Plan, applicable Local Official Plan *policies* and Zoning By-laws, and site plan and conditions of the licence under the Aggregate Resource Act, the following uses may be permitted:

Comment [MMAH58]:
Modification No. 57
Item No. 197

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Comment [MMAH59]:
Modification No. 58
New Item

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Comment [MMAH60]:
Modification No. 59
Item No. 198

Comment [MMAH61]:
Modification No. 60
New Item

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Comment [MMAH62]:
Modification No. 61
Item No. 199

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- 109(1) *agricultural operations,*
- 109(1.1) *normal farm practices,*
- 109(2) *existing uses,*
- 109(3) *mineral aggregate operations* licensed pursuant to and in compliance with the Aggregate Resources Act, subject to:
- a) for land within part of Lots 12, 13 and 14, Concession VII (Nassagaweya), Town of Milton and part of Lots 13 and 14, Concession I (Esquesing), Town of Halton Hills, extraction operations are further restricted by Order-in-Council 2384/2006.
- 109(4) 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, provided that such associated facilities are:
- a) directly associated with the extraction of *mineral aggregate resources* on the same site, *where appropriate*;
 - b) designed to be temporary and not to be utilized after extraction has ceased; and
 - c) located, *where appropriate*, in a manner that does not affect the immediate rehabilitation or enhancement of the site in accordance with an approved rehabilitation and enhancement plan,
- 109(5) non-intensive recreation uses such as nature viewing and pedestrian trail activities,
- 109(5.1) [Section number not in use.]
- 109(6) *forest, fisheries and wildlife management,*
- 109(7) archaeological activities,
- 109(8) *essential utility* and transportation facilities,
- 109(9) *incidental uses* and site modifications to accommodate them, provided that the impact on the *natural environment* is minimal,
- 109(10) uses permitted in an approved *Niagara Escarpment Park and Open Space*

Comment [MMAH63]:
Modification No. 62
New Item

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Comment [MMAH64]:
Modification No. 63
Item No. 202

Master/Management Plan, if the subject land is located within the Niagara Escarpment Plan area,

- 109(11) watershed management and flood and erosion control projects carried out or supervised by a public authority, and
- 109(12) a clay products manufacturing plant, with buildings and uses accessory to the adjacent shale quarry, on part Lot 3, Concessions I and II, former Township of East Flamborough in the City of Burlington.

110. It is the policy of the Region to:

- 110(1) Require the Local Municipalities to adopt Zoning By-laws, where applicable, to permit the operation of legally existing mineral aggregate operations, in accordance with the Aggregate Resources Act and protect them from new land uses incompatible with such operations for reasons of public health, public safety or environmental impact or which would preclude or hinder the expansion or continued use of such operations.
- 110(2) Require that all extraction and accessory operations be conducted in a manner which minimizes environmental impact in accordance with Provincial standards and requirements and Regional and Local policies.
- 110(3) Require that surface and ground water resources be protected from the adverse effects of extraction, through appropriate hydrogeological studies and in accordance with Provincial requirements and policies of the Region in consultation with the Conservation Authorities.
- 110(3.1) Develop and maintain, in consultation and partnership with public agencies, aggregate industry and citizen groups, an Aggregate Resources Reference Manual which serves as a guidance document for Halton, which contains, among other things:
 - a) data, information and results of credible research on the Greenbelt and Regional Natural Heritage Systems, and surface and ground water systems in Halton, especially as these relate to the cumulative impacts on those systems of extractive operations in Halton and neighbouring municipalities,
 - b) best practices and protocols on mitigative and restorative measures to minimize the social, environmental and human health impacts of extractive operations for both the short and long terms,

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Comment [MMAH65]:
Modification No. 64
Item No. 205

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Comment [MMAH66]:
Modification No. 65
Item No. 206

Comment [MMAH67]:
Modification No. 66
Item No. 208

and

- c) information, studies and proposed plans required to assist in the review of an application for a licence under the Aggregate Resources Act and applications for Official Plan amendments under the Planning Act.

110(4) Prior to the submission of an application for a new mineral aggregate operation or expansion to an existing operation, the Region shall encourage a pre-submission consultation with the applicant, the Province, Conservation Authorities and other relevant agencies to identify the content of studies and information to be provided to support the application, to scope or focus study requirements where appropriate, and to determine a process and an agreement of evaluation and peer review.

Comment [MMAH68]:
Modification No. 67
New Item

110(5) Require that social and human health impacts be minimized through air, noise and blasting studies completed in accordance with Provincial regulations and standards.

Comment [MMAH69]:
Modification No.68
Item No. 209

110(6) Consider mineral aggregate resource extraction, as an interim use and encourage the rehabilitation of all such sites to form part of the Regional Natural Heritage System or the Agricultural Rural Area, and proposed after-uses shall conform to such designations.

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110(6.1) Notwithstanding Section 110(6), require the rehabilitation of mineral aggregate operations in Prime Agricultural Areas, on prime agricultural lands, to be carried out to restore the lands to the same average soil quality for agriculture.

Comment [MMAH70]:
Modification No. 69
Item No. 210

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On prime agricultural lands, complete agricultural rehabilitation is not required if:

a) There is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;

b) Other alternative locations have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural land where rehabilitation is feasible. Where no other alternatives

are found, prime agricultural lands shall be protected in this order of priority: Specialty Crop Areas, and Canada Land Inventory Class 1, 2 and 3 lands; and

c) Agricultural rehabilitation in remaining areas is maximized.

110(6.2) Any after use not permitted in Section 109 of this Plan shall require an amendment to the Regional Plan and where applicable, the Niagara Escarpment Plan.

110(7) Require an amendment to this Plan to designate any new Mineral Resource Extraction Areas, except for an 11.3 ha expansion of an existing sandstone *quarry* located on the east half of Lot 21, Concession V, former Township of Esquesing, in the Town of Halton Hills.

110(7.1) Prohibit new or expanded *mineral aggregate operations*, from locating in:

a) The Niagara Escarpment Plan Area except by amendment to the Escarpment Rural Area,

b) Significant Wetlands as identified by the Province,

c) Significant habitat of endangered species and threatened species as identified by the Province, except in accordance with the *Endangered Species Act, 2007*,

d) Significant woodlands within the Greenbelt Natural Heritage System, unless the woodland is occupied by young plantation or early successional habitat, as defined by the Province; such prohibition only applies to new extractive operations within the *Greenbelt Natural Heritage System* and is subject to policies of the Greenbelt Plan,

e) For quarries, areas within 200 m of the Escarpment Brow, and

f) The Urban Area, the North Aldershot Policy Area, Hamlets and Rural Clusters as identified by policies of this Plan.

110(7.2) Where the proposal has the potential to negatively affect Key Features of the Regional Natural Heritage System, other than those under Sections 110(7.1)b), 110(7.1)c) and 110(7.1)d) where development is prohibited, require the proponent to demonstrate through an EIA that the proposal will result in no negative impact on the Key Features or

Comment [MMAH71]:
Modification No. 70
New Item

Comment [MMAH72]:
Modification No. 71
New Item

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Niagara Escarpment Commission

Comment [MMAH73]:
Modification No. 72
Item No. 211

their ecological functions for which the area is identified.

110(7.3) Notwithstanding Section 110(7.2), where an application for a new or expanded mineral aggregate operation is proposed outside the Protected Countryside Area of the Greenbelt Plan, the demonstration of no negative impact will be limited to the Key Features identified in Section 115.3(1)a) to 115.3(1)h) of this Plan.

110(7.4) Within the Greenbelt Natural Heritage System, as shown in the Greenbelt Plan:

a) require any application to amend this Plan to designate a new mineral aggregate operation, or to establish a new wayside pit or quarry in Key Features, not identified in Section 110(7.1), and any vegetation protection zones associated with these to demonstrate:

i) how the water resources will be protected or enhanced in accordance with Section 110(3); and

ii) that the relevant provisions of the Greenbelt Plan have been addressed, and that they will be met by the operation; and

b) An application for the expansion of an existing mineral aggregate operation may be permitted within Key Features, except those identified in Section 110(7.1)b) and 110(7.1)c) and in any associated vegetation protection zones only if the related decision is consistent with the Provincial Policy Statement.

c) require any application for a new mineral aggregate operation or the expansion of an existing mineral aggregate operation to demonstrate:

i) how the connectivity between Key Features will be maintained before, during and after the extraction of mineral aggregates;

ii) how the operator could immediately replace any habitat that would be lost from the site with equivalent habitat on another part of the site or on adjacent lands; and

iii) how the water resources system will be protected or enhanced in accordance with Section 110(3).

Deleted: Where the proposal includes or negatively affects areas of the Greenbelt or Regional Natural Heritage System other than those under Sections 110(7.1)b), 110(7.1)c) and 110(7.1)d), which are prohibited from extraction, require the proponent to demonstrate that the proposal is consistent with the Provincial Policy Statement and the Provincial Greenbelt Plan where applicable and will result in, foremost, no negative impact on the functions or features of the Natural Heritage System.

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110(7.5) Where the proponent has satisfied the requirements of Section 110(7.2) or Section 110(7.4), as applicable, require any application for a new or expanded mineral aggregate operation to consider a “net environmental gain” approach to the preservation and enhancement of the Regional Natural Heritage System based on the following principles:

Deleted: Following such demonstration, the Region may

a) b) Outside Prime Agricultural Areas, or where agricultural rehabilitation is not required in accordance with Section 110(6.1), the site is to be rehabilitated to function as part of the Regional Natural Heritage System.

Deleted: The consideration of “net environmental gain” is not intended to relieve the proponent from having to demonstrate how the proposal will have no negative impact in accordance with Provincial Plans and policies.¶

c) The Key Features and ecological functions of the Regional Natural Heritage System will, where possible, be enhanced both in the short and long terms as a result of implementing the rehabilitative plan of the proposed extractive operation and/or an off-site enhancement plan. Such enhancements may include but not necessarily be limited to:

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- [i] increase in the spatial extent of the Regional Natural Heritage System,
- [ii] increase in biological and habitat diversity,
- [iii] enhancement of ecological system function,
- [iv] enhancement of wildlife habitat,
- [v] enhancement of natural succession,
- [vi] creation of new *wetlands* or *woodlands*,
- [vii] enhancement of riparian corridors,
- [viii] enhancement of groundwater recharge or discharge areas, and
- [ix] establishment or enhancement of linkages between significant natural heritage features or areas.

d) Priorities for restorations or enhancements to the Regional Natural Heritage System through post-extraction rehabilitation shall be based on the following in descending order of priority:

Deleted: Restorations or enhancements to the Natural Heritage System through post-extraction rehabilitation shall be based on the following order of descending priorities

- [i] restoration to the original features and functions on the areas directly affected by the extractive operations,
- [ii] enhancements to the Regional Natural Heritage System by adding features and functions on the balance of the site,
- [iii] enhancements to the Regional Natural Heritage System by adding features and functions in areas immediately surrounding the site,
- [iv] enhancements to that part of the Regional Natural Heritage System in the general vicinity of the site, and
- [v] enhancements to other parts of the Regional Natural Heritage System in *Halton*.

- e) Where practical, restorations or enhancements shall proceed immediately after extraction.
- f) Consideration should be given to the transfer of the ownership of any privately owned rehabilitated or enhanced lands to a *public body*.
- g) ↓

110(7.6) Consider applications for an amendment to this Plan to designate a new or expanded Mineral Resource Extraction Area under the Planning Act to be complete on the basis of Sections 187(10).

110(8) Evaluate each proposal to designate new or expanded Mineral Resource Extraction Areas based on its individual merits and consideration of all the following factors:

- a) ↓
- b) ↓
- c) *adverse effects* on, and proposed measures to minimize such *adverse effects*:
 - [i] the Regional Natural Heritage System in accordance with Section 110(7.2).
 - [ii] quality and quantity of surface and ground waters,

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Comment [MMAH74]:
Modification No. 73
Item No. 212

Deleted: A detailed implementation plan of the proposed restorations and enhancements shall form part of the rehabilitation plan in the site plan or as a condition of the licence under the Aggregate Resources Act.

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Comment [MMAH75]:
Modification No. 74
Item No. 213

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Comment [MMAH76]:
Modification No. 75
Item No. 214

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Comment [MMAH77]:
Modification No. 76
New Item

Deleted: economic benefits to *Halton*,

Comment [MMAH78]:
Modification No. 77
Item No. 215

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- [iii] adjacent *sensitive land uses* including their source of drinking water,
- [iv] any heritage resources,
- [v] transportation system,
- [vi] the surrounding agriculture and rural communities,
- [vii] visual character of the area,
- [viii] air quality, and
- [ix] the Greenbelt Natural Heritage System in accordance with Section 110(7.4)

Comment [MMAH79]:
Modification No. 78
Item No. 218

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Comment [MMAH80]:
Modification No. 79
New Item

- c.1) cumulative impacts of the proposal and other extractive operations in Halton,
- d) proposed rehabilitation plan and compatibility of the proposed after-use with the *goals* and *objectives* of this Plan, and
- e) risk of public financial liability during and after extraction where continuous active on-site management is required.

110(8.1) [Formerly Section 110(5)] Support the progressive and final rehabilitation of extractive operations that:

- a) takes place in a timely fashion;
- b) limits the amount of disturbed area at any one time to a minimum;
- c) adopts prevailing best management practices; and
- d) conforms with the applicable policies of the Greenbelt Plan.

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110(8.2) Discourage the use of *adaptive management plans* or similar measures that will require continuous or perpetual active on-site management post-rehabilitation.

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Comment [MMAH81]:
Modification No. 80
Item No. 222

110(9) Ensure coordination among the *Region*, Local Municipalities, Ministry of Natural Resources, affected conservations authorities, Niagara Escarpment Commission and other agencies in the review and public

consultation of proposals to designate new or expanded Mineral Resources Extraction Areas.

Comment [MMAH82]:
Modification No. 81
Item No. 223

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110(9.1) Encourage the proponent of new or expanded Mineral Resource Extraction Areas to have regard to the Aggregate Resources Reference Manual for Halton under Section 110(3.1) of this Plan and to engage in pre-consultation with the Region and public agencies in accordance with Section 110(4).

Comment [MMAH83]:
Modification No. 82
Item No. 224

Deleted: early in the process and prior to the submission of the applications for licence and Planning Act approvals

110(10) Ensure that Regional policies, standards and criteria are duly considered in the location, regulation and rehabilitation of wayside pits and quarries.

110(11) Require the proponent of a new or expanded Mineral Resource Extraction Area to demonstrate to the satisfaction of the Region that the transportation of aggregate and related products associated with the proposed extractive operation can be adequately accommodated by the transportation system in Halton. Any improvements to the Regional and Local transportation infrastructure to accommodate the transportation of aggregate shall be at the expense of the proponent. Alternative routes and alternative modes for transporting the products shall be considered and evaluated.

Deleted: in accordance with Regional standards and policies with minimal social, environmental and human health impacts

110(12) Provide to Regional Council no less frequently than every two years a State of Aggregate Resources in Halton report that contains, among other things:

- a) number of active licences, as well as new, suspended, revoked, and surrendered licenses,
- b) an overview of active extractive operations in Halton, including the total area under extraction, the amount of aggregate produced, and the primary destinations of these products,
- c) history of complaints on the extractive operations and transportation of aggregate products and their status,
- d) history of violations of site plan or conditions of licence under the Aggregate Resources Act and their status,
- e) status of the implementation of approved rehabilitation plans,
- f) status of the operation and implementation of approved adaptive management plans,

- g) an assessment of the cumulative impact of extractive operations on both the Greenbelt and Regional Natural Heritage Systems, and
- h) number and status of active and potential applications to designate Mineral Resource Extraction Areas.

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Comment [MMAH84]:
Modification No. 83
Item No.. 225

Deleted: <#>Request the Province to undertake, in consultation with the Region, Local Municipalities and Conservation Authorities, regular reviews of site plans and conditions of active licences in Halton under the Aggregate Resources Act, at least once every five years.¶ <#>Seek changes to Provincial legislation and regulations to:¶ <#>require mandatory review of site plans and conditions of licences under the Aggregate Resources Act no less frequently than every five years,¶ <#>permit delegation to upper-tier or single-tier municipalities and ... [7]

Identification of Mineral Resources Areas

111. The objectives of the Region are:

- 111(1) To recognize existing mineral aggregate operations and protect them from activities that would preclude or hinder their continued use or expansion.
- 111(2) To protect known mineral aggregate deposits and areas of high potential mineral aggregate resources, as shown on Map 1E, for potential future extraction.
- 111(3)

112. It is the policy of the Region to:

- 112(1) Protect high potential mineral aggregate resource areas consisting of primary and secondary sand and gravel resource areas and selected bedrock/shale resource areas as shown on Map 1E, which is generally based on mapping supplied by the Ministry of Northern Development, Mines and Forestry or the Ministry of Natural Resources, with exclusion of certain areas considered to be unsuitable for extraction based largely on Section 110(7.1) of this Plan, Provincial policies and Provincial Plans. The identification of these mineral aggregate resource areas on Map 1E, does not imply support by the Region for any licence application under the Aggregate Resources Act in these areas or for any amendment to this Plan thereof.
- 112(2) Require the proponent of any land use changes through Regional or Local official plan amendments, zoning amendments or consents on land that is located wholly or partially within 300m of a sand and gravel deposit or 500m of a selected bedrock and shale resource identified under Section 112(1) and that has the potential to preclude or hinder continued extraction or expansion of existing operations, establishment of new operations or access to the mineral aggregate resources, to demonstrate through the appropriate studies to the

Comment [MMAH85]:
Modification No. 84
Item No. 227

Deleted: To protect mineral resources areas from incompatible land uses and conserve mineral resources ... [8]

Comment [MMAH86]:
Modification No. 85
Item No. 228

Comment [MMAH87]:
Modification No. 86
Item No. 229

Deleted: To protect mineral aggregate resources from land uses incompatible with possible future extraction ... [9]

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Comment [MMAH88]:
Modification No. 87
Item No. 230

Comment [MMAH89]:
Modification No. 88
New Item

satisfaction of the *Region* and Local Municipality that:

- a) extraction 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 related to the proposed land use or *development* are addressed.

112(3) Monitor regularly the amount of aggregate production in *Halton*, in comparison with other *Regions* in the Province.

112(4) [Section number not in use.]

Comment [MMAH90]:
Modification No. 89
New Item

Deleted: being located adjacent to a potential future extraction operation

Regional Natural Heritage System

113. [Section number not in use.]

114. The *goal* of the Regional Natural Heritage System is to increase the certainty that the biological diversity and ecological function within *Halton* will be preserved and enhanced for future generations.

114.1 The *objectives* of the Regional Natural Heritage System are:

114.1(1) [Formerly Section 122(1)]To maintain the most natural Escarpment features, stream valleys, *wetlands* and related significant natural areas and associated cultural *Heritage Features*.

114.1(2) [Formerly Sections 122(3) & 93(1)]To maintain and enhance the landscape quality and open space character of Escarpment features.

114.1(3) [Formerly Section 93(2)]To provide a buffer to prominent Escarpment features.

114.1(4) [Formerly Section 125(1)]To direct *developments* outside *hazard lands*.

114.1(5) [Formerly Section 125(2)]To protect or enhance the diversity of fauna and flora, ecosystems, plant communities, and significant *landforms* of *Halton*.

114.1(6) [Formerly Section 125(7)]To protect or enhance Key Features, without limiting the ability of existing *agricultural uses* to continue.

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- 114.1(7) [Formerly Section 125(9)]To protect or enhance fish habitats.
- 114.1(8) [Formerly Section 120(6)]To preserve and enhance the quality and quantity of ground and surface water.
- 114.1(9) [Formerly Section 125(5)]To contribute to a continuous natural open space system to provide visual separation of communities and to provide continuous corridors and inter-connections between [the Key Features and their ecological functions](#).
- 114.1(10) [Formerly Section 125(6)]To protect significant scenic and heritage resources.
- 114.1(11) [Formerly Section 125(10)]To protect and enhance the *Halton* waterfront as a major resource that is part of the Provincially significant Lake Ontario and Burlington Bay shoreline.
- 114.1(12) [Formerly Section 120(3)]To preserve native species communities that are rare, threatened or endangered based on regional, provincial or national scales of assessment.
- 114.1(13) [Formerly Section 120(4)]To preserve examples of the landscape that display significant earth science features and their associated processes.
- 114.1(14) [Formerly Section 120(5)]To preserve examples of original, characteristic landscapes that contain representative examples of bedrock, surface *landforms*, soils, flora and fauna, and their associated processes.
- 114.1(15) [Formerly Section 120(7)]To preserve and enhance air quality.
- 114.1(16) [Formerly Section 120(8)]To provide opportunities for scientific study, education and appropriate recreation.
- 114.1(17) [Formerly Section 120(9)]To preserve the aesthetic character of natural features.
- 114.1(18) [Formerly Section 125(4)]To provide opportunities, where appropriate, for passive outdoor recreational activities
- 114.1(19) [To recognize and support agriculture as a primary activity, in](#)

Comment [MMAH91]:
Modification No. 90
Item No. 236

Deleted: <#>significant habitat of endangered and threatened species,¶ <#>[Formerly Section 125(8)]significant wetlands,¶ <#>significant coastal wetlands,¶ <#>significant woodlands,¶ <#>significant valleylands,¶ <#>significant wildlife habitat, and¶ g)significant areas of natural and scientific interest

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Comment [MMAH92]:
Modification No. 91
New Item

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accordance with the policies in 139.1.

Comment [MMAH93]:
Modification No. 92
Item No. 237

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115. [Section number not in use.]

115.1 [Section number not in use.]

115.2 The Regional Natural Heritage System consists of:

115.2(1) areas so designated on Map 1,

115.2(2) the shoreline along Lake Ontario and Burlington Bay, and

115.2(3) significant habitats of endangered species and threatened species not included in the designation on Map 1. **115.3** The Regional Natural Heritage System is a system approach to protecting and enhancing natural features and functions and is scientifically structured on the basis of the following components:

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115.3(1) Key Features as shown on Map 1 include:

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a) significant habitat of endangered and threatened species,

b) significant wetlands,

c) significant coastal wetlands,

d) significant woodlands,

e) significant valleylands,

f) significant wildlife habitat,

g) significant areas of natural and scientific interest,

h) fish habitat,

i) sand barrens, savannahs and tall grass prairies,

j) permanent and intermittent streams,

k) lakes, and

l) seepage areas and springs, and

m) alvars

115.3(2) enhancements to the Key Features including *Centres for Biodiversity*,

115.3(3) linkages, and

115.3(4) buffers.

115.4 Included within the Regional Natural Heritage System are:

115.4(1) Escarpment Natural Area and Escarpment Protection Area as identified in the Niagara Escarpment Plan, and

115.4(2) Regulated *Flood Plains* as determined and mapped by the appropriate *Conservation Authority*.

115.4(3) The Greenbelt Natural Heritage System as identified in the Greenbelt Plan, and shown on Map 1A.

Comment [MMAH94]:
Modification No. 93
Item No. 239

116. The designation of lands in the Regional Natural Heritage System does not imply that they are open to the public nor that they will necessarily be purchased by a *public agency*.

116.1 The mapping of certain components of the Regional Natural Heritage System may be updated, with additions, deletions and/or boundary adjustments, through programs of the Ministry of Natural Resources, *Conservation Authorities* and/or the *Region*. As well, the boundaries of the Regional Natural Heritage System and/or its Key Features may be refined through the preparation of Area-Specific Plans, Sub-watershed studies or individual Environmental Impact Assessments, provided such refinements are based on established criteria recognized by the Province and Region. Refinements to the Greenbelt Natural Heritage System are not permitted. The *Region* will maintain mapping showing such changes, provide notification to affected landowners, and incorporate them expeditiously by amendment to this Plan.

Comment [MMAH95]:
Modification No. 94
Item No. 241

116.2 Within the North Oakville East Secondary Plan Area, the Regional Natural Heritage System will be delineated and implemented in accordance with Town of Oakville Official Plan Amendment No. 272.

116.3 Within the North Oakville West Secondary Plan Area, the Regional Natural Heritage System will be delineated and implemented in accordance with the decision of the Ontario Municipal Board with respect to Town of Oakville Official Plan Amendment No. 289.

117. [Section number not in use.]

117.1 Subject to other *policies* of this Plan, applicable detailed *development* criteria of the Niagara Escarpment Plan, applicable policies of the Greenbelt Plan, applicable Local Official Plan *policies* and Zoning By-laws, and *Conservation Authority* regulations, the following uses may be permitted:

117.1(1) ~~All types, sizes and intensities of agricultural operations outside Escarpment Natural Area and Key Features of the Regional Natural Heritage System,~~

117.1(2) ~~normal farm practices,~~

117.1(3) ~~existing uses including existing agricultural operations,~~

117.1(4) ~~single detached dwelling on existing lots,~~

117.1(5) ~~dwellings accessory to agricultural operation, except within the Escarpment Natural Area and which must be mobile or portable if located elsewhere within the Niagara Escarpment Plan Area,~~

117.1(6) ~~non-intensive recreation uses such as nature viewing and pedestrian trail activities, only on publicly owned lands or on the Bruce Trail,~~

117.1(7) ~~forest, fisheries and wildlife management,~~

117.1(8) ~~archaeological activities,~~

117.1(9) ~~essential transportation and utility facilities,~~

117.1(10) ~~accessory buildings, structures and facilities (e.g., a garage or farm pond),~~

117.1(11) ~~incidental uses (e.g., swimming pools, tennis courts),~~

117.1(12) ~~uses permitted in an approved Niagara Escarpment Park and Open Space Master/Management Plan, if the subject land is located within the Niagara Escarpment Plan Area,~~

117.1(13) ~~home occupations and cottage industries with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser,~~

117.1(14) ~~;~~

Deleted: and site modifications required to accommodate them

Deleted: and site modifications to accommodate them, provided that the impact on the natural environment is minimal

Deleted: following uses in an existing building but any new buildings or building expansions accommodating the use are to be located outside the Key Features of the Regional Natural Heritage System

117.1(15) essential watershed management and flood and erosion control projects either carried out or supervised by a public authority or, approved in a Local Official Plan, as of December 16, 2009.

117.1(16) outside the Escarpment Natural Area, following uses only if located on a commercial farm and secondary to the farming operation:

- a) home industries with a gross floor area not exceeding 200 sq m,
- b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm,
- c) agriculture-related tourism uses with a gross floor area not exceeding 500 sq m,
- d) small-scale businesses that provide supplementary rental income to the farming operation provided that:
 - [i] such uses are permitted by specific Local Official Plan policies and Local Zoning By-laws;
 - [ii] their scale is minor and does not change the appearance of the farming operation;
 - [iii] their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding agricultural uses; and
 - [iv] they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council.
- e) subject to site plan approval by the Local Municipality, horticultural trade uses provided that:
 - [i] the use meets all the criteria under Sections 100(21)d);
 - [ii] the farm property accommodating the use is at least 4 hectares in size ;

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Deleted: bed and breakfast establishments with three or fewer guest bedrooms,

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- [iii] at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;
- [iv] the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no *tree* removals;
- [v] the gross floor area for the use does not exceed 500 sq m;
- [vi] the outdoor storage area for the use does not exceed 1,000 sq m;
- [vii] the use including buildings, outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public *highways*; and
- [viii] the use can be accommodated by the private water supply and waste water treatment systems located on the property.

f) the following uses:

i) *veterinary clinics, serving primarily the agricultural community;* ii) *animal kennels, in conjunction with a single detached dwelling; and*

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iii) *bed and breakfast establishments with three or fewer guest rooms.*

117.1(17) [Formerly Section 95(20)]with a valid licence issued pursuant to the Aggregate Resources Act, *mineral aggregate resource* extraction and accessory uses on the expanded portion of an existing sandstone *quarry* located on the east half of *Lot 21, Concession V, former Township of Esquesing, in the Town of Halton Hills.*

Comment [MMAH96]:
Modification No. 95
Item No. 244

117.1(18) [Formerly Section 95(21)]greenhouses, stockpiling and processing of soil, processing and sale of local farm products, sale of garden centre or landscaping products, sale and storage of bulk firewood and hay, cold storage and fruit packing operation, and incidental facilities necessary to support these uses on approximately 7.1 hectares of lands described as Parts 1, 2 and 3, Plan 20R-15247 located on Part *Lot 18, Concession I, North of Dundas Street in the City of Burlington.*

118. It is the *policy* of the *Region* to:

118(1) Require Local Official Plans and Zoning By-laws to recognize the Regional Natural Heritage System and Key Features as identified in this Plan and include policies and maps to implement policies of this Plan.

118(1.1) Require Local Municipalities in their official plans to protect the Regional Natural Heritage System and Key Features listed in Section 115.3(1) but not mapped on Map 1F through appropriate Area Specific Plans or studies related to development and/or site alteration applications.

118(2) Prohibit development and site alteration within Key Features, except in accordance with the policies of this Plan.

118(2.1) Prohibit development or site alteration on lands adjacent to Key Features unless the proponent has evaluated the ecological function of the adjacent lands through an Environment Impact Assessment in accordance with Section 118(3).

118(2.2) Notwithstanding Sections 118(2) and 118(2.1), permit the following uses within Key Features, subject to the applicable policies of the Niagara Escarpment Plan and this Plan:

- a) Forest, fisheries and wildlife management that is carried out in a manner that maintains or, where possible, improves these features and their functions;
- b) Conservation and flood or erosion control projects if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;
- c) Archaeological Uses;
- d) Essential transportation and utility facilities;
- e) Non-intensive recreation uses such as nature viewing, pedestrian trails, and small-scale structures (such as boardwalks, footbridges, fences, docks, and picnic facilities), where negative impacts are minimized;
- f) Existing uses, including existing agricultural uses, subject to Section 118(24) of this Plan; and
- g) Mineral aggregate resource extraction, subject to the policies of

Comment [MMAH97]:

Modification No. 96
Item No. 245

Deleted: Restrict the alteration of the features and their ecological functions within the Regional Natural Heritage System.

Section 110 of this Plan:

118(3) Require the proponent of any *development or site alteration*, including public works, that is located within 120 m of a *Key Feature within the Regional Natural Heritage System* to carry out an Environmental Impact Assessment (EIA).

Comment [MMAH98]:
Modification No. 97
Item No. 246

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<#>it is a use conforming to the Local Official Plan and permitted by Local Zoning By-laws; ¶
<#>it is a use requiring only an amendment to the Local Zoning By-law and is exempt from this requirement by the Local Official Plan; or ¶
exempt or modified by specific policies of this Plan.

The purpose of an EIA is to demonstrate that the proposed *development* will result in no negative impacts to the functions and features of the Regional Natural Heritage System affected by the *development* by identifying natural features, functions and values and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, *vegetation protection zones*, and opportunities for enhancement.

118(3.1) The EIA will identify a *vegetation protection zone* which:

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Comment [MMAH99]:
Modification No. 98
Item No. 247

a) is of sufficient width to protect the *Key Feature* and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function; and

b) is established to achieve, and be maintained as natural self-sustaining vegetation.

Deleted: For proposed agricultural buildings with a footprint not exceeding 1,000 sq m or *single detached dwellings* on existing *lots* and their *incidental uses*, reduce the requirement for EIA under Section 118(3) to only where the proposed building is located wholly or partially inside or within 30 m of any *Key Feature* of the Regional Natural Heritage System. If the proposed agricultural building is located entirely within the boundary of an existing farm building c... [10]

118(3.2) Notwithstanding Section 118(3.1), require a minimum *vegetation protection zone* of 30 metres wide for wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes, and significant woodlands, measured from the outside boundary of the *Key Feature*. 118(3.3) Notwithstanding Section 118(3), 118(3.1) and 118(3.2), new agricultural buildings and structures are not required to undertake an EIA but are required to provide a 30 metre *vegetation protection zone* from *Key Features*. This *vegetation protection zone* may consist of natural self-sustaining vegetation or agricultural crops if the land is, and will continue to be, used for agricultural purposes. However, best management practices should be pursued to protect and/or restore *Key Features* and functions.

Deleted: For proposed agricultural buildings with a footprint over 1,000 sq m, reduce the requirement (... [11])

Comment [MMAH100]:
Modification No. 99
Item No. 248

118(4) Require that the recommendations of an Environmental Impact Assessment, including the placement of *lot* lines and structures, carried out under Section 118(3) and endorsed by the *Region* be implemented through official plan amendments, zoning by-laws, site

Deleted: Assist the proponent in carrying out the EIA required for an agricultural building under Se (... [12])

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plan control, conditions of planning approval or regulations by the appropriate authority.

- 118(5) Ensure that the Local Municipalities will enhance, through the *development* process and where appropriate, the function of the Regional Natural Heritage System within the Urban Area by locating local open space adjacent to or near the Regional Natural Heritage System.
- 118(6) Encourage the *development* of trails within the Regional Natural Heritage System provided that:
- a) the trails are located on publicly owned lands or are part of the Bruce Trail;
 - b) the trails and associated activities do not impact negatively on ecologically sensitive areas or resource uses such as *agricultural operations*;
 - c) proper regard is given to the issues of trespassing on private properties and liability in the event of property damages or personal injuries; and
 - d) adjacent landowners potentially affected by the trails are consulted.
- 118(7) Obtain, or encourage the Local Municipalities, *Conservation Authorities* and other *public agencies* to obtain, through the *development* approval process and as permitted by legislation, parts of the Regional Natural Heritage System and adjacent areas, the latter for the purpose of protecting the System from incompatible uses.
- 118(8) Promote the concept and functions of the Regional Natural Heritage System and encourage landowners and local residents to participate in its identification, protection, enhancement, and maintenance.
- 118(9) Promote, in conjunction with other *public agencies* and through stewardship programs, the donation of privately owned lands in the Regional Natural Heritage System to *public agencies* or charitable organizations, or the transfer of the protection of the ecological functions and features on such lands to a *public agency* or charitable organization through a conservation *easement* agreement.
- 118(10) Support the interconnection of *Halton's* Regional Natural Heritage

System with those in the Greater Toronto and Hamilton Area and neighbouring municipalities.

118(11) [Formerly Section 128(2)]Require that Local Zoning By-laws prohibit new construction and the expansion or replacement of existing non-conforming uses within *hazard lands*, except where specifically exempted or identified as a Special Policy Area in the Local Official Plan. Special Policy Areas, including any policy or boundary changes thereto, must be approved by the Minister of Natural Resources and the Minister of Municipal Affairs and Housing prior to municipal adoption.

Deleted: Provincially Significant Wetlands and

Deleted: based on consultation by the Local Municipality with the appropriate Conservation Authority,

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118(12) [Formerly Section 128(3)]Require that Local Zoning By-laws impose for *development* appropriate setbacks from *Regulated Flood Plains*, based on the kind, extent and severity of existing and potential hazard to public safety. Special consideration should be given to *agriculture-related buildings*, including dwellings, to maintain the long term viability of existing *agricultural operations*, without compromising the safety of such buildings or their occupants.

Comment [MMAH101]: Modification No. 101 Item No. 260

Comment [MMAH102]: Modification No. 102 Item No. 262

Deleted: Provincially Significant Wetlands and

118(13) [Formerly Section 128(4)]Encourage the *Local Municipalities* to adopt a One-Zone Concept whereby new *development* in the *Flood Plains*, defined by the *regulatory flood* standard, is to be prohibited or restricted.

Comment [MMAH103]: Modification No. 103 Item No. 263

Deleted: Area

118(14) [Formerly Section 128(6)]Encourage the Local Municipalities to:

- a) acquire public open space on tableland adjacent to watercourses and along the waterfront within the Urban Area;
- b) identify and designate along or near the waterfront of Lake Ontario and Burlington Bay, a continuous waterfront trail, making use of public road allowances in locations where public waterfront properties are not available; and
- c) incorporate in their Zoning By-laws setback requirements for *development* along the shoreline of Lake Ontario and Burlington Bay.

118(15) [Formerly Section 128(7)]For property immediately adjacent to Lake Ontario or Burlington Bay that is the subject of a *development* or redevelopment application:

- a) Require, as a condition of approval, the proponent to investigate

and implement as necessary shoreline erosion protection measures to the satisfaction of Conservation Halton, and the Local Municipality.

- b) Require the Local Municipality to establish, in consultation with Conservation Halton, building setbacks sufficient to assure the long term safety of the structure(s).
 - c) Encourage the Local Municipality to obtain, through dedication, agreement or purchase, suitable waterfront property along Lake Ontario or Burlington Bay, for public access and as part of a continuous trail system along or adjacent to the waterfront.
 - d) Require, where the siting or size of a *development* warrants, that the proponent minimize any *adverse effect* on on-shore lake breezes and views of Lake Ontario or Burlington Bay from public places such as roads, parks and trails.
- 118(16) [Formerly Section 128(8)]Prepare jointly with Conservation Halton a Lake Ontario and Burlington Bay Shoreline Protection and Management Plan, with participation of the private owners of waterfront properties, the City of Burlington, the Town of Oakville, and the Provincial and Federal governments.
- 118(17) [Formerly Section 128(9)]Require that Local Zoning By-laws restrict *development*, including water *lots*, in Lake Ontario or Burlington Bay, subject to the approval of Conservation Halton, the Ministry of the Environment, the Ministry of Natural Resources and the Local Municipality, and permit, in this regard, only open space uses, docks or erosion protection works.
- 118(18) [Formerly Section 128(10)]Encourage the Ministry of Natural Resources and the *Conservation Authorities* to develop management programs for the regeneration of fisheries and wildlife resources along the shoreline of Lake Ontario, Burlington Bay and their tributaries.
- 118(19) [Formerly Section 132(3)]Enact a *tree* conservation by-law, in accordance with Section 147(5)a) of this Plan.

118(20) Prohibit the creation of new *lots* for residential purposes, except in Hamlets or Rural Clusters.

118(21) Permit sewage and water services as described in Section 101(1.3).

118(22) Recognize and protect lands within prime agricultural areas, as shown on Map 1D, in accordance with Section 139.1.

118(23) Require new land uses, including the creation of lots, and new or expanding livestock facilities to comply with the provincially developed Minimum Distance Separation formulae.

118(24) Permit the expansion of existing agricultural buildings and structures, residential dwellings, and accessory uses to both, within Key Features, subject to the following:

a) there is no alternative and the expansion, alteration or establishment is directed away from the Key Feature to the maximum extent possible; and

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

Comment [MMAH104]:
Modification No. 100
New Item

119. [Section number not in use.] [Original moved to Section 230.]
120. [Section number not in use.] [Original Sections 120(1) and 120(2) deleted; balance moved to Sections 114.1.]
121. [Section number not in use.] [Original moved to Section A5.1.]
122. [Section number not in use.] [Original Sections 122(1) and 122(3) moved to Sections 114.1(1) and 114.1(2), respectively; balance deleted.]
123. [Section number not in use.]
124. [Section number not in use.]
125. [Section number not in use.] [Original Section 125(3) deleted; balance moved to Sections 114.1]
126. [Section number not in use.]
127. [Section number not in use.]
128. [Section number not in use.] [Original Sections 128(2) through 128(4) and 128(6) through 128(10) moved to Sections 118(11) through 118(18), respectively; balance deleted.]
129. [Section number not in use.]

130. [Section number not in use.]
131. [Section number not in use.]
132. [Section number not in use.] [Original Section 132(3) moved to Section 118(19); balance deleted.]

Regional Waterfront Parks

133. The *objectives* of the Regional Waterfront Parks are:
- 133(1) To maximize public accessibility to the *Halton* waterfront by increasing the amount of well distributed public open space.
 - 133(2) To provide a variety of recreational, cultural and tourism opportunities along the *Halton* waterfront.
134. Included in this designation are the following Parks, with their general locations shown on Map 1 and detailed boundaries shown on Map 2:
- 134(1) Burlington Beach,
 - 134(2) Burloak Park, and
 - 134(3) Bronte Harbour.
135. Subject to other *policies* of this Plan and applicable Local Official Plan *policies* and Zoning By-laws, and in accordance with approved master plans, the following uses may be permitted:
- 135(1) *existing uses*,
 - 135(2) recreation uses,
 - 135(3) *forest, fisheries and wildlife management*,
 - 135(4) archaeological activities,
 - 135(5) transportation and *utility* facilities,
 - 135(6) *watershed management* and flood and erosion control projects carried out or supervised by a *public agency*.

- 135(7) specialized waterfront commercial, institutional and tourism-related uses,
- 135(8) marine and harbour facilities,
- 135(9) cultural and historical facilities,
- 135(10) public works, and
- 135(11) uses complementary to the Waterfront Park as permitted in the approved master plan.
136. It is the *policy* of the *Region* to:
- 136(1) Prepare and approve Waterfront Park master plans, in partnership with Conservation Halton and the Local Municipalities, appropriate Provincial ministries and Federal departments, and other affected *public bodies*. Such plans shall examine, where appropriate, transportation impacts, parking, servicing, construction activity, boat storage, compatibility with surrounding land uses, connections to the waterfront trail as described under Section 118(14b), public safety, interpretive facilities, a variety of recreation uses, the effect on water intakes and storm outfalls, and any other identified concerns or requirements. The study areas of such master plans can extend beyond the boundaries of the Waterfront Parks as shown on Map 2.
- 136(2) Enter into partnership agreements with senior levels of government, Conservation Halton, the Local Municipality and/or other public or private bodies, for the *development*, financing and/or management of each Waterfront Park.
- 136(3) Upon substantial completion of the *development* of a Waterfront Park in accordance with its master plan, transfer the management and day-to-day operation of the Park to the Local Municipality or Conservation Halton as part of the partnership agreement under Section 136(2) or through a separate agreement. Included in the agreement will be a park management plan and financial obligations of the *Region* including the funding of new capital facilities of a regional scale and supported by the master plan.
- 136(4) Consider proposals by, and enter into joint-venture agreements with, individuals or organizations to lease public waterfront property and/or develop Park components and associated activities in accordance with approved Waterfront Park master plans.

- 136(5) Protect significant physical and biological features within Waterfront Parks.
- 136(6) Consult the Local Municipalities and Conservation Halton on the identification and protection of heritage resources within Waterfront Parks.
- 136(7) Review Waterfront Park master plans periodically based on, among other things, demand for various recreation activities.

North Aldershot Policy Area

137. The *objectives* of the North Aldershot Policy Area are:

- 137(1) To recognize and maintain the distinct and unique character of the North Aldershot area within the context of the surrounding built up area.
- 137(2) To provide limited amount of *development* in certain locations while preserving significant natural areas and maintaining the predominantly rural and open space character of the landscape.

138. Subject to other *policies* of this Plan and the Niagara Escarpment Plan and applicable Local Official Plan *policies* and Zoning By-laws, the following uses may be permitted:

- 138(1) *agricultural operations,*
 - 138(1.1) *normal farm practices,*
- 138(2) *existing uses,*
- 138(3) *single detached dwelling* on existing lots,
- 138(4) dwelling(s) accessory to an *agricultural operation,*
- 138(5) non-intensive recreational uses such as nature viewing and pedestrian trail activities, only if the lands are publicly owned or are part of the Bruce Trail,
- 138(6) recreation uses including golf courses and driving ranges, subject to the following conditions:

- a) any changes to the natural topography are kept to a minimum;
- b) buildings and structures are minor in scale and are located in a manner that will secure an open-space character of the area;
- c) there is no overnight accommodation for users or guests of the facility;
- d) landscaping and berms are provided where necessary to secure an open-space character of the area;
- e) the impact on adjacent *agricultural operations* is kept to a minimum, through the preparation by the proponent of an Agricultural Impact Assessment to the satisfaction of the *Region*;
- f) if the use involves significant taking of ground or surface water, the proponent must demonstrate the satisfaction of the *Region*, through appropriate studies involving a water budget analysis, that there is no adverse impact to water resources in the general area; and
- g) the design and construction of the use are in keeping with the Golf Course and Recreational Facilities Best Management Guidelines adopted by Regional Council.

138(7) *forest, fisheries and wildlife management,*

138(8) archaeological activities,

138(9) transportation and *utility* facilities,

138(10) *accessory buildings, structures* and facilities (e.g., a garage or farm pond) and site modifications required to accommodate them,

138(11) *incidental uses* (e.g., swimming pools, tennis courts and ponds) and site modifications required to accommodate them, provided the impact on the environment is minimal,

138(12) [Section number not in use.]

138(13) [Section number not in use.]

138(14) uses permitted in Local Official Plan and Zoning By-laws established in accordance with the planning framework set out in the North

Aldershot Inter-Agency Review Final Report (May 1994),

- 138(15) *home occupations and cottage industries* with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser,
- 138(16) bed and breakfast establishments with three or fewer guest bedrooms,
- 138(17) *veterinary clinics*,
- 138(18) *animal kennels* in conjunction with a *single detached dwelling*,
- 138(19) *watershed management* and flood and erosion control projects carried out or supervised by a *public agency*, and
- 138(20) [Section number not in use.]
- 138(21) following uses only if located on a *commercial farm* and secondary to the *farming* operation:
- a) *home industries* with a gross floor area not exceeding 200 sq m,
 - b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm,
 - c) *agriculture*-related tourism uses with a gross floor area not exceeding 500 sq m, and
 - d) businesses that may not be related to *agriculture* provided that:
 - [i] such uses are permitted by specific Niagara Escarpment Plan policies if applicable, Local Official Plan *policies* and Local Zoning By-laws;
 - [ii] their scale is minor and does not change the appearance of the *farming* cooperation;
 - [iii] their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding agricultural uses; and
 - [iv] they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council.

- 138.1 Uses permitted under Section 138 is further subject to a revision to the boundary of the Regional Natural Heritage System within and adjacent to the North Aldershot Policy Area, based on the designations and *policies* of the Greenbelt Plan and the concept of a systems approach as described under Section 115.3 of this Plan. Upon such a revision, *policies* of the Regional Natural Heritage System of this Plan and of the Greenbelt Plan shall apply based on the revised boundary.
139. It is the *policy* of the *Region* to:
- 139(1) Require the City of Burlington to incorporate in their Official Plan *policies* to guide any *development* within the North Aldershot Policy Area in accordance with the planning framework set out in North Aldershot Inter-Agency Review Final Report (May 1994).
- 139(2) Require that any *development* in the North Aldershot Policy Area be based on individual well and septic systems except in those locations where *urban services* are permitted in accordance with Section 139(3).
- 139(3) Permit the extension of *urban services* to those locations within the North Aldershot Policy Area shown as "Eligible for *Urban Services*" on Map 1 provided that:
- a) a feasibility study has been prepared to the satisfaction of the *Region*;
 - b) Regional Council deems it prudent to extend services;
 - c) the landowner/developer has met the financial obligations as specified by the *Region*; and
 - d) sufficient servicing capacity is available as determined by the *Region*.
- 139(4) Permit the creation of new *lots* in the North Aldershot Policy Area as set out in the City of Burlington Official Plan and Zoning By-law and subject to:
- a) the provisions of the *Region's Urban Services* Guidelines and the completion of a detailed hydrogeological study in accordance with *Region's* Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection, if the subject lands are not "Eligible for *Urban Services*" as identified on Map 1, or

- b) the provisions of the *Region's Urban Services Guidelines*, if the subject lands are "Eligible for *Urban Services*" as identified on Map 1.
- 139(5) Apply the criteria in the Provincial documents *Minimum Distance Separation formulae* to protect *farming* from incompatible uses. In applying these Provincial criteria, those areas identified as "Eligible for *Urban Services*" on Map 1 will be treated as Urban Area.

Prime Agricultural Areas

139.1 The goal of the Prime Agricultural Area is to protect and enhance the land base for the long-term use of agriculture.

The objectives of Prime Agricultural Areas are:

- 139.1(1) To promote and support agriculture as a primary land use.
- 139.1(2) To prohibit the development of non-agricultural uses, except where permitted by the policies of this plan.
- 139.1(3) To prevent the fragmentation of the agricultural land base.
- 139.1(4) To recognize, encourage and support agriculture as an industry in Halton Region in accordance with Sections 101(2) to 101(5).

It is the policy of the Region to:

- 139.1(5) Permit a full range of agricultural, agricultural-related and secondary uses within Prime Agricultural Areas, subject to the applicable Key Feature policies in Section 118 of this Plan.
- 139.1(6) Ensure that permitted uses in the Agricultural Rural Area and the Regional Natural Heritage System designations, where they overlap with Prime Agricultural Areas, shall comply with Section 139.1(5).
- 139.1(7) Require Local Municipalities to designate Prime Agricultural Areas in accordance with Map 1D, within their Official Plans and include detailed supporting policies which implement the related goals, objectives and policies of this Plan.
- 139.1(8) Within the Greenbelt Plan Area, prohibit the redesignation of land within Prime Agricultural Areas to permit non-agricultural

uses, except where permitted by the Greenbelt Plan.

139.1(9) Outside the Greenbelt Plan Area, permit the removal of land from Prime Agricultural Areas only where the following have been demonstrated through appropriate studies to the satisfaction of Regional Council:

- a) necessity for such uses within the planning horizon for additional land to be designated to accommodate the proposed uses;
- b) amount of land area needed for such uses;
- c) reasons for the choice of location;
- d) justification that there are no reasonable alternate locations of lower capability agricultural lands;
- e) no negative impact to adjacent agricultural operations and the natural environment;
- f) there are no reasonable alternatives that avoid Prime Agricultural Areas as shown on Map 1D, and
- g) the land does not comprise a specialty crop area.

Comment [MMAH105]:
Modification No. 104
Item No. 276

Deleted: Ninth Line Corridor Policy Area¶

139.1. The objectives of this designation are:¶
139.1(1) To protect the land base for the development of the inter-regional Highway 407 higher order transit and accessory infrastructure in the Ninth Line Corridor.¶
139.1(2) To provide for development at the future higher order transit station locations that encourage and support such development while permitting limited development throughout the rest of the Corridor.¶

139.2. It is the policy of the Region to:¶

139.2(1) Require the Town of Milton to incorporate in their Official Plan policies to guide development within the Ninth Line Corridor Policy Area such that:¶

- a) uses on lands in close proximity or within walking distance of future transit stations should be transit-supportive and have prescribed minimum development densities;¶
- b) uses on other lands within the Area should be complementary of the transit-supportive uses and compatible with any abutting Regional Natural Heritage System; ¶
- c) development in the Area will be compatible with development on the Mississauga side of Ninth Lin... [13]

AREA SPECIFIC POLICIES 139.3 In addition to the land use designations that prescribe conditions for development, there are six areas where development is subject to further conditions or constraints. They are:

139.3(1) Parkway Belt Transportation and Utility Corridors, as shown on Map 1B,

139.3(3) Municipal Wellhead Protection Zones, as shown on Map 1C,

139.3(5) Identified Mineral Aggregate Resource Areas, as shown on Map 1E, and

139.3(6) Key Features within the Greenbelt and Regional Natural Heritage Systems, as shown on Map 1E.

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Deleted: 139.3(2) Future Strategic Employment Areas, as shown on Map 1C,¶

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Deleted: 139.3(4) Prime Agricultural Areas, as shown on Map 1E,¶

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Parkway Belt Transportation and Utility Corridors

139.4 The purpose of the Parkway Belt Transportation and *Utility Corridors*, as shown on Map 1B, is to recognize lands that have been identified by the Parkway Belt West Plan to accommodate future linear facilities for transportation, community and *utility* purposes.

139.5 It is the *policy* of the *Region* to:

139.5(1) Require Local Official Plans and Zoning By-laws to include mapping and policies to protect the Parkway Belt Transportation and *Utility Corridors* from incompatible uses.

139.5(2) [Formerly Section 83(8)]Permit within the Parkway Belt Transportation and *Utility Corridors*, subject to other *policies* of this Plan, linear transportation, communication, and *utility* facilities, including necessary accessory facilities and installations such as interchanges, transformer stations, and treatment plants that are part of the linear distribution or collection networks.

Municipal Wellhead Protection Zones

139.8 The purpose of the Municipal Wellhead Protection Zones, as shown on Map 1C, is to assist in the implementation of Sections 145(2) through 145(4), *policies* designed to protect the source of municipal well water from contamination.

Identified Mineral Resource Areas

139.10 The purpose of the Identified Mineral Resource Areas, as shown on Map 1E, is to assist in the implementation of Sections 112(1) and 112(2), *policies* designed to protect high potential *mineral aggregate resources* areas from incompatible land uses.

Key Features within the Regional Natural Heritage System

139.11 The purpose of the Key Features within the *Regional Natural Heritage System*, as *identified in Section 115.3(1), and* shown on Map 1E, is to assist in the implementation of permitted use *policies* in the *Regional Natural Heritage System* and the requirement for Environmental Impact Assessments, as well as to assist the City of Burlington and the Towns of Milton and Halton Hills in developing

Deleted: Future Strategic Employment Areas¶
139.6 The purpose of the Future Strategic Employment Areas, as shown on Map 1C, is to protect lands from incompatible uses that are strategically located with respect to major transportation facilities such that they are best suited for employment purposes to meet employment land needs beyond the planning horizon of 2031.¶
139.7 It is the *policy* of the *Region* to:¶
 139.7(1) Prohibit the re-designation of lands within the Future Strategic Employment Areas to uses that are incompatible with employment uses in the long term, especially non-farm uses such as institutional and recreational uses.¶
 139.7(2) Require Local Official Plans and Zoning By-laws to include mapping and policies for the Future Strategic Employment Areas in accordance with *policies* of this Plan.¶
 139.7(3) Investigate, as part of the Joint *Infrastructure Staging Plan*, the feasibility and costs to service the Future Strategic Employment Areas but the provision for servicing these lands, including the over-sizing of certain *infrastructure* components, are subject to other *policies* of this Plan.¶
 139.7(4) Consider the inclusion of any of the Future Strategic Employment Areas into the Urban Area prior to 2031 only through a *municipal comprehensive review* (... [14])

Deleted: D

Deleted: Prime Agricultural Areas¶
139.9 The purpose of the *Prime Agricultural Areas*, as shown on Map 1E, is to assist in interpreting policies of this Plan and to assist the C (... [15])

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detailed implementation *policies* for the Greenbelt Plan Policy Area.

139.12 There may exist other Key Features within the Regional Natural Heritage System that are not shown on Map 1F, or that may exist in other land use designations, such as the Agricultural Rural Area. Local municipalities in their official plans shall ensure that these Key Features are protected through appropriate Area-Specific Plans or studies related to development and/or site alteration applications in accordance with Section 118.

Comment [MMAH106]:
Modification No. 105
Item No. 279

PART IV HEALTHY COMMUNITIES POLICIES

ENVIRONMENTAL QUALITY

Goal and General Policies

140. The *goal* for environmental quality is to achieve a high-quality environment, for this and future generations, that will sustain life, maintain health and improve the quality of living.
141. It is the *policy* of the *Region* to:
- 141(1) Maintain an Ecological and Environmental Advisory Committee (EEAC) to advise and assist Regional Council in the management and conservation of the *natural environment* in *Halton*.
 - 141(2) Require the proponent of any *development* in certain areas or under certain conditions as specified in this Plan, to carry out an Environmental Impact Assessment (EIA).
 - 141(3) Provide guidelines for carrying out EIAs.
 - 141(4) Seek input from EEAC in the review of EIAs provided under this Plan and make recommendations to the appropriate approval body as part of the *development* review process.
 - 141(5) Encourage the use of the principles of sustainability under Section 25 of this Plan in evaluating plans, programs and policies affecting the *natural environment*.
 - 141(6) Engage the *Halton* community in the pursuit of measures, including the undertaking of pilot projects, to address climate change, improve air quality, promote energy and water conservation, pursue the use of renewable energy sources, and generally improve environmental quality in *Halton*.
 - 141(7) Establish and maintain a Sustainability Advisory Committee to:

- a) advise and assist Council in the pursuit of the goal of sustainability in accordance with the principles of sustainability under Section 25 of this Plan;
- b) co-ordinate sustainability initiatives between the *Region* and the Local Municipalities;
- c) recommend to Council annually a work plan for selecting, funding and overseeing research and development efforts into sustainability programs and practices, including those pilot projects as described under Section 141(6); and
- d) recommend to Council a protocol, procedure or process for incorporating the principles of sustainability in land use planning decision-making.

Air and the Ambience

142. The *objectives* of the *Region* are:

- 142(1) To reduce, in concert with the Federal Government, the Province, other municipalities, public interest groups and the private sector, the emissions of greenhouse gases.
- 142(2) To improve air quality and to address the impact of climate change.
- 142(3) To reduce incrementally the overall greenhouse gas emissions and other air pollutants generated by the *Region's* own corporate activities and functions.
- 142(4) To contribute to the overall improvement of air quality in *Halton's* airshed through facility management, land use planning, transportation management, roadway design, operation and maintenance, and other complementary programs.
- 142(5) To support urban forms that will reduce long distance trip-making and the use of the private automobile.
- 142(6) To promote trips made by *active transportation* and public transit.
- 142(7) To promote *tree* planting in both rural and urban areas for the purposes of improving air quality, sequestering carbon dioxide and reducing energy use through shading and sheltering.

142(8) To address the impact of air pollution, noise, vibration and light on land uses.

143. It is the *policy* of the *Region* to:

143(1) Monitor and report regularly, in association with the Province, air quality at strategic locations in the *Region* and report on such results through the State of Sustainability Report.

143(1.1) Undertake, in association with the Province, airshed modelling to predict future air quality in Halton and develop *policies* and programs to address future degradation of air quality.

143(2) In consultation with the *Halton* community, develop a Halton Response Plan to climate change, including measures and best management practices the *Halton* community can take to reduce greenhouse gas emissions and sequester carbon dioxide in *Halton*.

143(2.1) Adopt Air Quality Impact Assessment Guidelines to ensure that *development* will not result in reduction in air quality in Halton, based on standards adopted by Council to protect the health of Halton residents.

143(3) Establish five-year targets for, and monitor regularly the performance of, the reduction in greenhouse gas emissions and other air pollutants generated by *Region's* own corporate activities and functions.

143(4) Promote walking, cycling and public transit over other modes of transportation.

143(5) Require all new urban *development* to consider in its design the provision of safe and accessible *active transportation* facilities and access to public transit services, or transit stops where they are likely to be located, within a walking distance of 400m.

143(6) Require, in the re-construction or improvement of *Arterial Roads*, that consideration be given to:

- a) the provision of facilities for *active transportation* where appropriate; and
- b) *tree* planting and landscaping initiatives to improve air quality and reduce visual impact to adjacent land uses.

- 143(7) [Section number not in use.]
- 143(8) In conjunction with the Local Municipalities, reduce noise impact of *Arterial Roads* on adjacent existing residential uses in accordance with Council-adopted noise abatement guidelines.
- 143(9) Require proposed *development* adjacent or in proximity to railway lines or railway yards to undertake, prior to *development* approval, the following studies by qualified consultants in accordance with Provincial policies, to the satisfaction of the *Region*, the Local Municipality and the Ministry of the Environment, and in consultation with the appropriate railway agency, and to implement the study recommendations, as approved, including the restriction of new residential and other *sensitive land uses*:
- a) noise studies, if the *development* is within 300m of a railway right-of-way or 1000m of a railway yard;
 - b) vibration studies, if the *development* is within 75m of a railway right-of-way or a railway yard; and
 - c) air quality studies, if the development is within 1,000m of a railway yard.
- 143(10) Develop, in consultation with the Local Municipalities, the Province, Federal government and the railway agencies, Land Use Compatibility Guidelines to minimize the *adverse effects* of noise, vibration, odour and air pollution from industrial, transportation and *utility* sources on *sensitive land uses*, including the application of separation distance between these non-compatible uses.
- 143(11) Encourage the Local Municipalities to permit in those areas adjacent to industrial, transportation and *utility* uses, primarily land uses that require minimal noise, vibration, odour and air pollution abatement measures and require the proponent of *development* in those areas to undertake, in accordance with Regional and Ministry of the Environment guidelines, the necessary impact analysis and implement, as a condition of approval, appropriate abatement measures.
- 143(12) Require the proponent of *sensitive land uses* in proximity to industrial, transportation and *utility* sources of noise, vibration, odour and air pollutants to complete appropriate studies and undertake necessary mitigating actions, in accordance with the *Region's* Land Use

Compatibility Guidelines, Air Quality Impact Assessment Guidelines, and any applicable Ministry of the Environment guidelines. Specifically, an air quality study based on guidelines under Section 143(2.1) is required for such *development* proposals within 30m of a Major Arterial or Provincial Highway, or 150m of a Provincial Freeway, as defined by Map 3 of this Plan.

- 143(13) Adopt Regional guidelines concerning noise abatement measures on Regional roads and facilities, and encourage the Local Municipalities to adopt similar guidelines on Local Roads and facilities.
- 143(14) Adopt lighting standards for Regional roads and facilities that would minimize sky-glow and the intrusion of unwanted lighting into adjacent uses and natural areas while not compromising public safety and encourage the Local Municipalities to do the same.
- 143(15) Encourage the Local Municipalities to consider the impact of lighting and sky-glow on adjacent uses and natural areas in their review of site plans.
- 143(16) Encourage the Local Municipalities to adopt landscaping policies and practices that would reduce emissions of greenhouse gases and air pollutants and reduce the urban heat island effect.

Water

144. The *objectives* of the *Region* are:

- 144(1) To increase public awareness of the importance and value of an adequate, sustainable supply of clean water for both human use and the *natural environment*.
- 144(2) To increase our collective knowledge of the water resources in *Halton*.
- 144(3) To maintain, protect and enhance the quality and quantity of groundwater and surface water.
- 144(4) To achieve integrated *watershed management* in *Halton* through partnership with all stakeholders within the watersheds.
- 144(5) To support the protection of water quality and quantity in accordance with the *objectives* of Watershed Management Plans and Sub-watershed Studies, where they exist, or through best management

practice, where such Plans/Studies do not exist.

- 144(6) To maintain and enhance fish habitat in *Halton*.
- 144(7) To promote efficient and sustainable use of water resources, including the practices for water conservation and sustaining water quality.
- 144(8) To recognize Lake Ontario as a valuable and important natural resource on which *Halton* relies for drinking water, wastewater treatment, recreation and economic development.
- 144(9) To support the undertaking and implementation of remedial action plans for Lake Ontario, Hamilton Harbour (Burlington Bay) and other existing bodies of water.

145. It is the *policy* of the *Region* to:

145(1) Adopt and maintain an Aquifer Management Plan as described in Section 101(1.1), and Guidelines for Hydrological Studies and Best Management Practices for Groundwater Protection as described in Section 101(1.4).

Comment [MMAH107]:
Modification No. 106
Item No. 310

145(2) Identify the following Municipal Wellhead Protection Zones as shown on Map 1C based on the migratory pattern of groundwater upstream from each of the active municipal wells supplying water to *Halton*:

Comment [MMAH108]:
Modification No. 107
Item 311

[Formerly Section A13]

Deleted: D

- a) Zone 1—100-day travel time, which is immediately adjacent to the municipal well and allows limited time for natural remediation of any contaminants in the groundwater.
- b) Zone 2—100-day to 2-year travel time, which is considered to be close to the wellhead, whereby groundwater contaminated with petroleum hydrocarbons or industrial solvents within this area would arrive at the well in a relatively short time frame.
- c) Zone 3—2-year to 10-year travel time, which is further from the wellhead, whereby any groundwater contamination within this area would have some time to be attenuated and diluted before reaching the municipal well; in addition, there may be sufficient time to secure a new water supply or undertake remedial action prior to the contamination of the wellhead.

145(3) Require Local Zoning By-laws to show the boundaries of Municipal Wellhead Protection Zones and prohibit or restrict within these areas land uses that have the potential to release or discharge contaminants to significantly affect the quality of groundwater in accordance with Tables 2.1 and 2.2. This *policy* will be applied through the development permit system within the Niagara Escarpment Plan Area.

TABLE 2.1 [Formerly Table A3] LAND USE GROUPS BY RISK TO GROUNDWATER QUALITY

<i>Group 1—High Risk Land Uses</i>			
<ul style="list-style-type: none"> ▪ Landfills, waste transfer stations, & putrescible waste disposal ▪ Lagoons for sewage treatment ▪ Auto wrecking & salvage yards ▪ Commercial or industrial dry cleaning of textiles & textile products ▪ Foundries, non-ferrous metal smelting & refining, & casting operations ▪ Metal finishing operations (electroplating, electrocoating, galvanizing, painting, application of baked enamel) ▪ Vehicle stampings ▪ Wood & wood product preservation & treatment 	<ul style="list-style-type: none"> ▪ Airports ▪ Bulk liquid trucking ▪ Local inter-municipal passenger service terminals ▪ Warehousing, bulk storage or retail sale of: <ul style="list-style-type: none"> - Oil, natural gas & petroleum products - Household or industrial cleaning products - Agricultural pesticides, herbicides, fungicides & chemicals ▪ Manufacturing of: <ul style="list-style-type: none"> - Petroleum products or asphalt batching (including processing) - Motor vehicles, trucks, & bus bodies - Aircraft & aircraft parts - Trailers 	<ul style="list-style-type: none"> - Rail cars - Mobile homes - Ships & boats - Industrial chemicals - Printing inks - Adhesives - Small electrical appliances - Electric lamps - Wet batteries - Dry electrical industrial equipment - Vehicle engines - Cable & wire - Pharmaceuticals & medicines - Paints & varnishes - Major electric appliances - Plastics & synthetic resins - Lighting fixtures 	<ul style="list-style-type: none"> - Wet electrical equipment - Steering & suspension parts - Engine parts - Motor vehicle wiring - Jewellery & precious metals - Reinforced fibreglass plastic - Electronic components (semi-conductors, printed circuit boards, cathode ray tubes) - Unfinished fabricated metal products - Wheels & brakes - Leather products - Soaps & toilet preparations
<i>Group 2—Moderate Risk Land Uses</i>			
<ul style="list-style-type: none"> ▪ Golf courses ▪ Photo developing facilities ▪ Printing of newspapers, packaging & books ▪ Repair of industrial machinery 	<ul style="list-style-type: none"> ▪ Repair of motor vehicles, aircraft, watercraft, rail vehicles & trucks ▪ Manufacturing of: <ul style="list-style-type: none"> - Plastic parts for vehicles - Telephones 	<ul style="list-style-type: none"> - Business machines - Plastic products - Paper & newsprint - Stereo equipment - Fax machines - Dry batteries - Glass & glass products 	<ul style="list-style-type: none"> - Furniture, caskets, cabinets & other wood products - Radios & televisions - Computing equipment - Rubber products - Photographic equipment
<i>Group 3—Low Risk Land Uses</i>			
<ul style="list-style-type: none"> ▪ Funeral homes & cemeteries 	<ul style="list-style-type: none"> ▪ Retail sale of agricultural pesticides & 	<ul style="list-style-type: none"> - Jewellery 	<ul style="list-style-type: none"> - Dairy - Processed foods &

<ul style="list-style-type: none"> ▪ Medical, health & other laboratories ▪ Storage, repair yards & facilities for contractors ▪ Asphalt paving & roofing contractor yards ▪ Lawn care contractors ▪ Machinery equipment rental yards 	herbicides ▪ Repair (including welding) of: <ul style="list-style-type: none"> - Photographic equipment - Watches - Electronic equipment - Appliances - Furniture 	<ul style="list-style-type: none"> - Electronic motors - Small motors - Vending machines - Computer equipment ▪ Manufacturing of: <ul style="list-style-type: none"> - Textiles (including dyeing) - Vehicle fabric accessories 	meats <ul style="list-style-type: none"> - Soft drinks & alcohol - Baked goods - Canned goods - Frozen foods
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TABLE 2.2 [Formerly Table A4] LAND USE PROHIBITIONS AND RESTRICTIONS WITHIN MUNICIPAL WELLHEAD PROTECTION ZONES

	<i>Zone 1 100-day Travel Time</i>	<i>Zone 2 100-day to 2-year Travel Time</i>	<i>Zone 3 2-year to 10-year Travel Time</i>
<i>Group 1—High Risk Land uses</i>	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Prohibited
<i>Group 2—Moderate Risk Land uses</i>	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Permitted with Best Management Practices & a groundwater monitoring program*
<i>Group 3—Low Risk Land Uses</i>	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Prohibited 	<ul style="list-style-type: none"> ▪ Permitted with Best Management Practices*
<i>Other Prohibitions</i>	<ul style="list-style-type: none"> ▪ Construction of new sanitary sewage systems ▪ Spreading or storage of biosolids, septage or manure ▪ Installation of new septic systems 	<ul style="list-style-type: none"> ▪ None 	<ul style="list-style-type: none"> ▪ None
<i>Other Restrictions</i>	<ul style="list-style-type: none"> ▪ New residential development over 20 units will be required to 	<ul style="list-style-type: none"> ▪ New residential development over 20 units will be required to 	<ul style="list-style-type: none"> ▪ None

	undertake a monitoring program of groundwater quality for a period of at least five years after completion of the development	undertake a monitoring program of groundwater quality for a period of at least five years after completion of the development	
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- As prescribed in Region's Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection.

- 145(3.1) Amend this Plan to incorporate the appropriate recommendations of the approved Drinking Water Source Protection Plans affecting Halton, to comply with the provisions of the Clean Water Act.
- 145(4) Extend the protection of Wellhead Protection Zones, based on Sections 145(2) and 145(3) of this Plan, for municipal wells serving neighbouring municipalities and request similar protection from neighbouring municipalities for municipal wells serving residents of Halton.
- 145(5) Require that any *development* proposal that has the potential to release or discharge contaminants to affect the quality of groundwater be subject to a review by the *Region* to assess the risk of such uses to potentially contaminate the groundwater system in Halton. As a result of such an assessment, the proponent may be required to carry out a hydrogeological study to the satisfaction of the *Region* and implement its recommendations which may result in a prohibition or restriction of the proposed use, or an agreement to adopt best management practices as prescribed by the *Region*.
- 145(6) Undertake in partnership with the *Conservation Authorities* and in consultation with the Local Municipalities in Halton and other municipalities in the respective watersheds, the preparation of Watershed Management Plans and incorporate by amendment to this Plan appropriate recommendations of the Management Plan to:
- a) define water quality objectives,
 - b) refine the boundaries of the Regional Natural Heritage System in accordance with *policies* of this Plan,
 - c) identify opportunities for and constraints to *development*,
 - d) address the *cumulative impact* of *development*,
 - e) estimate the *development capacity* of the watershed based on defined water quality objectives,
 - f) undertake a water budget analysis,
 - g) recommend implementation strategies,
 - h) provide directions for the carrying out of Sub-watershed Studies,

and

- i) identify best management practices to minimize stormwater volumes and contaminant loads from both urban and rural uses.
- 145(7) Require that all Watershed Management Plans be submitted to Regional Council for approval.
- 145(8) Identify, jointly with the *Conservation Authorities* and Local Municipalities, those sub-watershed areas that are or may be subject to problems as a result of existing conditions or impending *development*.
- 145(9) Require the Local Municipalities to carry out, prior to or as part of an Area-Specific Plan process where applicable, Sub-watershed Studies for those sub-watershed areas identified under Section 145(8) to:
- a) provide an inventory of existing geology, hydrology, hydrogeology, limnology, fish habitats and other environmental data,
 - b) establish water quality targets in accordance with the Watershed Management Plan,
 - c) determine base flows to maintain water quality and existing ecological conditions,
 - d) recommend appropriate storm water management techniques in accordance with provincial guidelines,
 - e) refine the boundaries of the Regional Natural Heritage System and identify other constraints under which *development* may not be permitted, in accordance with *policies* of this Plan,
 - f) provide detailed guidelines for *development* design and construction, and
 - g) establish procedures for monitoring water quality and quantity before, during, and after *development*.
- 145(10) Encourage the protection and enhancement of water courses and headwaters areas as an integral component for maintaining natural hydrological processes within a watershed and promote their integration with the Regional Natural Heritage System.

- 145(11) Monitor, in consultation with the appropriate agencies, the overall health of watercourses in *Halton* and include the result of such monitoring in the *Region's* State of Sustainability Report.
- 145(12) Promote the regeneration of natural areas near water courses.
- 145(13) Monitor, in conjunction with the Province and *Conservation Authorities*, the amount of ground and surface water extraction within *Halton* through the granting of water-taking permits and advocate the adoption of a sustainable limit on water-taking within *Halton*.
- 145(14) Promote best management practices in *agricultural operations* that minimize the impact to ground and surface water systems.
- 145(15) Develop Golf Course and Recreational Facilities Best Management Guidelines to promote environmental stewardship and to minimize impact to ground and surface water systems in the design, construction and operation of new or existing golf courses and driving ranges.
- 145(16) Promote the protection of the water quality in water bodies receiving treated effluent from wastewater treatment plants.
- 145(17) Consider the impact of *development* on fish habitat and ensure compliance with the Federal Fisheries Act.
- 145(18) Enact By-laws on the use and pricing of municipal water that encourage water conservation, maintain full cost recovery, and reduce peak demands.
- 145(19) Undertake programs to promote:
- a) [Section number not in use.]
 - b) [Section number not in use.]
 - c) [Section number not in use.]
 - d) the conservation of water use by residential, commercial and industrial water users;
 - e) [Section number not in use.]
 - f) public awareness of water conservation; and

- g) safe drinking water programs among residents serviced by private individual wells.

145(20) [Section number not in use.]

145(21) Encourage the Local Municipalities to require low water use landscaping in site plans.

145(22) Consider the implications of *development* on the water quality of Burlington Bay and work collaboratively with other jurisdictions in advancing the implementation of the Hamilton Harbour (Burlington Bay) Remedial Action Plan.

145(23) Restrict *development* and site alteration in or near sensitive surface and ground water features and require the proponent to carry out an Environmental Impact Assessment and, where appropriate, hydrogeological and hydrological studies to protect, improve or restore such features in accordance with Regional guidelines.

Land

146. The *objectives* of the *Region* are:

146(1) To protect unique *landforms* such as the Niagara Escarpment permanently.

146(2) To allow a wide range of possible land uses in *settlement areas* yet maintain an environment free from degradation through various uses of land.

146(3) To preserve certain landscapes as part of *Halton's* heritage resources.

146(4) To implement, in part, the environmental *goals* and *objectives* of this Plan through strategic land acquisitions;

146(5) To promote the concept of a Regional trail system by providing the needed connections, through acquisitions or *easements*, between local trails and/or inter-regional trails such as the Bruce Trail and the Waterfront Trail.

146(6) To protect significant *tree*-covered areas as a natural resource and promote the enhancement of *woodland* coverage in Halton.

- 146(7) To promote the conservation and wise economic use of *trees* consistent with the ecological and environmental *goals, objectives* and *policies* of this Plan.
- 146(8) To promote a linked system of *woodlands* in *Halton* where appropriate.
- 146(9) To maintain and manage a system of Regionally owned forests.
- 146(10) To promote soil conservation and minimize soil erosion.
- 146(11) To ensure that *development* takes place on sites that are safe from soil contamination.
- 146(12) To protect and utilize *mineral aggregate resources* in accordance with Sections 107 through 112 of this Plan.
147. It is the *policy* of the *Region* to:
- 147(1) [Section number not in use.]
- 147(2) Establish, jointly with the Local Municipalities and local historical organizations, criteria for identifying and means for preserving those rural and urban landscapes that are unique, historically significant and representative of *Halton's* heritage.
- 147(3) Adopt and maintain, in consultation with the *Halton* community and in collaboration with the appropriate agencies, a Land Securement Strategy that would identify how the overall environmental quality of *Halton* can be enhanced through acquisitions of land ownership or land management rights through purchases, conservation *easements*, or private-public partnership agreements.
- 147(4) Recognize, encourage and protect *forestry* both as an essential conservation land use and as a potentially significant resource industry.
- 147(5) Recognize and protect *trees* as a renewable natural resource essential to the health and welfare of *Halton* residents, wildlife and rural environment, and to this end:
- a) Enact, in cooperation with the Local Municipalities, a Regional *tree* conservation by-law to regulate the removal of *trees* in regulated areas within *Halton*.

- b) Encourage the Local Municipalities to enact their own *tree* conservation by-laws to regulate *tree* removal within the Urban Area;
 - c) Monitor, in conjunction with the Local Municipalities and appropriate agencies, the amount and quality of *tree* cover in *Halton* on a regular basis and report the results as part of the State of Sustainability Report.
 - d) Promote and support the preparation by private landowners of *Forestry Management Plans* for established *woodlands*.
 - e) Support the Local Municipalities in requiring that all *development* proposals, to the maximum degree possible, preserve existing *trees* and plant additional *trees* in accordance with good *forestry* management practice.
 - f) Require all *development* proposals to submit, at the time of initial application, an inventory of *trees* on site and a *tree* saving and planting plan.
- 147(6) Promote the planting of new *trees*, and to this end:
- a) Implement, in conjunction with the Province, Local Municipalities and *Conservation Authorities* in *Halton*, a *woodland* stewardship program to promote *tree* conservation, *tree* planting and reforestation on private properties on a voluntary basis.
 - b) Retain *treescapes* along major transportation corridors, replace *trees* cut down for public works and, wherever possible, develop new *treescapes* consistent with safe and aesthetically pleasing road or corridor design.
 - c)
 - d) Promote the development of *treescapes* along streams and valleys so as to reduce flooding and excessive soil erosion, maintain stream banks and slope stability, and provide suitable fish habitat.
 - e) Promote the close association of *forestry* with *farming* as mutually supportive and compatible activities, subject to the control of grazing within *woodlands*.
 - f) Promote reforestation programs on lower classes of Agricultural

Soil.

- 147(7) Discourage recreational activities within *woodlands* where such activities will adversely affect forest health.
- 147(8) Maintain *Halton's* Regional Forests in their natural state as much as possible and in accordance with good *forestry* management practices.
- 147(9) Seek opportunities to enhance *Halton's* Regional Forests through dedication or donation by landowners.
- 147(10) Maintain, jointly with the Local Municipalities, the Ministry of Natural Resources and the appropriate *Conservation Authorities*, a management plan for Halton Regional Forests to ensure conservation and good *forestry* practice while permitting a limited range of passive, compatible recreation uses.
- 147(11) Encourage the Provincial government to maintain property tax incentives affecting *tree*-covered lands to promote stewardship of *woodlands, wetlands* and other hydrological features.
- 147(12) Enact, or encourage the Local Municipalities to enact, by-laws that:
- a) regulate the removal of topsoil;
 - b) restrict the stripping or mining of agricultural soils; and
 - c) restrict activities that erode, deplete, render inert, or contaminate soils.
- 147(13) Support the Local Municipalities in their efforts to control siltation and soil erosion through appropriate permits.
- 147(14) Encourage the *Conservation Authorities* to consult the public in the development of policies to implement regulations under the Conservation Authorities Act.
- 147(15) Identify, as part of the statutory mandate of Halton Medical Officer of Health and jointly with the Local Municipalities and the Province, locations in *Halton* of closed landfill sites and other potentially contaminated sites from previous uses.
- 147(16) Require Local Official Plans to identify on a schedule all known landfill sites and to include *policies* requiring appropriate studies prior

to the consideration of any *development* proposals on or within 500m of such sites.

- 147(17) Require that, prior to the *Region* or Local Municipality considering any *development* proposals, the proponent, the proponent undertake a process in accordance with the *Region's* Guidelines (Protocol) for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites and any applicable Provincial legislation, regulations and guidelines to determine whether there is any potential contamination on the site and the steps necessary to bring the site to a condition suitable for its intended use.
- 147(18) Consider approval for *development* proposals only when the *development* site complies with Provincial guidelines, Regional standards and other requirements regarding soil and groundwater quality.
- 147(19) [Section number not in use.]

Solid Waste Management

148. The *objectives* of the *Region* are:

- 148(1) To effect an attitudinal change that will regard waste as a resource in transition waiting to be reclaimed and for which re-use or alternative uses are available and desirable.
- 148(2) To implement an integrated and sustainable waste management system of collecting, processing and disposing of municipal *solid waste* that incorporates the principle of reduce, reuse, recycle and resource recovery and is environmentally beneficial, socially acceptable and economically optimal.
- 148(3) [Section number not in use.]
- 148(4) To promote among residents, consumers and businesses in *Halton* the concept of a conserver society that is based on the prudent, efficient and sustainable use of the earth's resources and the principles of reduce, reuse, recycle and resource recovery.
- 148(5) [Section number not in use.]
- 148(6) To promote the environmental, social and economic benefits of

resource conservation and recovery.

148(7) [Section number not in use.]

148(8) To extend the life span of *Halton's* Waste Management Site for as long as possible through the continuous application of the principles of reduce, reuse, recycle and resource recovery.

148(9) To provide a system for managing residential *solid waste* generated within *Halton* in the most environmentally responsible, socially acceptable and cost-effective manner and based on the principle of maximizing the economic potential of *solid waste* and utilizing landfill only as a last resort.

148(10) [Section number not in use.]

148(11) To include education, promotion and marketing as part of *Halton's Solid Waste Management Strategy*.

148(12) To consider and evaluate any new waste management facilities within *Halton* on the basis of need, public safety, environmental and social impact, and compatibility with the *goals* and *objectives* of this Plan.

149. It is the *policy* of the *Region* to:

149(1) Pursue, in conjunction with appropriate agencies, other levels of government and the Local Municipalities, public education programs on the concepts of: waste as a resource, conserver society, principles of reduce, reuse, recycle and resource recovery, sustainability, and *Halton's Solid Waste Management Strategy*.

149(2) [Section number not in use.]

149(3) Develop and update regularly a *Solid Waste Management Strategy* to establish targets for the reduction and diversion from landfill of *solid waste* and to recommend programs and plans, including financial considerations, for achieving such targets in the most cost-effective manner.

149(4) Establish and maintain a broad-based *Solid Waste Advisory Committee*, consisting of residents at large and business representatives, to advise Regional Council in developing the *Solid Waste Management Strategy*, in pursuing the *objectives* and implementing the *policies* of this Plan, and on matters related to *solid*

waste management.

- 149(5) Encourage consumers and businesses, and require all Regional departments and agencies, to the extent possible, to select goods and products that:
- a) contain a high proportion of recycled and secondary material, including the use of recycled aggregate in construction projects;
 - b) contain the least amount of packaging;
 - c) contain minimal or no hazardous or toxic substance;
 - d) can be readily reused or recycled; and
 - e) have the least impact on the environment.
- 149(6) Develop programs to encourage and facilitate the commercial, industrial and institutional sectors in *Halton* to:
- a) adopt the principle of reduce, reuse, recycle and resource recovery;
 - b) separate their *solid waste* for re-use, recycling and composting; and
 - c) dispose of the remainder at *Halton's* Waste Management Site and other appropriate locations.
- 149(7) Develop, jointly with the Province, the Local Municipalities and the *development* industry, and adopt guidelines for the design of communities and buildings that will facilitate source separation, collection, storage, and transportation of *solid waste*.
- 149(8) Require Local Official Plans to direct *solid waste* processing and long term storage facilities to industrial areas with safeguards for the environment and human health.
- 149(9) Support the development of long term viable markets for resources recovered from *solid waste*.
- 149(10) Investigate and evaluate resource recovery techniques, including energy from waste facilities with cogeneration of heat and electric power, as an option for maximizing the economic potential of *solid waste*.

- 149(11) Provide, jointly with the Local Municipalities as required, a cost-effective, integrated system for managing *solid waste* generated within *Halton*, consisting of:
- a) collection from residential sources material that is separated into appropriate categories,
 - b) transportation of material to various processing or storage facilities for recycling and re-use,
 - c) transportation of remaining material to the Halton Waste Management Site,
 - d) operation and maintenance of the Halton Waste Management Site, as shown on Map 1, for the receipt, processing, storage and disposal of *solid waste* from all sources within *Halton*,
 - e) operation and maintenance of depots, as required, for the receipt and transfer of *solid waste* including household hazardous material, and
 - f) operation and maintenance of *solid waste* processing and storage facilities, as required, including composting of organic material.
- 149(12) [Section number not in use.]
- 149(13) Consider and evaluate new waste management facilities in *Halton* only in areas outside the Niagara Escarpment Plan Area and after studies have been completed based on the *goals, objectives* and *policies* of this Plan and in compliance with the provisions of the Environmental Assessment Act and other Provincial legislation.
- 149(14) Require an amendment to this Plan for the establishment and operation of any new landfill facilities in *Halton*, except in the Niagara Escarpment Plan Area, where such uses are prohibited
- 149(15) [Deleted but partially merged with 149(16).]
- 149(16) Manage closed waste management sites owned by the *Region* and rehabilitate them in accordance with the long term end uses suggested by Local Official Plans and this Plan, and in accordance with the requirements of the Ministry of the Environment.

HUMAN SERVICES

Goals and General Policies

150. The *goals* of the *Region* are:

- 150(1) To achieve a sustainable state of health for all on the basis of a clean environment, economic prosperity, social equity, public safety and provision of opportunities for individuals to develop their maximum potential.
- 150(2) To develop and maintain healthy communities by fostering physical, social and economic conditions that will enhance the state of well-being and the quality of life for the residents of *Halton*.
- 150(3) To advance health promotion and disease prevention as the primary means of achieving optimal health status, with support and treatment services being the remedial measures.
- 150(4) To ensure that *human services* are delivered locally and responsive to people's changing needs in a financially and socially responsible and timely manner.

151. The *Region* recognizes that the planning and provision of *human services* involve other levels of government and *public agencies*, as well as the private and voluntary sector. They may require partnership, consultation, coordination, cooperation and integration. The *human and social services goals, objectives and policies* in this Plan reflect Regional Council's commitment to the concept of Healthy Communities and its relationship with land use planning.

152. It is the *policy* of the *Region* to:

- 152(1) Develop, jointly with the Local Municipalities, and adopt Healthy Communities Guidelines in accordance with the characterization under Section 31, which include, among other things:
 - a) description of general characteristics of a healthy community,
 - b) desirable mix of land uses within the community,
 - c) community design features that will promote integration of the community and accessibility by residents to services within and

- outside the community through *active transportation* and public transit,
- d) physical design features that will promote health and safety of the community's inhabitants,
 - e) land use regulatory tools for promoting the shared use of land or facility by compatible uses or activities to facilitate the local delivery of *human services*,
 - f) suggested level of service and facility requirement for the provision of *human services* over the full human lifecycle and under special circumstances, and
 - g) other community features, facilities, programs and plans that will promote a healthy lifestyle based on the principles of sustainability, including access to local food supplies, reduction in automobile use, use of renewable energy sources, measures of conservation and stewardship of the environment.
- 152(2) Require the Local Municipalities in their preparation of Area-Specific Plans or Official Plan policies related to *intensification* and proponents of major *development* in submitting their applications, to have regard for the Healthy Communities Guidelines.
- 152(2.1) Co-ordinate among the Local Municipalities and senior levels of government the long term planning and provision of community *infrastructure* and *human services* required to support growth in Halton, including developing guidelines for the preparation of community *infrastructure* plans under Section 77(5)n).
- 152(3) [Section number not in use].
- 152(4) Establish and maintain broad-based advisory committees to provide advice to Regional Council on the delivery of *human services*.
- 152(5) Develop, jointly with the Local Municipalities, service agencies, and other *human services* planning organizations, a region-wide *human services* information system using local information services to support the coordination and integration of *human services* across the *Region*.

Basic Material Support

- 153.** The *objective* of the *Region* is to strive for the provision of the following for all residents of *Halton*:
- 153(1) safe and accessible *affordable housing*,
 - 153(1.1) access to local healthy food,
 - 153(2) a safe, accessible and affordable transportation system to provide access to employment opportunities, social interaction and all basic *human services*, and
 - 153(3) employment opportunities to earn adequate income to support basic material needs.
- 154.** It is the *policy* of the *Region* to:
- 154(1) Support the provision of *Affordable Housing* through *policies* in Sections 84 to 86 of this Plan.
 - 154(1.1) Support the provision of access to local healthy food through *policies* in Sections 101(4)h), 101(5)c) and 152(1)g) of this Plan
 - 154(2) Support the provision of a basic level of public transportation service through *policies* in Sections 171 to 173 of this Plan.
 - 154(3) Support the provision of employment opportunities through *policies* in Sections 168 to 170 of this Plan.
 - 154(4) Support Provincial and Federal legislation, programs and services designed to provide an adequate level of basic material support.

Public Safety

- 155.** The *objective* of the *Region* is to plan for an environment with the highest level of personal safety and security for its inhabitants.
- 156.** It is the *policy* of the *Region* to:
- 156(1) Require all proponents of *development* to have regard for the Healthy Communities Guidelines in considering and providing physical design features that promote safety and security.

- 156(2) Encourage the Local Municipalities to develop Crime Prevention through Environmental Design (CPTED) guidelines for use in their site plan approval process.
- 156(3) Promote community based programs for increasing safety and security of individual neighbourhoods.
- 156(4) Support the coordination of emergency health, ambulance, fire, police and social services in *Halton*.
- 156(5) Prepare and maintain an Emergency Plan governing the responsive action to and the provision of essential services during an emergency or pandemic, and coordinate such efforts with the Local Municipalities and emergency response agencies.

Social Support Services

- 157. The *objective* of the *Region* is to identify and support, in coordination with the Local Municipalities, Province, Federal government and community agencies, a range of services that will enhance the social functioning of all *Halton's* inhabitants.
- 158. It is the *policy* of the *Region* to:
 - 158(1) Prepare, adopt and update regularly, in cooperation with other social services planning organizations and networks, strategic plans to coordinate and integrate the provision of social services and programs in accordance with the *goals, objectives* and *policies* of this Plan.
 - 158(2) Encourage the location of human support services and facilities in local communities and in areas easily accessible by public transit.
 - 158(2.1) Encourage the integration and co-location of *human services* facilities where appropriate.
 - 158(2.2) Support projects that address the social and economic needs of the vulnerable sector of the population and the equitable distribution of public facilities and services in all parts of the *Region*.
 - 158(3) Encourage the *development* of residential facilities that will foster the integration of persons with *disabilities* into the life of the community.
 - 158(4) Support, in conjunction with the Local Municipalities and appropriate

agencies, the provision of an adequate range and level of locally delivered, responsive services and facilities in easily accessible locations to enable residents, especially the elderly and persons with *disabilities*, to lead satisfying, productive lives.

158(5) [Section number not in use.]

158(6) [Section number not in use.]

158(7) Encourage the Province, Federal government and other *public agencies* to increase current funding levels for *human services* so as to close any existing service gaps and meet future needs resulting from growth.

Involvement in Public Decision-Making

159. The *objective* of the *Region* is to promote public awareness of Regional affairs and services and to provide opportunities for all sectors of the community to participate in municipal decision making.

160. It is the *policy* of the *Region* to:

160(1) Ensure an effective public information and communication program to increase the public's knowledge of and participation in Regional affairs and Regional services.

160(2) Continue to incorporate public consultation in Regional decision-making processes.

160(3) Recognize community diversity and develop a communication strategy to involve all sectors of the public in decision-making processes.

160(4) Recognize linguistic diversity within the community and towards this end:

- a) continuously improve the use of multi-lingual telephone services;
- b) consider the production of Regional materials in multi-languages;
- c) encourage Regional staff to perform sign language and cultural interpretation services;
- d) support local community agencies providing cultural

interpretation and translation services; and

- e) implement an Inclusion Strategy to ensure that the *Region's* customer services and business practices respond to the growing diversity in the Halton community.

160(5) [Section number not in use.]

160(6) Provide that meetings of Regional advisory committees be open to the public and be held, where possible, during the evenings.

160(7) Maintain citizen representation on advisory committees.

160(8) Encourage and foster public participation, by all sectors of the public, in all aspects of physical and social development, at all stages of the process, including *policy* formulation, service delivery and program evaluation.

Cultural and Recreational Services

161. The *objective* of the *Region* is to support the provision of a diverse range of accessible cultural and recreational facilities and services.

162. It is the *policy* of the *Region* to:

162(1) Recognize the role of the *Conservation Authorities* and Local Municipalities in the provision of recreational facilities and services within *Halton*.

162(2) Encourage the coordination of recreational services in *Halton* between the *Conservation Authorities* and Local Municipalities to avoid duplication and to increase diversity in programming.

162(3) Encourage the *Conservation Authorities* and Local Municipalities to consult the public regularly, through surveys or research, regarding the range of and demand for recreational services in *Halton*.

162(4) Include in the Healthy Communities Guidelines provisions for cultural and recreational services.

162(5) Encourage the Local Municipalities to ensure that opportunities exist for all people to participate in and have access to a variety of leisure, spiritual and cultural enrichment activities.

- 162(6) Seek full community access to, and encourage the use of, all public facilities and schools by non-profit groups and individuals in the community to provide a service which adds to the cultural, recreational and social quality of life.
- 162(7) Support programs and activities that promote understanding of different linguistic and ethno-cultural groups among residents in *Halton*.
- 162(8) Develop services and programs to address barriers due to cultural or ethnic backgrounds, income level, literacy or *disability*.

Health Services

- 163. The *objective* of the *Region* is to provide opportunities for all inhabitants of *Halton* to attain a status of optimal health that encompasses a healthy environment, healthy lifestyles, mental wellness and adequate access to health care.
- 164. It is the *policy* of the *Region* to:
 - 164(1) Monitor the health status of *Halton's* residents regularly through the State of Sustainability Report and other health status reports.
 - 164(2) Prepare, adopt, and update regularly, in cooperation with other health services planning organizations, strategic plans to coordinate the delivery of health services by the *Region* and other health care delivery programs.
 - 164(3) Encourage the Local Municipalities to design their communities to provide ample opportunities for a range of physical activities by all age groups of the inhabitants.
 - 164(4) Encourage and support information and education programs that focus on injury prevention, health promotion and chronic disease prevention and promote healthy lifestyles, mental health and healthy behaviours.
 - 164(5) Support the establishment of environments and policies that promote health and prevent injuries, diseases, mental illnesses and addictions.
 - 164(6) Encourage and support the involvement of the community in the development of health promotion strategies and initiatives that enhance the health of the individual and the community at large.

- 164(7) Encourage and support community based programs such as home care, meals on wheels, and a mix of home support services to enable individuals to maintain independence and remain at home as long as possible.
- 164(8) Encourage and support the establishment, within communities and at locations accessible by *active transportation* or public transit, of facilities that provide a comprehensive range of community health care and support services.
- 164(9) Support the Local Health Integration Networks serving Halton in the long term planning of major health care facilities in *Halton*.
- 164(10) Support, in conjunction with the Local Health Integration Networks serving Halton, the establishment of an appropriate range and supply of accessible health care facilities in *Halton*.

CULTURAL HERITAGE RESOURCES

165. The goal for cultural heritage resources is to protect the material, cultural and built heritage of *Halton* for present and future generations.

Comment [MMAH109]:
Modification No. 108
Item No. 408

166. The objectives of the Region are:

- 166(1) To promote awareness and appreciation of *Halton's* heritage.
- 166(2) To promote and facilitate public and private stewardship of *Halton's* heritage.

167. It is the policy of the Region to:

- 167(1) Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal heritage committees a list of documented Cultural Heritage Resources in *Halton*.
- 167(2) Inform promptly the appropriate government agencies, First Nations and Municipal Heritage Committees of *development* proposals that may affect defined Cultural Heritage Resources and known archaeological sites.
- 167(2.1) Establish and implement guidelines (protocol) for consulting with First Nations on relevant planning applications in accordance with

Comment [MMAH110]:
Modification No. 109
New Item

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Comment [MMAH111]:
Modification No. 109
New Item

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Provincial legislation, regulations and guidelines.

- 167(3) Require that *development* proposals on adjacent lands to, protected Cultural Heritage Resources;
- a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;
 - b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and
 - c) express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.
- 167(4) Prepare an Archaeological Management Plan to inventory, classify and map significant archaeological resources and areas of archaeological potential in *Halton* and to provide direction for their assessment and preservation, as required, and update such a Plan as part of the statutory five-year review of this Plan.
- 167(5) Encourage the Local Municipalities to prepare, as part of any Area-Specific Plan or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities.
- 167(6) Prior to *development* occurring in or near areas of archaeological potential, require assessment and mitigation activities in accordance with Provincial requirements and the Regional Archaeological Management Plan.
- 167(7) Maintain and operate a Regional facility to, through collection management, research, exhibits and programming:
- a) preserve the material and cultural heritage of *Halton*,
 - b) acquire and share knowledge of *Halton's* historical and natural world, and
 - c) encourage discovery, appreciation and understanding of *Halton's* heritage.

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Comment [MMAH112]:
Modification No. 110
New Item

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Comment [MMAH113]:
Modification No. 109
New Item

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Comment [MMAH114]:
Modification No. 111
Item No. 411

- 167(8) Develop a coordinated heritage signage and heritage promotion program in *Halton*.

ECONOMIC DEVELOPMENT

- 168.** The *goal* for economic development is to achieve sustainable economic prosperity for *Halton* on the basis of its competitive location, innovative businesses, skilled labour force, high quality *infrastructure*, sustainable natural resources, a positive business environment, and a diversified economic base.
- 169.** The *objectives* of the *Region* are:
- 169(1) To continuously increase the innovative capacity of *Halton's* businesses and the knowledge base and skill level of *Halton's* labour force in response to a changing global economy.
- 169(1.1) To create a competitive economic environment that promotes entrepreneurship, new business formation, retention and growth of existing businesses, and the location of new strategic businesses in *Halton*.
- 169(1.2) To attract cultural, recreational, institutional, tourism, and higher education investments that enhance *Halton* as a location of choice for employers and skilled labour and as a place to visit.
- 169(1.3) [Formerly Section 169(8)] To promote economic activities that strengthen and diversity the economic base of *Halton*.
- 169(1.4) To protect an adequate land base to support *Halton's* and its Local Municipalities' economic competitiveness and to serve long term employment land needs in *Halton*, especially at strategic locations along major transportation corridors.
- 169(2) [Section number not in use.]
- 169(3) [Section number not in use.] [Original moved to Section 170(9.1).]
- 169(4) To provide necessary *infrastructure*, as permitted by the *Region's* financial capability, in support of the timely *development* of *Employment Areas* and *Halton's* economic base.
- 169(5) To coordinate government programs, policies, regulations and plans that facilitate economic development, business innovations and training of *Halton's* labour force.

- 169(6) To forge strong links among the business, government, environment and education sectors in support of a healthy, sustainable economy.
- 169(7) [Section number not in use.]
- 169(8) [Section number not in use.] [Original moved to Section 169(1.3).]
- 169(9) [Section number not in use.]
- 169(10) To promote economic activities that provide diverse, high quality employment opportunities as well as a greater match by type between employment and residential growth.
- 169(11) To promote and support the tourism industry in *Halton*, including hospitality, attractions, festivals, events, sports, recreation, eco-tourism and agricultural and retail activities.
- 169(12) To promote and support the *agricultural industry* in Halton, including local farmers markets.
170. It is the *policy* of the *Region* to:
- 170(1) Support the continuous education and training of *Halton's* labour force.
- 170(2) Establish short and long term employment forecasts in accordance with Section 77(1) of this Plan and specify such forecasts by type to respond to global and regional economic trends.
- 170(2.1) Monitor, through regular reports to Council, the attainment of employment forecasts developed under Section 77(1) using the employment data base under Section 170(9).
- 170(3) Ensure, through *municipal comprehensive reviews* described under Section 77(7) and through provisions in Local Official Plans and Zoning By-laws, a ten-year supply of employment lands at all times for the *Region* as a whole.
- 170(4) Encourage the Local Municipalities to phase the *development* of employment lands concurrent with nearby residential lands.
- 170(4.1) Consider strategic investment in *infrastructure* to enhance the timely *development* of employment lands.

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Comment [MMAH115]:
Modification No. 112
Item No. 426

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Comment [MMAH116]:
Modification No. 113
Item No. 427

- 170(4.2) Protect employment lands for economic development during the current planning period to 2031 in accordance with Sections 77.1 and 77.2 of this Plan.
- 170(5) Prepare and update regularly, in conjunction with the Local Municipalities and in consultation with the business and education sectors and the general public, an Economic Development Strategic Plan that will include:
- a) an assessment of the current economic health of the *Region* based on information from the State of Sustainability Report and the monitoring reports under Section 170(2.1),
 - b) an assessment, based on available sources and information, of global, national and regional economic trends and structural changes in the economy,
 - c) identification of the growth sectors, new economic opportunities for *Halton*, and necessary adjustments in human resources, *infrastructure*, land supply and government policies to take advantage of such opportunities,
 - d) identification of possible impact of the changing economy on existing businesses and industries in *Halton* and necessary remedial action,
 - e) direction for the Joint *Infrastructure* Staging Plan, and
 - f) an agenda for action by the various stakeholders, including the business, government and education sectors.
- 170(6) Encourage the establishment of regular liaison and discussion between the heads of Regional and Municipal Councils in *Halton* and representatives of the business community.
- 170(7) Participate with municipalities in the Greater Toronto Area in the development of strategies, plans and programs to promote the Greater Toronto Area as a large, diverse, competitive and dynamic economy and to attract direct foreign investments.
- 170(8) Maintain, in conjunction with the Local Municipalities, an up-to-date inventory of vacant employment lands.
- 170(9) Maintain a data base of employment, employment lands and

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Comment [MMAH117]:
Modification No. 114
Item No. 429

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employment land absorption in Halton through regular surveys.

- 170(9.1) [Formerly Section 169(3)] Ensure the provision of necessary information and related services to assist and encourage new business formation, new businesses to locate, and existing businesses to remain and expand, in *Halton*.
- 170(10) Encourage and direct office, commercial, cultural and institutional uses and compatible industrial uses to locate within *Intensification Areas*.
- 170(11) Monitor housing supply and employment categories in *Halton* to ensure that labour forces employed in *Halton* can find *Affordable Housing* accommodation locally.
- 170(12) Encourage the Local Municipalities to:
- a) ensure, through studies, land designation and revisions to their Zoning By-laws, that retail needs of residents are satisfied within the municipality or *Halton*;
 - b) make provisions for the redevelopment and rehabilitation of older industrial areas; and
 - c) implement plans and programs for the preservation, improvement, redevelopment and/or revitalization, as the case may be, of downtown core area(s).
- 170(13) [Section number not in use.]
- 170(14) Monitor the opportunities and constraints on future expansion of existing businesses within *Halton*, and, within the *policies* of this Plan, promote the growth of these businesses within *Halton*.
- 170(15) Recognize the importance of entrepreneurship and the contribution by small businesses to the local economy and support plans and programs to maintain and strengthen their role.
- 170(16) Promote *Halton* as a tourist and recreational destination for both its own residents and outside visitors based on the following themes:
- a) scenic beauty including the Niagara Escarpment and a rural countryside,

- b) extensive trails,
 - c) a strong and diversified *agricultural industry* offering authentic farm experience,
 - d) waterfront,
 - e) major four-season outdoor and indoor recreational facilities,
 - f) *Halton's Heritage Features*, museums and other cultural attractions, and
 - g) local goods and products.
- 170(17) Establish and maintain a broad-based Tourism Advisory Committee to identify regional tourism opportunities and develop a tourism development action plan.
- 170(18) [Section number not in use.]

TRANSPORTATION

171. The *goal* for transportation is to provide a safe, convenient, accessible, affordable and efficient transportation system in *Halton*, while minimizing the impact on the environment and promoting energy efficiency.
172. The *objectives* of the *Region* are:
- 172(1) To develop a transportation system that will encourage Regional unity and satisfy inter-regional transportation demands.
 - 172(2) To develop a balanced transportation system that:
 - a) reduces dependency on automobile use;
 - b) includes a safe, convenient, accessible, affordable and efficient public transit system that is competitive with the private automobile; and
 - c) promotes *active transportation*.
 - 172(3) To provide a safe, economic and efficient *highway* network for both

- people and goods movements with an acceptable level of service.
- 172(4) To improve transportation network efficiency through both *travel demand management* and *transportation supply management* strategies.
- 172(5) To increase accessibility to major areas of employment, shopping, government services, culture and recreation.
- 172(6) To support seamless public transit services in *Halton* that:
- a) provide a high level of service internally within *Halton*,
 - b) include continuous enhancements of the GO Transit system within *Halton*,
 - c) are connected to a *higher order transit* network throughout the Greater Toronto and Hamilton Area,
 - d) are complemented and supported by a network of *active transportation* facilities, and
 - e) are fully integrated both internally and externally in terms of fare and service.
- 172(7) [Section number not in use.]
- 172(8) To achieve a level of public transit usage that averages at least 20 per cent of all daily trips made by *Halton* residents by year 2031.
- 172(9) To support the early introduction of public transit service in new *development* and redevelopment areas and in *Intensification Areas*.
- 172(9.1) To ensure *development* is designed to support *active transportation* and public transit.
- 172(9.2) To integrate transportation planning, land use planning and investment in *infrastructure*.
- 172(10) To promote land use patterns and densities that foster strong live-work relationships and can be easily and effectively served by public transit and *active transportation*.
- 172(11) [Section number not in use.]

- 172(12) To support the provision of public transit service, within reasonable walking distance and at reasonable cost, to all sectors of the public, including persons with a physical disability.
- 172(13) To ensure that the planning, *development* and design of the transportation system take into account social, economic and environmental factors as well as the needs of the agricultural community and consider, where appropriate, alternative design standards consistent with *policies* of this Plan.
- 172(14) To develop transportation corridors as shared-use facilities with other linear *utilities*.
- 172(14.1) To promote, in conjunction with the Province and other municipal jurisdictions, a safe and efficient network for goods movement in Halton and the surrounding region.
- 172(15) To support a safe and efficient railway network for the movement of goods and people.
- 172(16) To facilitate convenient access by *Halton* residents and businesses to major air transportation facilities in the Greater Toronto and Hamilton Area and surrounding region.

173. It is the *policy* of the *Region* to:

- 173(1) Adopt a Functional Plan of Major Transportation Facilities, as shown on Map 3 and described in Table 3, for the purpose of meeting travel demands for year 2021 as well as protecting key components of the future transportation system to meet travel demands beyond year 2021. The alignments of entirely new sections of transportation facilities shown on Map 3 are conceptual only. The geometrics, design and construction of Provincial Freeways and *Highways* are under the jurisdiction of the Ministry of Transportation, and descriptions of these facilities in Table 3 are for information purposes only.

173(1.1) Work with Province and Local Municipalities to plan for and protect corridors and rights-of-way for transportation and transit facilities, as shown on Map 3, to meet current and projected needs and not permit development in such planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or being actively planned.

173(1.2) Require Local municipalities, in consultation with and to the satisfaction of

the Province, to develop official plan policies that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and/or implementation of the transportation facilities on Map 3.

173(1.3) Work with the Province and local municipalities to continue to support the completion of Provincial transportation corridor EA Studies.

Comment [MMAH118]:
Modification No. 115
Item No. 459

TABLE 3 FUNCTION OF MAJOR TRANSPORTATION FACILITIES

Facility Type	Function	General Design Criteria
Provincial Freeways	<ul style="list-style-type: none"> ▪ Serve mainly inter-regional travel demands ▪ Accommodate all truck traffic ▪ Accommodate <i>higher order transit</i> services and high-occupancy-vehicle lanes ▪ Carry high volumes of traffic ▪ Connect Urban Areas in different regions 	<ul style="list-style-type: none"> ▪ Full access control ▪ Minimum 4 travel lanes ▪ Noise-sensitive land uses to be discouraged along right-of-way
Provincial Highways	<ul style="list-style-type: none"> ▪ Serve mainly inter-regional travel demands ▪ Accommodate all truck traffic ▪ Accommodate <i>higher order transit</i> services and high occupancy vehicle lanes ▪ Carry high volumes of traffic ▪ Connect Urban Areas in different regions 	<ul style="list-style-type: none"> ▪ High degree of access control ▪ Transit-supportive, high density, mixed use <i>development</i> to be encouraged along right-of-way within urban areas ▪ Right-of-way requirements vary
Major Arterials	<ul style="list-style-type: none"> ▪ Serve mainly inter-regional and regional travel demands ▪ May serve an <i>Intensification Corridor</i> ▪ Accommodate all truck traffic ▪ Accommodate <i>higher order transit</i> services and high occupancy vehicle lanes ▪ Connect Urban Areas in different municipalities ▪ Carry high volumes of traffic ▪ Distribute traffic to and from Provincial Freeways and <i>Highways</i> ▪ <u>Accommodate active transportation</u> 	<ul style="list-style-type: none"> ▪ High degree of access control ▪ Transit-supportive, high density, mixed use <i>development</i> to be encouraged along right-of-way within urban areas ▪ Right-of-way requirements up to 50m ▪ <u>Pedestrian infrastructure as well as on and/or off road cycling facilities where possible</u>
Multi-Purpose Arterials	<ul style="list-style-type: none"> ▪ Serve a mix of functions of Major Arterials and Minor Arterials ▪ <u>Accommodate active transportation</u> 	<ul style="list-style-type: none"> ▪ Intermediate degree of access control ▪ Transit-supportive, high density, mixed use <i>development</i> to be encouraged along right-of-way ▪ Right-of-way requirements up to 50m ▪ <u>Pedestrian infrastructure as well as on and/or off road cycling facilities where possible</u>

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Facility Type	Function	General Design Criteria
Minor Arterials	<ul style="list-style-type: none"> Serve mainly local travel demands May serve an <i>Intensification Corridor</i> Accommodate local truck traffic Accommodate local transit services Connect Urban Areas within the same municipalities Carry moderate to high volumes of traffic Distribute traffic to and from Major and Multi-Purpose Arterials Accommodate <i>active transportation</i> 	<ul style="list-style-type: none"> Intermediate degree of access control Right-of-way requirements up to 35m unless specifically identified in a Local Municipal Official Plan <u>Pedestrian infrastructure as well as on and/or off road cycling facilities where possible</u>
Higher Order Transit Corridors	<ul style="list-style-type: none"> Serve inter-municipal and inter-regional travel demands by public transit Serve an <i>Intensification Corridor</i> Accommodate <i>higher order transit</i> services Connect <i>Urban Growth Centres</i> and Mixed Use Nodes 	<ul style="list-style-type: none"> Exclusive right-of-way for transit vehicles where possible Transit-supportive, high density, mixed use <i>development</i> to be encouraged around stations <u>Connection of active transportation facilities and transportation and transit infrastructure, at stations.</u>
Major Transit Stations	<ul style="list-style-type: none"> Part of the <i>higher order transit</i> network Serve inter-municipal and inter-regional travel demands by public transit Complements <i>Intensification Areas</i> 	<ul style="list-style-type: none"> Connecting the <i>higher order transit</i> service with other transportation modes Facilities for mode transfers such as bicycle parking, automobile drop-off/pick-up Surrounded by transit-supportive, high density, mixed use <i>development</i> to ensure the viability of a high level of transit services <u>Connection of active transportation facilities and transportation and transit infrastructure</u>
Rail Lines	<ul style="list-style-type: none"> Serve all types of people and goods movements by rail at the regional or national scale Accommodate commuter rail movement to <i>Urban Growth Centres</i> in the Greater Toronto and Hamilton Area and the surrounding region 	<ul style="list-style-type: none"> Grade separations at intersections with other major transportation facilities, where warranted Noise- or vibration-sensitive <i>land uses</i> to be discouraged along right-of-way Transit-supportive, high density, mixed use <i>development</i> to be encouraged around Major Transit Stations

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Comment [MMAH119]:
Modification No. 158
See Attachment 2

- 173(2) Ensure that the *development* of the transportation system in and around *Halton* supports the *development* of *Intensification Areas*.
- 173(3) Encourage the respective agencies having jurisdiction over any major transportation facilities of regional significance in *Halton*, including but not necessarily limited to those shown in Map 3, to have regard to the contents of Table 3 of this Plan and to consult the *Region* in the planning, design and construction of such facilities.
- 173(4) Adopt a Right-of-Way Plan of *Arterial Roads*, as shown on Map 4, for future *highway* widenings, to support a balanced transportation system and to serve travel demands to year 2021.
- 173(5) Secure through the *development* process and, where necessary, in conjunction with the Local Municipalities:
- a) *Arterial Road* rights-of-way of widths as shown on Map 4; when securing these rights-of-way, it is the general *policy* of the *Region* that lands be acquired of equal distance on either side of the centreline of the original road allowance but circumstances such as topographical features, building locations, transit stations or stops, facilities for *active transportation*, *sensitive land uses*, a change in the right-of-way requirement or other factors may result in more lands being secured from one side of the road than the other;
 - b) daylighting triangles measured 15m by 15m at the intersection of a Major *Arterial Road* with another *highway*;
 - c) *Arterial Road* rights-of-way, additional to those under Section 173(5)a), for:
 - [i] future grade separations at the crossing of an *Arterial Road* with a rail line, with general dimensions as shown in Figure 3;
 - [ii] turning lanes and channelization at intersections;
 - [iii] traffic control devices or other *utility* locations; and
 - d) *Arterial Road* rights-of-way on alignment and of width that are based on engineering or environmental assessment studies completed by or to the satisfaction of the *Region* and may be different from those shown on Map 4.

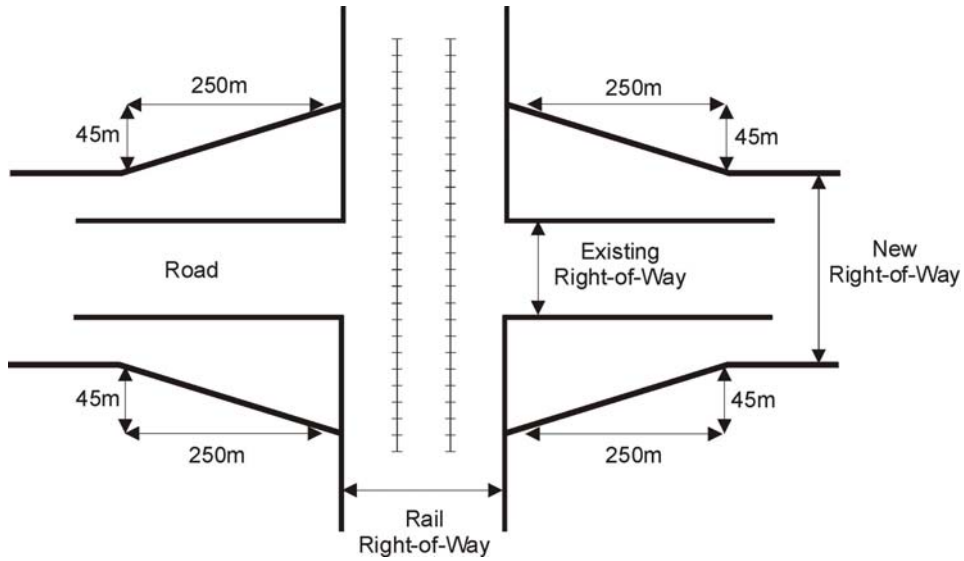
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Comment [MMAH120]:
Modification No. 116
Item No. 462

Comment [MMAH121]:
Modification No. 117
Item No. 464

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RIGHT-OF-WAY REQUIREMENTS FOR FUTURE RAILWAY GRADE SEPARATIONS



173(5.1)

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Amend Maps 3 and 4 and Table 3 to reflect:

(a) the requirements of the transportation system to meet travel demands for year 2031, upon completion of the Region's Transportation Master Plan.

b) the requirements of the transportation system to meet current and future travel demands, consistent with the appropriate recommendations of the Metrolinx Regional Transportation Plan, any inter-regional transportation network environmental assessment, and the Region's Transportation Master Plan.

(c) Where the Province through the Environmental Assessment process, such as the Niagara to GTA and GTA West Transportation Corridor EA's, has identified a preliminary route planning study area, the Region, and the Local Municipalities, shall undertake the necessary amendments to their respective Official Plans accordingly.

Deleted: Amend Maps 3 and 4 and Table 3 to reflect the requirements of the transportation system to meet travel demands for year 2031, upon completion of the *Region's* Transportation Master Plan and consistent with the appropriate recommendations of the Metrolinx Regional Transportation Plan.

Comment [MMAH122]:
Modification No. 118
Item No. 466

173(6) Adopt a set of *Highway* Dedication Guidelines to guide the specific application of Section 173(5). *Development* process under Section 173(5) includes plans of subdivision and condominium, part-lot control applications, consents, site plan approvals, minor variances, and Parkway Belt West Plan and Niagara Escarpment Plan applications.

173(7) In conjunction with the Province and the Local Municipalities, establish, and require proposed *developments* to comply with, minimum setback standards, parking provision *policies*, access control *policies*, and other design criteria on major transportation facilities in *Halton* consistent with the function and design guidelines of these facilities as described in Table 3.

173(8) In conjunction with the Local Municipalities, restrict access of land uses to *Arterial Roads* in accordance with Council-adopted access management *policies* that balance providing access to land uses, meeting urban design objectives within *Urban Growth Centres* or Mixed Use Nodes and maintaining a satisfactory level of service for traffic on the *Arterial Road*.

173(9) [Section number not in use.]

- 173(10) Coordinate with the Province, Metrolinx and the Local Municipalities the planning, *development* and funding of both *highway* and inter-regional *higher order transit* projects in *Halton* to ensure the provision of a balanced transportation system with an acceptable level of service.
- 173(11) Consult the neighbouring regional, county and local municipalities in the planning and design of transportation facilities at or near the common boundaries.
- 173(12) Develop and implement, in conjunction with the Province, Metrolinx and the Local Municipalities, *travel demand management* initiatives to reduce travel by single-occupant vehicles and to reduce congestion on Halton's transportation network.
- 173(13) Require, in the planning and design of *Arterial Roads* in *Halton*, the consideration of incorporating *transportation supply management* measures to maximize network efficiency, give priority to transit vehicles, and increase safety.
- 173(14) In cooperation with the Province, Metrolinx and Local Municipalities, develop and implement a strategic plan for *intelligent transportation systems*, including action plans for emergency road closures, in *Halton's* transportation network.
- 173(15) In conjunction with the Province, Metrolinx and Local Municipalities, identify and implement a network of high-occupancy-vehicle lanes in *Halton* as part of a connected inter-regional network.
- 173(16) Implement, in conjunction with the Local Municipalities, a network of cycling facilities in *Halton* by requiring, in any re-construction or widening of *Arterial Roads*, that consideration be given to the inclusion of such facilities within the Arterial right-of-way.
- 173(16.1) Implement, in conjunction with the Province, Metrolinx and the Local Municipalities, a network of *active transportation* facilities in *Halton* that is integrated with public transit services and *Intensification Areas*.
- 173(17) Require, in the environmental assessment of any *Arterial Road* project, to address whether there are other transportation alternatives and how the project would implement the transportation *goals, objectives* and *policies* of this Plan and to consider, where appropriate, alternative design standards to mitigate environmental and social impact.
- 173(18) Maintain programs to continually improve safety on *Halton's Arterial*

Road network.

- 173(19) Monitor and report to Council annually on the overall performance of Halton's transportation system.
- 173(20) Require the Local Municipalities to provide in their Official Plan or appropriate Area-Specific Plans:
- a) *policies* related to the provision of transit service addressing general locations and anticipated levels of service,
 - b) transit-supportive corridors with appropriate *policies* and Zoning By-laws to encourage *active transportation* and transit usage, and
 - c) a network of *active transportation* facilities in the Urban Area(s) that serves a transportation function and provides convenient access to *Intensification Areas* and transit routes.
- 173(20.1) Support the planning and coordination of public transit service and urban design such that all residences are within 400m walking distance of a transit stop.
- 173(21) Require the Local Municipalities to:
- a) ensure that collector roads in the Urban Area are provided approximately mid-block between *Arterial Roads* to maximize the accessibility of transit service to local residents;
 - b) include in the site plan approval process a review of how the proposal has maximized *active transportation* opportunities and transit access to the site;
 - c) direct the *development* of transit-supportive land uses to the *Intensification Areas*;
 - d) as permitted by its financial capability, introduce transit service early in *development* areas to promote the use of public transit and reduce the need for additional private automobiles;
 - e) adopt parking *policies* in the *Intensification Areas* that would promote *active transportation* and the use of public transit; and
 - f) support *intensification* by extending transit services to *Intensification Areas* and areas where transit-supportive *development*

densities will be achieved.

173(22) Require the proponent of any *development* considered to have a transportation impact to carry out a detailed transportation study to assess the impact of the proposal and to recommend necessary improvements to the transportation network and services consistent with the *goals, objectives* and *policies* of this Plan.

173(23)

Participate with the Province, Metrolinx and other municipalities in the Greater Toronto and Hamilton Area in the planning and development of an inter-regional transportation network, including a higher order transit system throughout the Greater Toronto and Hamilton Area.

Deleted: Participate with the Province, Metrolinx and other municipalities in the Greater Toronto and Hamilton Area in the planning and *development* of an inter-regional transportation network, including a *higher order transit* system throughout the Greater Toronto and Hamilton Area. In particular, the *Region*, in consultation with the Town of Halton Hills, will participate with the Region of Peel, and the Province where necessary, in a study to identify the long term transportation and transit network requirements and other transportation solutions along the north *Halton/Peel* boundary. That study is intended to be completed on a timely basis and may lead to an amendment to this Plan and other appropriate implementation mechanisms.

173(23.1) Work with the Province, Metrolinx and Local Municipalities towards the implementation of the Metrolinx Regional Transportation Plan, subject to the *Region's* ability to meet its financial obligations under that Plan and its investment strategy, and adequate financial support by the senior levels of government.

173(24) Support and invest, in partnership with the Province, Metrolinx and other upper-tier or single-tier municipalities in the Greater Toronto and Hamilton Area, in the continuous service and network enhancement of the Provincial GO Transit system.

173(25) Secure, through the *development* process and/or strategic property acquisitions, the necessary rights-of-way and sites for transit stops and stations and commuter parking or mode transfer facilities for the implementation of local and inter-regional transit systems within *Halton*.

173(26) [Section number not in use.]

173(27) Seek Provincial and Federal funding and advocate other revenue sources to support strong local transit systems characterized by:

- a) a good state of repair,
- b) excellent feeder services to the inter-municipal/inter-regional *higher order transit* network, and
- c) timely services for new and existing communities.

Comment [MMAH123]:
Modification No. 119
Item No. 489

- 173(28) Investigate, jointly with the Local Municipalities, Metrolinx and the Province, the integration of fare and service among local and inter-regional transit systems, and the need for and feasibility of a single transit operating authority in *Halton*.
- 173(28.1) Pursue the implementation of the 20 per cent transit usage target by:
- a) identifying, through regular update to the Transportation Master Plan, the *infrastructure* needed to support increased transit usage;
 - b) monitoring, as part of the annual report on the performance of the Regional transportation system under Section 173(19), public transit usage and performance of transit systems operating within *Halton*;
 - c) working closely with the Province and Metrolinx to ensure that inter-regional transit facilities are implemented and services provided in a timely fashion;
 - d) seeking changes to the Development Charges Act and other legislation to remove barriers in funding capital and operating costs of public transit services within *Halton*;
 - e) promoting, in conjunction with the Local Municipalities, public transit usage through the Sustainability Advisory Committee under Section 141(7);
 - f) taking into consideration the funding needed to support increased public transit usage in preparing the financing plan for new growth under Section 77(15); and
 - g) recognizing that a balanced transportation system in *Halton* is an important strategic *goal* of Council and an *objective* in the *Halton* Corporate Plan.
- 173(29) Support the adaptation of all transportation systems to make them fully accessible to persons with a physical disability.
- 173(30) Support, through coordination and/or provision, a transportation service for *Halton* residents who, because of physical, developmental and/or medical conditions, cannot utilize the conventional transit services even after their adaptation for persons with a physical disability.

- 173(30.1) In conjunction with the Province, Metrolinx and other municipalities in the Greater Toronto and Hamilton Area, plan and implement an efficient, safe and integrated transportation network for goods movement by rail, road, water and air.
- 173(31) Support the provision of a safe and efficient railway network by:
- a) securing grade separations of railways and *Arterial Roads* where warranted;
 - b) supporting the continuous monitoring and necessary actions to improve the safety of the movement of dangerous goods by rail; and
 - c) ensuring, where possible, compatible land uses adjacent or in proximity to railway corridors and terminal facilities including railway yards and inter-modal terminals.
- 173(32) Require proposed *development* adjacent or in proximity to railway lines/yards/terminals or within railway rights-of-way to ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the *Region* and the Local Municipality to mitigate any safety concerns by the railway agency and/or abutting residents.
- 173(33) Investigate, jointly with municipalities in the Greater Toronto and Hamilton Area, the following issues related to air transportation:
- a) existing operational deficiencies of the system of airports in or near the Greater Toronto and Hamilton Area,
 - b) *Halton's* role in a local airport authority,
 - c) the role of Burlington Air Park, as identified by symbol on Map 3, in *Halton* and within the Greater Toronto and Hamilton Area airport system, taking into account social, economic and environmental impact,
 - d) options for maximizing the utilization of John C. Munro Hamilton International Airport, and
 - e) improved *highway* and transit access to Lester B. Pearson International Airport and John C. Munro Hamilton International Airport.

- 173(34) Review and comment on any proposal of water transportation service for commuters based on its compatibility with the *goals, objectives* and *policies* of this Plan.

ENERGY AND UTILITIES

174. The *goal* for energy and *utilities* is to encourage and ensure the conservation and wise economic use of energy and to minimize *adverse effects* caused by its provision.
175. The *objectives* of the *Region* are:
- 175(1) To guide *development* and transportation services so that energy consumption is held to a minimum.
 - 175(2) To reduce energy used in public and private buildings.
 - 175(3) To promote the use of those forms of energy that pose the least environmental risk.
 - 175(4) To achieve active participation of energy conservation by all residents and businesses in *Halton*.
 - 175(5) To take an active part in decisions regarding the planning and *development* of *utility* corridors in *Halton*.
176. It is the *policy* of the *Region* to:
- 176(1) Recognize the importance of energy and *utility* provision, but assist in minimizing possible impacts of *utility* corridors and generating facilities, and to this end:
 - a) Act as coordinator of the interests of the Local Municipalities and work in conjunction with *utility* providers in the process of selecting sites and routes.
 - b) Coordinate with the Local Municipalities, agencies, *utility* providers and developers the design, construction, operation and maintenance of all *utility* services to minimize community and environmental impact and to ensure timely and cost-efficient services to the public.

- c) Endorse the principle of multiple-use *utility* corridors and trenches and secure the cooperation of agencies and developers having authority in this matter.
 - d) Promote within the Urban Area, where appropriate, the availability and use of transmission corridors for recreational purposes.
 - e) Seek participation and early consultations on any energy-generating facilities which could affect the *Region*.
 - f) Urge those authorities having jurisdiction, as permitted by legislation, over the planning and *development* of *utility* facilities and corridors affecting *Halton*, to have regard for the *goals, objectives* and *policies* of this Plan.
 - g) Require that Local Official Plans include, for lands within or adjacent to *utility* corridors or generating facilities, *policies* that address public safety, environmental protection and air quality.
 - h) Urge the Province to retain all major facilities for the generation or transmission of energy/*utility* under the provisions of the Environmental Assessment Act.
- 176(1.1) Within the Parkway Belt West Plan Area, identify and protect future linear facilities for energy and *utility* purposes, as per Sections 139.4 and 139.5 of this Plan.
- 176(2) Facilitate energy conservation by:
- a) including energy conservation as a criterion in evaluating private and public undertakings of regional significance,
 - b) encouraging all levels of government to provide recreational opportunities locally in *Halton* to discourage long distance trips for short term recreational purposes,
 - c) promoting compact growth, live-work relationship and locally accessible services,
 - d) encouraging the Local Municipalities to adopt energy conservation *policies*, including building guidelines in new *developments*, treescaping and site plan criteria, to improve the efficiency of energy use,

- e) encouraging *public agencies*, private industries and individuals to participate in energy conservation programs,
 - f) evaluating and implementing cost-effective resource recovery techniques including the use of recycled wastes and waste by-products such as methane gas as an energy source,
 - g) applying energy conservation techniques in Regional facilities and projects, and
 - h) supporting energy conservation research projects and encouraging the Federal and Provincial governments to provide funds for such projects.
- 176(3) Support the use of the principles of sustainability in evaluating proposals for alternative energy sources.
- 176(4) Investigate, through the Sustainability Advisory Committee, energy conservation measures and alternate energy generation methods that would minimize impact to the environment.
- 176(5) Develop, in conjunction with the Local Municipalities, guidelines for coordinated municipal responses to renewable energy proposals under the Green Energy Act and the Environmental Assessment Act.

PART V IMPLEMENTATION

PURPOSE

177. The purpose of this Part is:
- 177(1) to provide direction and interpretation in applying *policies* of this Plan;
 - 177(2) to outline the necessary tasks to be undertaken to carry out this Plan and move towards *Halton's* planning vision; and
 - 177(3) to indicate the basis for decision making and priority setting by Regional Council.
178. While Regional Council has clearly indicated, through adoption of this Plan, its commitment to the planning vision and the associated *goals, objectives* and *policies* of this Plan, it recognizes the fiscal reality and will implement this Plan to the best of its financial capability by staging the necessary plans, programs and actions in an orderly, strategic, and fiscally responsible manner.

PLANS AND THE PLANNING PROCESS

Conformity of Plans

179. Under the Municipal Act, it is mandatory that the *Region* produce an Official Plan coordinated within the framework of the Planning Act. It is within the provisions of the Planning Act, among others, that *Halton's* Official Plan will be implemented.
180. As required by Provincial legislation and regulations, *Halton's* Official Plan must not be in conflict with the Niagara Escarpment Plan, the Parkway Belt West Plan, the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe. As described under Section 36, this Plan has incorporated, to the extent considered appropriate by Regional Council, the provisions of these Provincial Plans. These Plans, except in certain matters specifically prohibited, permit *Halton's* Official Plan to be more *restrictive*; and in that context, in the event of any conflict

between this Plan and the Provincial Plans, the provisions of the Provincial Plans shall prevail but the provisions of this Plan that are more *restrictive* shall apply, unless specifically prohibited by Provincial Plans. The approval by the Province of this Plan is an endorsement of conformity between *Halton's* Official Plan and the Provincial Plans.

181. [Section number not in use.]
182. Under the Planning Act, Regional Council in exercising its planning authority must be consistent with policy statements issued from time to time by the Minister of Municipal Affairs and Housing. In this regard, Council will review each Provincial policy statement and determine the most appropriate means of implementing the objectives and policies of the statement, guided by any implementation guidelines issued by the Province. If necessary, Council will cause an amendment to this Plan. The approval by the Province of such an amendment indicates its agreement that the *Region's* Official Plan is consistent with the particular policy statement in accordance with the Planning Act.
183. Subsequent to the approval of this Plan by the Province, the Planning Act requires that all Official Plans and Zoning By-laws of the Local Municipalities be amended to conform to this Plan. To this end, Regional Council will:
- 183(1) Adopt the following tests for conformity between the Regional and Local Official Plans:
- a) The overall direction and long term *objectives* of the Local Plan are in congruence with those of The Regional Plan.
 - b) The Local Plan contains *policies*, maps and/or schedules **required** specifically by *policies* of The Regional Plan.
 - c) The Local Plan makes reasonable efforts in accommodating matters encouraged by *policies* of The Regional Plan. Alternatively, the Local Municipality can provide a statement indicating why the *policy* direction encouraged by the *Region* is not appropriate in the local context.
 - d) The Local Plan can be more *restrictive* than The Regional Plan and, in that case, it includes a statement to the effect that, in the event of conflict, the more *restrictive* provision shall apply.
- 183(2) Upon approval by Regional Council of a Local Plan or its amendment, such Plan or amendment is deemed to conform to The Regional Plan.

- 183(3) Identify to the Local Municipalities, upon Provincial approval of this Plan or its amendments, the areas of conflict between the Local Plan and Zoning By-laws and The Regional Plan.
- 183(4) Require the Local Municipalities to amend their Local Official Plan and Zoning By-laws expeditiously to conform to the Regional Official Plan or its amendments.

Planning and Development Approval

184. The *Region* has delegated the approval of plans of subdivision, plans of condominium, and part-lot control by-laws to the Local Municipalities. The *Region* will continue to comment on the conformity of these applications to The Regional Plan. In the case of Local Official Plans and amendments thereto, the *Region* has exempted them from its approval subject to conformity with the exemption criteria and matters of provincial interest.

184(1) All approvals of draft plans of subdivision shall include a lapsing date as per Section 51 of the *Planning Act*.

184(2) If an approval of a draft plan of subdivision lapses, or when a secondary plan is updated, the implementation of the *Growth Plan* principles and objectives shall be considered; and

184(3) If a plan of subdivision or part thereof has been registered for 8 years or more and does not conform to the *Growth Plan* principles and objectives, the *Region* may use its authority under section 50(4) of the *Planning Act* to deem it not to be a registered plan of subdivision, where construction or installation of Regional water, waste water and roads has not commenced.

Comment [MMAH124]:
Modification No. 120
New Item

185. On proposed Local Zoning By-laws or their amendments, the *Region* will comment to the Local Municipalities on matters of Regional significance or interest.
186. The *Region* will comment on minor variances and consent applications and will monitor the decisions of the Committees of Adjustment and the Land Division Committees. In this process, Regional staff may provide technical advice and comments with respect to conformity to and requirements of this Plan and other matters of Regional significance or interest.
187. The *Region* will facilitate and expedite, in conjunction with the Local Municipalities and agencies involved, the *development* approval process by:

- 187(1) streamlining the review process through administrative improvements;
- 187(2) enforcing deadlines for comments on applications consistent with legislated timeframe;
- 187(3) requiring that a pre-consultation meeting be held for a Regional Official Plan Amendment and plan of subdivision application between the *Region*, the proponent, the applicable approval authority and appropriate agencies, prior to submitting an application; Regional attendance at a pre-consultation meeting regarding a Local planning application will be at the discretion of the *Region*;
- 187(4) simplifying and publishing procedures for processing applications;
- 187(5) ensuring that key operating departments work together closely to seek solutions to problems in processing *development* applications;
- 187(6) maintaining an effective liaison with the Local Municipalities and key Provincial Ministries to facilitate the processing of applications;
- 187(7) applying mediation and conflict resolution procedures in resolving differences among developers, municipalities and agencies;
- 187(8) regularly advising the applicant of the status of his/her application;
- 187(9) [Section number not in use.]
- 187(10) for an application for a Regional Official Plan Amendment, plan of subdivision or consent, requiring other information and/or reports to support the application, which may include, but shall not be limited to, the following:
 - a) draft Regional Official Plan Amendment,
 - b) planning justification,
 - c) environmental impact,
 - d) archaeological resources,
 - e) cultural heritage,
 - f) agricultural impact,

- g) healthy communities,
- h) environmental review including site screening checklist, Phase 1 Environmental Site Assessment, Phase 2 Environmental Site Assessment/Record of Site Condition and Risk Assessment,
- i) *tree* preservation plan/inventory,
- j) *Minimum Distance Separation formulae*,
- k) hazard land delineation including, but not limited to, floodplain delineation,
- l) Mineral aggregate resources,
- m) hydrogeology,
- n) slope stability,
- o) geotechnical,
- p) servicing,
- q) financial impact related to Regional *infrastructure*,
- r) transportation,
- s) noise,
- t) vibration, and
- u) air quality.

Comment [MMAH125]:
Modification No. 121
New Item

Comment [MMAH126]:
Modification No. 122
New Item

The proponent shall ensure that all additional requirements set out in Local Official Plan policies be addressed, in addition to the Regional requirements. All reports shall be conducted by a qualified professional consultant in accordance with Regional guidelines or protocols or in consultation with Regional staff, the appropriate approval authority and other agencies; and the consultant shall be retained by and at the expense of the proponent. The *Region* may request electronic versions of all reports. The *Region* may require a peer review of any report by an appropriate agency or professional consultant retained by the *Region* at the proponent's expense. The scale and scope of any required report is dependent on the scale and

scope of the proposal, its relationship to adjacent land uses, and the type of planning approval required, and shall be determined by the *Region* as part of the pre-consultation process. The Chief Planning Official shall be responsible for deeming a Regional Official Plan Amendment complete or incomplete. In the absence of a pre-consultation meeting between the *Region* and the proponent or the submission of adequate supporting information with an application, the Chief Planning Official may deem the application incomplete and may refuse the application.

Planning and Provincial Environmental Assessment

188. The *Region* recognizes the importance of taking into consideration environmental concerns, in the broadest definition of “environment”, in the planning process and in exercising the authority under the Planning Act. It is with this recognition that this Plan was prepared and adopted by Regional Council.
189. The *Region* also recognizes the requirements of the Environmental Assessment Act that call for a comprehensive and meticulous process to prove the need for and evaluate the effects on the environment of any public undertaking.
190. In attempting to meet the intention and requirements of both the Planning Act and the Environmental Assessment Act, the *Region* will:
- 190(1) Ensure that any planning study resulting in fundamental changes to the structure or vision of the *Region*, such as the expansion to an Urban Area, follows a comprehensive process that is characterized by:
- a) a clear definition of the undertaking,
 - b) an effective public consultation program involving the general public and all stakeholders at the outset and throughout the study,
 - c) the selection of a set of criteria, prior to the development of alternatives, that are to be applied consistently throughout the study to evaluate the alternatives,
 - d) the consideration of a reasonable range of alternatives, and
 - e) decision making throughout the study that is logical, traceable and replicable.
- 190(2) Upon approval by the relevant authorities of such a planning study,

- a) consider that the need for and alternatives to the defined undertaking have been satisfactorily addressed; and
- b) proceed with public works to implement the undertaking on the basis of identifying the best approach that will achieve the highest environmental benefits.

191. Notwithstanding the approach described under Section 190, the *Region* will be guided and bound by any relevant Provincial legislation, plans and policies.

GUIDELINES AND ADVISORY COMMITTEES

192. This Plan calls for the preparation of certain guidelines or protocols to provide more detailed directions in the implementation of its *policies*. They serve to guide processes required by *policies* of this Plan. In the event of conflict between guidelines and the Plan, the latter shall prevail. The following lists the guidelines referred to in this Plan:

192(1) [Section number not in use.] [Original moved to Section 192(1.4).]

192(1.1) Guidelines for Preparing Community *Infrastructure* Plan (Section 77(5)(g)),

192(1.2) *Urban Services* Guidelines (Section 89(2)),

192(1.3) [Formerly Section 192(4)]On-Farm Business Guidelines (Section 100(21)d)[iv]),

192(1.4) [Formerly Section 192(1)]Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection (Section 101(1.4)),

192(2) Livestock Facility Guidelines (Section 101(2)c)),

192(3) Agricultural Impact Assessment Guidelines (Section 101(2)e)),

192(4) [Section number not in use.] [Original moved to Section 192(1.3).]

192(5) Environmental Impact Assessment Guidelines (Section 141(3)),

192(5.1) Air Quality Impact Assessment Guidelines (Section 143(2.1)),

Comment [MMAH127]:
Modification No. 123
Item No. 531

Deleted: n

Comment [MMAH128]:
Modification No. 124
Item No. 532

Deleted: Operations

- 192(5.2) Land Use Compatibility Guidelines (Section 143(10))
 - 192(6) [Section number not in use.] [Original moved to Section 192(7.1).]
 - 192(7) Noise Abatement Guidelines (Section 143(13)),
 - 192(7.1) [Formerly Section 192(6)]Golf Course and Recreational Facilities Best Management Guidelines (Section 145(15)),
 - 192(7.2) Guidelines (Protocol) for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites (Section 147(17)),
 - 192(8) Development Design Guidelines for Source Separation of *Solid Waste* (Section 149(7)),
 - 192(9) Healthy Communities Guidelines (Section 152(1)),
 - 192(9.1) Guidelines (Protocol) for Consulting First Nations on Planning Matters (Section 167(2.1)),
 - 192(10) *Highway* Dedication Guidelines (Section 173(6)), and
 - 192(11) Guidelines for Coordinated Municipal Responses to Renewable Energy Proposals (Section 176(5)).
- 193.** Regional Council, upon adoption of this Plan, will issue all guidelines within one year and consult with the public, Local Municipalities and other *public agencies* prior to the approval of the guidelines.
- 194.** Regional Council will be assisted by the following advisory committees in areas where technical expertise, advice and/or representation from the public at large are essential in implementing *policies* of this Plan:
- 194(1) Halton Housing Advisory Committee (Section 86(3)),
 - 194(2) Halton Agricultural Advisory Committee (HAAC) (Section 101(4b)),
 - 194(3) Ecological and Environmental Advisory Committee (EEAC) (Section 141(1)),
 - 194(4) Sustainability Advisory Committee (Section 141(7)),
 - 194(5) *Solid Waste* Advisory Committee (Section 149(4)),

- 194(6) *Human Services Advisory Committees* (Section 152(4)),
- 194(7) *Tourism Advisory Committee* (Section 170(17)), and
- 194(8) *Waterfront Coordinating Committee* (Section 197).
195. Regional Council will ensure the effective functioning of these advisory committees by adopting terms of reference for their mandate and operation, periodically reviewing their effectiveness and need, selecting their membership, appointing one or more members of Council to their membership, and providing support services through staff. Regional Council can, by resolution, cause the termination of any Advisory Committee at any time.

IMPLEMENTATION OF SPECIAL PROJECTS

Regional Waterfront Parks

196. The implementation of the Regional Waterfront Parks will require, over an extended period of time, a diligent cooperative effort and shared funding among all levels of government. The main participants are: the Regional Municipality of Halton, the City of Burlington, the Town of Oakville and Conservation Halton. Other participants include Provincial Ministries, Federal departments and agencies, and other public and private sectors, which may also have a role in implementation and funding arrangement.
- 196(1) The Regional Municipality of Halton will coordinate the planning and implementation of Regional Waterfront Parks in consultation and in cooperation with the other main participants. The *Region* will provide, as deemed appropriate by Council, part of the funding for land acquisition, erosion protection, creation of land base, and the provision of public uses and facilities of a regional scale or interest, in accordance with master plans approved by the *Region* and the appropriate Local Municipality.
- 196(2) The Local Municipalities, Burlington and Oakville, will be a partner in the preparation of master plans and will facilitate and support the planning and implementation of Regional Waterfront Parks. In addition, the Local Municipalities will undertake any improvements to municipally owned parkland within Regional Waterfront Parks, and provide supplementary park facilities such as washrooms, sports fields, and recreational buildings, according to approved master plans.

The Local Municipalities may also contribute funding towards land acquisition and park *development*, and may operate and maintain Regional Waterfront Park facilities through appropriate agreements.

- 196(3) Conservation Halton will provide input and review the master plans, and may support Regional Waterfront Park *development* by contributing its share of Provincial funding towards land acquisition, shoreline protection, and the provision of basic park facilities. The Authority may also undertake specific work in such areas.
197. The *Region* will establish and maintain a Waterfront Coordinating Committee, consisting of elected/appointed officials and staff from each of the participating bodies, to coordinate implementation of the Waterfront Parks.
198. The *Region* will explore opportunities for joint venture with the private sector, on the principle that the Waterfront Parks must remain publicly accessible and the arrangement is in the long term interest of *Halton's* residents.
199. The *Region*, in conjunction with the Local Municipalities, will actively pursue funding from all available sources, private or public, in the implementation of the Waterfront Parks.

Regional Natural Heritage System

200. The implementation of the Regional Natural Heritage System will be a cooperative effort among the Province, the *Region*, the Local Municipalities and the three *Conservation Authorities* in *Halton*.
201. The *Region* will, in conjunction with the Local Municipalities, ensure that consideration be given to the acquisition of the critical parts of the Regional Natural Heritage System through the *development* approval process as permitted by legislation.
202. The *Region* will provide funding, as deemed appropriate by Council, towards the implementation of the Regional Natural Heritage System.

Halton Green Fund

203. Regional Council will allocate funding on an annual basis towards a Halton Green Fund to support the continuous enhancement of the environmental quality in *Halton*.

204. Projects eligible for funding under the Halton Green Fund include, but are not necessarily limited to:
- 204(1) Regional Waterfront Park *developments*,
 - 204(2) research and development into sustainability programs and practices as described in Section 141(7)c),
 - 204(3) stewardship programs, and
 - 204(4) land acquisitions under the Land Securement Strategy as described in Section 147(3).
205. Expenditure of the Halton Green Fund will be subject to approval by specific resolution of Council or through the annual budget process.

Support for Agriculture

- 205.1 Regional Council will consider funding on an annual basis towards supporting a viable and sustainable *agricultural industry* in Halton.
- 205.2 Projects eligible for funding are generally described under Section 101(5).

Community Improvement Plans

- 205.3 Under the Planning Act and its regulations, the *Region* is a prescribed upper-tier municipality that may designate all or part of the *Region* as a Community Improvement Project Area for the purpose of preparing and implementing Community Improvement Plans to improve the following elements within the Project Area:
- 205.3(1) *infrastructure* within the *Region's* jurisdiction,
 - 205.3(2) land and buildings within any *Intensification Area*, and
 - 205.3(3) Affordable Housing.
- 205.4 Under a Community Improvement Plan, the *Region* may acquire and dispose of lands and buildings, undertake improvements to such lands and buildings, and make grants and loans to other parties for the purpose of carrying out programs under the Plan.

- 205.5 The *Region* may also participate in a Local Municipality's Community Improvement Plan and make loans and grants to that Local Municipality in support of its Plan.
- 205.6 Regional Council, in consultation with the affected Local Councils, will use Community Improvement Plans at the appropriate time and circumstances to implement *policies* of this Plan.

MONITORING

206. Regional Council recognizes the importance of information to support sound and effective decision making and priority setting. A comprehensive monitoring program of gathering and analyzing information is essential to the implementation of this Plan. It will be used to evaluate the effectiveness of the *policies* and measure the performance of programs designed to achieve the *objectives*. It is also an important tool in identifying emerging trends that may impact the relevance of the *policies*, therefore leading to their updates and adjustments. To this end, Regional Council will:

206(1) [Section number not in use.] [Original moved to Section 206(1.2).]

206(1.1) Commit resources to delivering the following

- a) major monitoring reports:
 - [i] Annual Intensification Monitoring Report under Section 77(2.2),
 - [ii] Annual State of Housing Report under Section 86(7),
 - [iii] State of Aggregate Resources under Section 110(12), and
 - [iv] Annual report on transportation system performance in Halton under Section 173(19), and
- b) other monitoring initiatives on:
 - [i] demand and supply of urban *development* lands under Section 77(8),
 - [ii] three-year supply of draft-approved or registered residential units under Section 86(1),

- [iii] state of the *agricultural industry* under Section 101(2)b),
- [iv] air quality under Section 143(1),
- [v] reduction in greenhouse gas emissions under Section 143(2),
- [vi] overall health of watercourses under Section 145(11),
- [vii] amount of ground and water surface extraction under Section 145(13),
- [viii] amount and quality of *tree covers* under Section 147(5)c),
- [ix] health status of Halton's residents under Section 164(1),
- [x] *Affordable Housing* supply for employees in Halton under Section 170(11),
- [xi] Attainment of employment forecasts under Section 170(2.1), and
- [xii] state of local business economy under Section 170(14).

Comment [MMAH129]:
Modification No. 125
Item No. 554

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206(1.2) [Formerly Section 206.1] Prepare a State of Sustainability Report no less frequently than every three years that:

- a) defines indicators for measuring the sustainability and health of the physical, human and economic environments;
- b) provides, based largely on available data sources and information including those supplied by monitoring reports under Section 206(1.1), latest measurements of each sustainability indicator;
- c) portrays, graphically or otherwise, changes over time of each sustainability indicator;
- d) compares, for key indicators, *Halton's* conditions with regional, Provincial, national and global trends;
- e) draws conclusions on the state of sustainability of *Halton's* physical, human and economic environments; and
- f) make recommendations on moving Halton towards sustainability.

- 206(2) Consider the preparation of the State of Sustainability Report a corporate priority.
- 206(3) Use the State of Sustainability Report in preparing *Halton's* Corporate Plan.
- 206(4) Encourage the Local Municipalities, *public agencies* and private businesses in *Halton* to use the information in the State of Sustainability Report for strategic planning purposes.
- 206(5) Develop and maintain a Regional information and data system for planning and management purposes.
- 206(6) [Section number not in use.]

GOVERNANCE AND FISCAL MEASURES

- 207. The *goal* for governance and fiscal measures is to provide a system of government that is cost-effective and efficient in the management of the affairs of the *Region* as well as responsive to the public need and interest.
- 208. The *objectives* of the *Region* are:
 - 208(1) To provide an open, accessible and accountable decision-making process in the management of Regional affairs.
 - 208(2) To ensure the provision of an adequate level and uniform delivery of Regional services in a cost-effective manner and in accordance with the *Region's* financial resources and capabilities.
 - 208(3) To provide for an equitable distribution of Regional services and benefits among all *Halton* municipalities.
 - 208(4) To develop a coordinated and carefully phased program for implementing capital works.
 - 208(5) To identify and implement, jointly with other levels of government, changes in the delivery and funding of public services that eliminate duplication, hold a single government responsible, and lead to more effective governance.
 - 208(6) To seek cost reductions through joint Regional-Local use of plants,

facilities, equipment and services, and through avoiding duplication of staffing and services, while effectively fulfilling Regional responsibilities.

- 208(7) To develop and apply effective systems for coordination, evaluation and monitoring of *goal* achievement by Regional departments, agencies and commissions.
- 208(8) To maintain a competitive tax and user rate structure for both residents and businesses in *Halton*.
209. While this Plan provides the general framework for exercising Regional Council's powers and authority in pursuit of *Halton's* long term vision, Council recognizes the reality of fiscal limitation and a continuously changing environment. Regional resources will therefore be deployed in a strategic and fiscally responsible manner to maximize the benefits to *Halton's* residents and the potential to reach *Halton's goals*. To this end, Regional Council will:
- 209(1) Prepare, and update every four years, a Halton Corporate Plan that:
- a) summarizes findings of the State of Sustainability Report;
 - b) identifies issues critical to the maintenance and enhancement of the quality of life in *Halton* and to the achievement of *Halton's* long term *goals* and *objectives*; and
 - c) in response to these issues, recommends priorities among various plans, programs and services of the *Region*, and any organizational changes needed for effective delivery.
- 209(2) Use the Corporate Plan to guide the preparation of Regional budgets and capital forecasts.
- 209(3) Request the Local Municipalities to coordinate their services and programs with *Region's* in accordance with the Halton Corporate Plan.
- 209(4) Consult the Local Municipalities on *Regional* matters that may affect their *objectives* or financial capacities to deliver services or programs under their jurisdiction.
210. The *Region's* direct investment in the *development* and improvement of public facilities and services will entail substantial sums of money and the pattern of these expenditures is a critical element in any overall strategy to attain Regional *goals, objectives* and *policies*. Recognizing this responsibility, Regional Council

will:

- 210(1) Base priorities for short term expenditures on the recommendations of the Corporate Plan.
- 210(2) Base priorities for long term expenditures on the *policies* of this Plan.
- 210(3) Ensure that the phasing and staging of *development* is in accordance with the *policies* of this Plan.
- 210(4) Undertake an annual process of updating the expenditures necessary for supporting services based on population and employment forecasts under Section 77(1).
- 210(5) Encourage the Local Municipalities to use the same forecasts in their budget planning and to coordinate their public works and related expenditures with the *Region's*.
- 210(6) Ensure that the *development* industry absorbs the cost of providing services to new *development* or redevelopment and that any financial impact of growth on existing taxpayers be based on a financing plan communicated to the taxpayers and subsequently approved by Council.
- 210(7) Undertake, in the preparation of capital and operating budgets, a process of:
- a) identifying program and project options in response to the short and long term *objectives* set out in the Corporate Plan, the *policies* of this Plan, and the *Region's* statutory obligations;
 - b) identifying for each program and project option the potential costs and revenues, and its impact on the *Region's* tax and user rate structures, as well as on the *Region's* overall fiscal capacity;
 - c) evaluating each program or project option in terms of costs, affordability, and the degree to which it achieves the *Region's objectives*;
 - d) identifying the range of funds available for the current and forecast periods; and
 - e) developing a budget, within the *Region's* fiscal limits, that balances the achievement of both short and long term *objectives*.

PART V IMPLEMENTATION
GOVERNANCE AND FISCAL MEASURES
Section 210(7)e

PART VI DEFINITIONS

211. [Section number not in use.]

212. ACCESSORY BUILDING OR STRUCTURE means a detached building or structure that is not used for human habitation, 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*.

212.1 ACTIVE TRANSPORTATION means non-motorized or lightly-motorized travel, including walking, cycling, roller-blading and movements with mobility devices. The *active transportation* network includes sidewalks, crosswalks, designated road lanes and off-road trails to accommodate active transportation.

212.2 ADAPTIVE MANAGEMENT PLAN means an approach to managing complex natural systems by continually improving management *policies* and practices based on learning from the outcomes of operational programs that include monitoring and evaluation.

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212.3 ADJACENT LANDS means:

a) for the purposes of Section 118(2.1), 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; and

b) for the purposes of Section 167(3), those lands contiguous to a protected heritage property or as otherwise defined in the Area local official plan.

Comment [MMAH130]:
Modification No. 126
Item No. 562

212.4 ADVERSE EFFECT means, as defined in the Environmental Protection Act, one or more of

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212.3(1) impairment of the quality of the natural environment for any use that can be made of it,

212.3(2) injury or damage to property or plant or animal life,

212.3(3) harm or material discomfort to any person

212.3(4) an adverse effect on the health of any person,

- 212.3(5) impairment of the safety of any person,
- 212.3(6) rendering any property or plant or animal life unfit for human use,
- 212.3(7) loss of enjoyment of normal use of property, and
- 212.3(8) interference with normal conduct of business.

213. [Section number not in use.]

214. AFFORDABLE means, in the case of housing, market housing, for which the purchase price or rent does not exceed 30 per cent of gross household income for low and moderate income households.

a) Affordable rental housing should meet the demand of households at the low end, as described in Halton's annual State of Housing Report, pursuant to Section 86(7). Such households would be able to afford at least three out of ten rental units on the market.

b) Affordable ownership housing should meet the demand of households at the high end, as identified in Halton's annual State of Housing Report pursuant to Section 86(7). Such households would have sufficient income left, after housing expenses, to sustain the basic standard of living.

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Deleted: spending 30 per cent of their gross household income without government subsidies. Such households would be able to afford, at the low end, at least three out of ten rental properties on the market and, at the high end, ownership housing with sufficient income left, after housing expenses, to sustain a basic standard of living.

Comment [MMAH131]:
Modification No. 127
New Item

215. AGRICULTURE or AGRICULTURAL INDUSTRY or AGRICULTURAL OPERATION or AGRICULTURAL USE or FARMING means the growth of crops, including nursery and horticultural crops (but not *horticultural trade use*); 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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

215.1 AGRICULTURE-RELATED USES means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

Comment [MMAH132]:
Modification No. 128
Item No. 564

216. ANIMAL KENNEL means a building, structure or premises used for the raising or boarding of dogs, cats, or other household pets.

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216.1 ARCHAEOLOGICAL RESOURCES means artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Comment [MMAH133]:
Modification No. 129
New Item

217. ARTERIAL ROAD means a Major Arterial, a Multi-Purpose Arterial, or a Minor

Arterial as shown on Map 3 of this Plan.

218. 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.
219. [Section number not in use.]
220. [Section number not in use.]
- 220.1 [Formerly Section 296] BROWNFIELD SITES means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be under-utilized, derelict or vacant.
- 220.2 [Formerly Section 298] BUILT BOUNDARY means the limits of the developed urban area as identified in the Provincial Paper, Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006, (2008).
- 220.3 BUILT HERITAGE RESOURCES means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.
- 220.4 [Formerly Section 297] BUILT-UP AREA means all land within the *Built Boundary*.
- 220.5 CENTRE FOR BIODIVERSITY means an area that encompasses existing natural heritage features and associated enhancement areas and is of sufficient size, quality and diversity that it can support a wide range of native species and ecological functions, accommodate periodic local extinctions, natural patterns of disturbance and renewal and those species that are area sensitive, and provide sufficient habitat to support populations of native plants and animals in perpetuity.
221. COMMERCIAL FARM means a farm which is deemed to be a viable farm operation and which normally produces sufficient income to support a farm family.
- 221.1 [Formerly Section 299] COMPLETE COMMUNITIES means communities that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

Comment [MMAH134]:
Modification No. 130
Item No. 566

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222. CONSERVATION AUTHORITY means Conservation Halton (Halton Region Conservation Authority) or Credit Valley Conservation (Authority) or the Grand River Conservation Authority.
223. COTTAGE INDUSTRY means an activity conducted as an accessory use within a *single detached dwelling* or in an addition to the dwelling or an *accessory building* not further than 30m from the dwelling and serviced by the same private water and wastewater systems, performed by one or more residents of the household on the same property. A cottage industry may include activities such as dressmaking, upholstering, weaving, baking, ceramic-making, painting, sculpting and the repair of personal effects.
224. CULTURAL HERITAGE RESOURCES means elements of the Regional landscape which, by themselves, or together with the associated environment, are unique or representative of past human activities or events. Such elements may include built heritage resources, cultural heritage landscapes, and archaeological resources.
- 224.1 CULTURAL HERITAGE LANDSCAPES means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.
225. CUMULATIVE IMPACT means the effect on the physical, natural, visual and cultural *Heritage Features* of the environment resulting from the incremental activities of *development* over a period of time and over an area. All past, present and possible future activities are to be considered in assessing cumulative impact.
- 225.1 [Formerly Section 300]DESIGNATED GREENFIELD AREA means the area within the Urban Area that is not *Built-Up Area*.
226. DEVELOPMENT means the creation of a new *lot*, a change in land use, or the construction of buildings and structures, any of which requires approval under the Planning Act, or that are subject to the Environmental Assessment Act, but does not include:
- 226(1) the construction of facilities for transportation, *infrastructure* and *utilities* used by a public body;
- 226(2) activities or works under the Drainage Act, or

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Comment [MMAH135]:
Modification No. 131
Item No. 567

- 226(3) the carrying out of *agricultural* practices on land that was being used for *agricultural uses* on the date the Greenbelt Plan 2005 came into effect.
227. DEVELOPMENT CAPACITY means capacity of a site to support use or change in use without significant negative impact on the Greenbelt and Regional Natural Heritage Systems.
- 227.1 DEVELOPMENT DENSITY means the number of residents and jobs combined per gross hectare.
- 227.2 DISABILITY means:
- 227.2(1) any degree of physical disability, infirmity, malformation or disfigurement that is caused by bodily injury, birth defect or illness and, without limiting the generality of the foregoing, includes diabetes mellitus, epilepsy, a brain injury, any degree of paralysis, amputation, lack of physical co-ordination, blindness or visual impediment, deafness or hearing impediment, muteness or speech impediment, or physical reliance on a guide dog or other animal or on a wheelchair or other remedial appliance or device,
- 227.2(2) a condition of mental impairment or a developmental disability,
- 227.2(3) a learning disability, or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language,
- 227.2(4) a mental disorder, or
- 227.2(5) an injury or disability for which benefits were claimed or received under the insurance plan established under *the Workplace Safety and Insurance Act, 1997*.
228. EASEMENT means a negotiated interest in the land of another which allows the easement holder specified uses or rights without actual ownership of the land.
229. EMERGENCY SHELTER means a facility that provides supervised temporary lodging, board and/or personal support services to homeless individuals round the clock.
- 229.1 [Formerly Section 301]EMPLOYMENT AREA means areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retails and ancillary facilities.
- 229.2 ENVIRONMENTAL FARM PLAN means a voluntary, confidential, agricultural producer driven planning exercise that uses specifically designed resource material and technical assistance to develop a farm plan that identifies on farm

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environmental risks and establishes a priority sequence of action items to reduce those risks.

230. ENVIRONMENTALLY SENSITIVE AREAS (ESAs) are land and water areas within the Regional Natural Heritage System containing natural features or ecological functions of such significance as to warrant their protection in the best long term interests of the people and environment of Halton. While the Region maintains mapping showing the general boundaries of the ESAs, precise boundaries of ESAs are to be established through an Environmental Impact Assessment (EIA). In designating ESAs, the Region will give specific regard to maintaining the long term viability of existing agricultural operations.

Comment [MMAH136]:
Modification No. 132
Item No. 572

231. [Section number not in use.]

232. ESCARPMENT BROW means the uppermost point of the Escarpment slope or face. It may be the top of a rock cliff, or where the bedrock is buried, the most obvious break in slope associated with the underlying bedrock.

233. ESSENTIAL means that which is deemed necessary to the public interest after all alternatives have been considered and with respect to transportation and utility facilities, as determined through the Environmental Assessment process.

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Comment [MMAH137]:
Modification No. 133
New Item

234. EXISTING USE as it applies to a Section of this Plan means the use of any land, building or structure legally existing, or approved under a Parkway Belt land use regulation, on the day of adoption of this Plan or the amendment to this Plan giving effect to the subject Section by Regional Council or, in the case of the Niagara Escarpment Plan Area, the day of approval of the Niagara Escarpment Plan or an amendment to that Plan or, in the case of the Greenbelt Plan, a use which lawfully existed on December 15, 2004. An existing use, building or structure may expand or be replaced in the same location and of the same use provided that it can be demonstrated that the objectives of the applicable designation are met. For the purpose of horticultural trade uses, they are considered existing uses provided that they are recognized as legal uses under Local Zoning By-laws or through the issuance of a development permit by the Niagara Escarpment Commission; such a process must commence within one year and be completed within five years of Regional Council adoption of the Amendment introducing such uses in this Plan.

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Comment [MMAH138]:
Modification No. 134
Item No. 573

235. FARMING (see AGRICULTURE).

236. FISHERIES MANAGEMENT means the management of fish habitat and fish population for the purpose of sustaining and improving the quality and quantity of fish.

237. FLOOD PLAIN means the area, usually lowlands, adjoining the channel of a river, stream, or inland lake which is subject to flooding hazards such as a

Deleted: or watercourse which has been or may be covered by flood water during

regional flood or a one-in-one-hundred-year flood, whichever is greater.

Comment [MMAH139]:
Modification No. 135
New Item

238. [Number not in use.]
239. FOREST MANAGEMENT or FORESTRY means the wise use and management of forests for the production of wood and wood products, to provide outdoor recreation, to maintain, restore, or enhance environmental conditions for wildlife, and for the protection and production of water supplies.
240. [Section number not in use.]
241. GOAL means an idealized end state of the social, economic, and/or physical environment, towards which the Plan must strive but for which it may not be possible to apply a test of fulfilment.
- 241.1 [Formerly Section 302]GREYFIELD SITES means developed properties that are not contaminated. They are usually, but not exclusively, commercial properties that may be under-utilized, derelict or vacant.
242. HALTON means the area within the Regional Municipality of Halton, and/or its people.
243. HAMLET means an area so designated on Map 1, in accordance with Section 103 of this Plan.
244. HAZARD LANDS means properties or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of Lake Ontario and Burlington Bay, this means the land, including that covered by water, between a defined offshore distance or depth, and the furthest landward limit of the flooding, erosion or dynamic beach (areas of unstable accumulations of shoreline sediments) hazard limits. Along river and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits.
245. ↓
- 245.1 [Formerly Section 303]HIGHER ORDER TRANSIT means transit that generally operates in its own dedicated right-of-way, outside of mixed traffic, and therefore can achieve a frequency of service greater than mixed-traffic transit. Higher order transit can include heavy rail (such as subways), light rail (such as streetcars), and buses in dedicated rights-of-way.
246. HIGHWAY means a common and public road, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof.

Comment [MMAH140]:
Modification No. 136
Item No.

Deleted: HERITAGE FEATURE means a feature of the Regional landscape which, by itself, or together with its associated environment, is unique or representative of past human activities or events. Such a feature may include a site or area of archaeological or historical value and it may include a building or structure of architectural and/or historical importance.

247. HOME INDUSTRY means a small scale use providing a service primarily to the rural *farming* community and which is accessory to a *single detached dwelling* or *agricultural operation*, performed by one or more residents of the household on the same property. A home industry may be conducted in whole or in part in an *accessory building* and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop, or blacksmith's shop, etc., but does not include an auto repair or paint shop, or furniture stripping.
248. HOME OCCUPATION means an activity that provides a service as an accessory use within a *single detached dwelling* or in an addition to the dwelling or in an *accessory building* not further than 30m away from the dwelling and serviced by the same private water and wastewater systems, performed by one or more residents of the household on the same property. Such activities may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser, desk top publisher or word processor, computer processing provider, teacher or day care provider.
249. HOMELESSNESS means an immediate lack of housing, or no access to safe, stable housing, or living in extremely sub-standard housing, or being at risk of losing existing housing.
- 249.1 HORTICULTURAL TRADE USES means a non-farm business associated with the sale, supply, delivery, storage, distribution, installation, and/or maintenance of horticultural plants and products used in landscaping, but does not include uses associated with the principal agricultural operation.
250. HUMAN SERVICES means services relating to health, education, culture, recreation, public safety and social services.
251. INCIDENTAL USE means a use (e.g., swimming pool) normally accessory to but not an essential part of an *existing use*.
252. INFRASTRUCTURE means the collection of public capital facilities including *highways*, transit terminals and rolling stock, *bicycle lanes, sidewalks and multi-use paths*, municipal water and wastewater systems, *solid waste* management facilities, storm water systems, schools, hospitals, libraries, community and recreation centres, other public service facilities and any other public projects involving substantial capital investment. It includes not only the provision of new facilities but also the maintenance and rehabilitation of existing ones.
253. INTELLIGENT TRANSPORTATION SYSTEM means a broad spectrum of technologies, computers and strategies designed to optimize the use of available and planned roads and other transportation *infrastructure* at a fraction of the cost of adding additional *infrastructure*. Examples of such a system are: traffic signal coordination, demand responsive traffic signals, variable message signs,

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Comment [MMAH141]:
Modification No. 137
Item No. 577

Comment [MMAH142]:
Modification No. 138
Item No. 578

emergency route diversion, signal priority/pre-emption for transit vehicles and in-vehicle information systems.

253.1 [Formerly Section 304]INTENSIFICATION means the *development* of a property, site or area at a higher density than currently exists through:

253.1(1) redevelopment, including the reuse of *brownfield sites*;

253.1(2) the *development* of vacant and/or under-utilized lots within previously developed areas;

253.1(3) *infill development*; or

253.1(4) the expansion or conversion of existing buildings.

253.2 [Formerly Section 305]INTENSIFICATION AREAS means lands identified by the *Region* or its Local Municipalities within the Urban Area that are to be the focus for accommodating *intensification*. Intensification areas include *Urban Growth Centres, Major Transit Station Areas* (including *Metrolinx-designated Mobility Hubs*), *Intensification Corridors*, and *Mixed Use Nodes*.

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Comment [MMAH143]:
Modification No. 139
Item No. 579

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253.3 [Formerly Section 306]INTENSIFICATION CORRIDOR means *Intensification Areas* identified along major roads, arterials or *higher order transit* corridors that have the potential to provide a focus for higher density mixed-use *development* consistent with planned transit service levels.

253.4 KEY FEATURES means *key natural heritage and hydrological features described in Section 115.3(1) of this Plan*.

Comment [MMAH144]:
Modification No. 140
Item No. 580

253.5 LANDFORMS means distinctive physical attributes of land such as slope, shape, elevation and relief.

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254. LIFE SCIENCE INDUSTRIES means new, neo-traditional products or services using renewable resources and developed from the advanced understanding of the biology and chemistry of organisms. Examples are personalized genetic medicine, plastics made from corn, and fuel from farm products and waste.

255. [Section number not in use.]

256. LOT means a parcel of land:

256(1) described in a deed or other document legally capable of conveying an interest in land, or

256(2) shown as a *lot* or block on a registered plan of subdivision.

256.1 LOW AND MODERATE INCOME HOUSEHOLDS mean: *those households*

defined through Halton's annual *State of Housing Report*, pursuant to Section 86(7), and in accordance with definitions of *Affordable and Assisted Housing* under Section 214 and 218. Low and moderate income households do not include households where the income level exceeds that as defined in the Provincial Policy Statement.

Comment [MMAH145]:
Modification No. 141
New Item

257. MAJOR HIGHWAY means a Provincial Highway, a Major Arterial, a Multi-Purpose Arterial, or a Minor Arterial as shown on Map 3 of this Plan.

257.1 MAJOR OFFICE means generally freestanding office buildings of 10,000 sq m or greater, or with 500 jobs or more.

258. MARKET HOUSING means private housing for rent or sale, where price are set through supplies and demands in the open market.

Comment [MMAH146]:
Modification No. 142
New Item

258.1 [Formerly Section 307]MAJOR TRANSIT STATION AREA means the area including and around any existing or planned *higher order transit* station within the Urban Area; or the area including and around a major bus depot in an urban core. Station areas generally are defined as the area within an approximate 500m radius of a transit station, representing about a 10-minute walk.

Deleted: housing for rental or purchase without government subsidization.

259. 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.

Comment [MMAH147]:
Modification No. 143
Item No. 583

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259.1 MINERAL AGGREGATE OPERATIONS 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 products.

259.2 MINIMUM DISTANCE SEPARATION FORMULAE means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

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259.3 MOBILITY HUB means *Major Transit Station Areas (MTSA's)* that are designated by Metrolinx as regionally significant given the level of transit service that is planned for them and the development potential around them. They are places of connectivity between rapid transit services, and also places where different modes of transportation, from walking to high-speed rail, come together. They have, or are planned to have a concentration of mixed use development around a major transit station. Given the high level of transit service at or forecasted for Mobility Hubs relative to other MTSA's, it is recommended that the Mobility Hub areas receive a commensurately higher level of development intensity and design consideration that supports transit and multi-modal travel than what may be applied in other MTSA's.

Comment [MMAH148]:
Modification No. 144
Item No. 584

259.4 [Formerly Section 308]MUNICIPAL COMPREHENSIVE REVIEW means an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of the Provincial Growth Plan.

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Comment [MMAH149]:
Modification No. 153
Item No. 613

260. NATURAL ENVIRONMENT means the air, land and water, or any combination or part thereof.

Deleted: , except as it applies to Section 137.9(4), in which case such a review will be focussed on the need for employment lands in order to achieve the employment targets of Table 1, as set forth by Schedule 3 of the Provincial Growth Plan.

260.1 NEGATIVE IMPACTS means:

a) in regard to water, 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;

b) in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity; and

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.

Comment [MMAH150]:
Modification No. 145
New Item

261. NIAGARA ESCARPMENT PARK AND OPEN SPACE MASTER/MANAGEMENT PLAN means master or management plan for parks and open space within the Niagara Escarpment Parks and Open Space System which are not in conflict with the Niagara Escarpment Plan.

261.1 NORMAL FARM PRACTICE means a practice that:

261.1(1) 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

261.1(2) makes use of innovative technology in a manner consistent with proper advanced farm management practices.

If required, the determination of whether a farm practice is a *normal farm practice* shall be in accordance with the provision of the Farming and Food Production Protection Act, including the final arbitration on normal farm practices by the Farm Practices Protection Board under the Act.

262. OBJECTIVE means a statement about the social, economic, and/or physical environment derived from a *goal* and for which the degree of attainment is in some way measurable. It may be conceived as an "attainable *goal*" or part of a *goal*.

262.1 PLANNED CORRIDORS: means corridors identified through provincial plans or preferred alignments(s) determined through the Environmental Assessment Act process which are required to meet projected needs.

Comment [MMAH151]:
Modification No. 146
New Item

263. PIT means land or land under water from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under Sub-section 1(3) of the Aggregate Resources Act.

264. POLICY means a statement which guides the use of the municipality's powers in the pursuit of its *goals* and *objectives*.

265. [Section number not in use.]

265.1 [Formerly Section 309]PRIME AGRICULTURAL AREA means areas where prime agricultural soils predominate. Prime agricultural areas have been identified by the *Region* through an agricultural evaluation system approved by the Province and are identified on Map 1D of this Plan. Section 139.1 sets out policies for land within *Prime Agricultural Areas*.

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Comment [MMAH152]:
Modification No. 154
Item No. 614

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266. PRIME AGRICULTURAL SOILS means specialty crop lands and those lands of agricultural soils classes 1, 2 and 3 (and combination equivalents thereof), as defined in the Canada Land Inventory of Soil Capability for Agriculture.

267. [Section number not in use.]

268. PROVINCIALLY SIGNIFICANT WETLANDS means *wetlands* so classified by the Ministry of Natural Resources based on the Ontario *Wetland Evaluation System 1994 Southern Manual*, as amended from time to time.

269. PUBLIC AGENCY or PUBLIC BODY means any federal, provincial, regional, county or municipal agency including any commission, board, authority or

department established by such agency exercising any power or authority under a Statute of Canada or Ontario.

- 270. QUARRY means land or land under water from which consolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under Sub-section 1(3) of the Aggregate Resources Act.
- 271. REGION means the Council and administration of the Regional Municipality of Halton.
- 272. [Section number not in use.]
- 273. [Section number not in use.]
- 274. REGULATORY FLOOD means the approved standard(s), a regional flood or a one-in-one-hundred-year flood, used in a particular watershed to define the limit of the *flood plain* for regulatory purposes.
- 274.1 RENEWABLE ENERGY SYSTEMS means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to: wind, water, biomass, biogas, biofuel, solar energy, geothermal energy, and tidal forces.
- 275. RESTRICTIVE means being stringent in permitting uses, as measured by the physical extent to which *development* is being allowed and/or by the *development's* impacts on the social, economic and *natural environment*.
- 275.1 RIGHT TO FARM means the right of a farmer to lawfully pursue agriculture in areas where agriculture is permitted by this Plan. This definition includes the right to move farm equipment in the pursuit of agriculture.
- 276. RURAL CLUSTER means an area so designated in an approved Local Official Plan, in accordance with Section 104 of this Plan.

276.1 SECONDARY USES means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

276.2 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, fumes, sound waves or radiation generated by a nearby major facility. Sensitive land uses may be part of the natural or built environment and include examples such as:

Comment [MMAH153]:
Modification No. 147
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residences, day care centres, hospitals, and schools.

276.3 [Formerly Section 310]SETTLEMENT AREA means urban areas and rural settlement areas within municipalities (such as cities, towns, villages, *Hamlets* and *Rural Clusters*) where:

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276.2(1) development is concentrated and which have a mix of land uses; and

276.2(2) lands have been designated in an official plan for *development* over the long term planning horizon provided for in the Provincial Policy Statement, 2005. Where there are no lands that have been designated over the long-term, the settlement area may no be no larger than the area where the *development* is concentrated.

277. SIGNIFICANT WOODLAND means a *Woodland* 0.5ha or larger determined through a Watershed Management Plan, a Sub-watershed Study or a site-specific Environmental Impact Assessment to meet one or more of the four following criteria:

277(1) the *Woodland* contains forest patches over 99 years old,

277(2) the patch size of the *Woodland* is 2 ha or larger if it is located in the Urban Area, or 4 ha or larger if it is located outside the Urban Area but below the *Escarpment Brow*, or 10 ha or larger if it is located outside the Urban Area but above the *Escarpment Brow*,

277(3) the *Woodland* has an interior core area of 4 ha or larger, measured 100m from the edge, or

277(4) the *Woodland* is wholly or partially within the 30m vegetative protection zone of a wetland, seepage area or spring, fish habitat, stream, lake, significant habitat of woodland wildlife, significant valleyland, significant woodland or within 150m of the *Escarpment Brow*.

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Comment [MMAH154]:
Modification No. 148
Item No. 594

278. SINGLE DETACHED DWELLING means a separate building containing not more than one dwelling unit and may include a chalet, cottage, or mobile home.

278.1 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.

Comment [MMAH155]:
Modification No. 149
New Item

279. SOLID WASTE means ashes, garbage, refuse, domestic waste, industrial waste, municipal waste, hazardous waste and such other wastes as are designated in

the regulations under the Environmental Protection Act, but does not include agricultural waste, inert fill, inert rock fill, condemned or dead animals or parts thereof, or hauled sewage sludge for disposal on farmland.

280. SPECIAL NEEDS HOUSING means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs housing* may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, housing for the elderly, group homes, *emergency shelter*, housing for the homeless, and independent permanent living arrangements where support services such as meal preparation, grocery shopping, laundry, housekeeping, respite care and attendant services are provided. It does not include households that receive community-based support services in their own home.
- 280.1 SPECIALTY CROP AREA means an area designated using evaluation procedures established by the Province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:
- 280.1(1) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- 280.1(2) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.
281. TREE means any species of woody perennial plant, including its root system, which has reached or can reach a height of at least 4.5m above ground at physiological maturity.
282. TREESCAPE means a grouping of *trees* usually found along roads and stream courses, and between fields.
283. [Section number not in use.]
284. TRANSPORTATION SUPPLY MANAGEMENT means the application of various facility designs or operational measures to increase the carrying capacity of the transportation network and complement *travel demand management* strategies to achieve similar *objectives* of reducing travel and shifting modes or travel time. Examples include high-occupancy-vehicle lanes, reverse travel lanes, queue-jumping lanes and priority-signals for transit vehicles, commuter parking lots, and inter-modal transfer centres.

285. TRAVEL DEMAND MANAGEMENT means the application of a range of measures aimed at influencing travel patterns by reducing the amount of travel and shifting travel to non-peak periods or more efficient travel modes. Examples include carpooling, vanpooling, walking, cycling, public transit, alternative work hours and telecommuting.
286. UNIVERSAL PHYSICAL ACCESS means housing designs that incorporate the following principles and features:
- 286(1) universality—same means for all users,
 - 286(2) flexibility—providing choice in methods of use and adaptable to the need of the user,
 - 286(3) low physical effort—usable with a minimum of effort and fatigue,
 - 286(4) accessibility—providing for adequate sight lines, reach, hand grip and use of helpful devices,
 - 286(5) safety—minimal consequences of errors with fail-safe features,
 - 286(6) simplicity—minimal complexity and accommodating a wide range of skills and abilities, and
 - 286(7) perceptible information—communicating necessary information effectively and in various ways.
- 286.1 [Formerly Section 311]URBAN GROWTH CENTRE means the areas identified on Map 1 of this Plan, which for *Halton* includes the areas known as Downtown Burlington, Downtown Milton and Midtown Oakville.
287. URBAN SERVICES means municipal water and/or wastewater systems or components thereof which are contained within or extended from Urban Area designations or from municipalities abutting Halton Region.
288. UTILITY means a water supply, storm water or wastewater system, gas or oil pipeline, the generation, transmission and distribution of electric power including *renewable energy systems*, the generation, transmission and distribution of steam or hot water, towers, communication or telecommunication facilities and other cabled services, a public [transit or](#) transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest, but does not include a new sanitary landfill site, incineration facilities or large-scale packer and/or recycling plants or similar uses.
289. [288.1 VEGETATION PROTECTION ZONE means a vegetated buffer area](#)

Comment [MMAH156]:
Modification No. 150
Item No. 598

surrounding a Key Feature with-in which only those land uses permitted within the feature itself are permitted. VETERINARY CLINIC means the office of a veterinary surgeon and premises for the treatment of animals.

Comment [MMAH157]:
Modification No. 151
New Item

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289.1 WATERSHED PLAN means a plan used for managing human activities and natural resources in an area defined by watershed boundaries. Watershed plans shall include, but are not limited to, the following components:

- a) a water budget and conservation plan;
- b) land and water use and management strategies;
- c) a framework for implementation;
- d) an environmental monitoring plan;
- e) requirements for the use of environmental management practices and programs;
- f) criteria for evaluating the protection of water quality and quantity, and key hydrologic features and functions; and
- g) targets on a watershed or sub-watershed basis for the protection and restoration of riparian areas and the establishment of natural self-sustaining vegetation.

Comment [MMAH158]:
Modification No. 152
New Item

290. WATERSHED MANAGEMENT means the analysis, protection, development, operation and maintenance of water, water-related features, terrestrial resources and fisheries of a drainage basin.
291. WAYSIDE PIT OR QUARRY means lands from which consolidated or unconsolidated aggregate is temporarily excavated solely for use in a project of a public authority or its agent and that is worked outside the limits of the right-of-way of a *highway*, but does not include a licensed pit or *quarry*.
292. [Section number not in use.]
293. 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 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.

294. WILDLIFE MANAGEMENT means management of wildlife habitats for the purposes of sustaining the quantity and quality of wildlife.
295. WOODLAND means land with at least: 1000 *trees* of any size per ha, or 750 *trees* over 5 cm in diameter per ha, or 500 *trees* over 12 cm in diameter per ha, or 250 *trees* over 20 cm in diameter per ha but does not include an active cultivated fruit or nut orchard, a Christmas *tree* plantation, a plantation certified by the *Region*, a *tree* nursery, or a narrow linear strip of *trees* that defines a laneway or a boundary between fields. For the purpose of this definition, all measurements of the *trees* are to be taken at 1.37 m from the ground and *trees* in regenerating fields must have achieved that height to be counted.
296. [Section number not in use.] [Original moved to Section 220.1.]
297. [Section number not in use.] [Original moved to Section 220.3.]
298. [Section number not in use.] [Original moved to Section 220.2.]
299. [Section number not in use.] [Original moved to Section 221.1.]
300. [Section number not in use.] [Original moved to Section 225.1.]
301. [Section number not in use.] [Original moved to Section 229.1.]
302. [Section number not in use.] [Original moved to Section 241.1.]
303. [Section number not in use.] [Original moved to Section 245.1.]
304. [Section number not in use.] [Original moved to Section 253.1.]
305. [Section number not in use.] [Original moved to Section 253.2.]
306. [Section number not in use.] [Original moved to Section 253.3.]
307. [Section number not in use.] [Original moved to Section 258.1.]
308. [Section number not in use.] [Original moved to Section 259.1.]
309. [Section number not in use.] [Original moved to Section 265.1.]
310. [Section number not in use.] [Original moved to Section 276.1.]
311. [Section number not in use.] [Original moved to Section 286.1]

Sections 2.4, 3.0 and 4.0 of the Greenbelt Plan provide the general *policy* framework for the Greenbelt Plan Policy Area, but the City of Burlington and the Towns of Milton and Halton Hills shall provide detailed implementation *policies*, including the appropriate maps, in their respective Local Official Plans, in accordance with Section 5.3 of the Greenbelt Plan. Such detailed *policies* shall be consistent with the *goals, objectives* and *policies* of this Plan and may adopt or adopt with revisions Maps 1D, 1E, 1F and 1G of this Plan.

Greenbelt Natural Heritage System

The *objective* of the Greenbelt Natural Heritage System is to implement *policies* of the Provincial Greenbelt Plan as they apply to its Natural Heritage System.

The Greenbelt Natural Heritage System, shown as an overlay on top of the Greenbelt Plan Policy Area on Map 1, is the equivalent of the Natural Heritage System shown on Schedule 4 of the Greenbelt Plan 2005.

The Greenbelt Natural Heritage System represents a system approach to protecting natural features and functions within the Greenbelt Plan Policy Area and its construct is equivalent to that of the Regional Natural Heritage System as described in Section 115.3. The Key Features, referred to under Section 115.3(1), within the Greenbelt Natural Heritage System are shown on Map 1G, for the purpose of assisting the Local Municipalities in developing their detailed implementation *policies* in accordance with Section 101.3.

While the Greenbelt Natural Heritage System and the Regional Natural Heritage System have different sets of planning *policies*, they complement each other and together implement Halton's vision of a sustainable natural heritage system that preserves and enhances the biological diversity and ecological function of *Halton*.

Development within the Greenbelt Natural Heritage System is subject to *policies* of the Greenbelt Plan as they apply to its Natural Heritage System and to detailed implementation *policies* in the Local Official Plan in accordance with Section 5.3 of the Greenbelt Plan.

Request the Province to undertake, in consultation with the *Region*, Local Municipalities and *Conservation Authorities*, regular reviews of site plans and conditions of active licences in Halton under the Aggregate Resources Act, at least once every five years.

Seek changes to Provincial legislation and regulations to:

require mandatory review of site plans and conditions of licences under the Aggregate Resources Act no less frequently than every five years,

permit delegation to upper-tier or single-tier municipalities and conservation authorities the review and enforcement of site plans and conditions of licences under the Aggregate Resources Act, and

c) establish a fund to safeguard defaults and ensure long-term funding in the implementation of rehabilitative plans and adaptive management plans and other obligations of extraction operators.

To protect *mineral resources* areas from incompatible land uses and conserve *mineral resources* as a non-renewable natural resource for future use.

To protect *mineral aggregate resources* from land uses incompatible with possible future extraction as realistically as possible [*deleted: in the context of other land use planning objectives of this Plan and in recognition of the continuing local, Regional and provincial demand forecast for mineral aggregate*].

For proposed agricultural buildings with a footprint not exceeding 1,000 sq m or *single detached dwellings* on existing *lots* and their *incidental uses*, reduce the requirement for EIA under Section 118(3) to only where the proposed building is located wholly or partially inside or within 30 m of any Key Feature of the Regional Natural Heritage System. If the proposed agricultural building is located entirely within the boundary of an existing farm building cluster surrounded by *woodlands*, no EIA is required as long as there is no *tree* removal involved.

For proposed agricultural buildings with a footprint over 1,000 sq m, reduce the requirement for EIA under Section 118(3) to only where the proposed building is located wholly or partially inside or within 30 m of the Regional Natural Heritage System.

Assist the proponent in carrying out the EIA required for an agricultural building under Section 118(3.1) through a scoped EIA and/or by providing financial aid and/or in-kind service.

Ninth Line Corridor Policy Area

139.1. The *objectives* of this designation are:

- 139.1(1) To protect the land base for the *development* of the inter-regional Highway 407 *higher order transit* and accessory *infrastructure* in the Ninth Line Corridor.
- 139.1(2) To provide for *development* at the future *higher order transit* station locations that encourage and support such *development* while permitting limited *development* throughout the rest of the Corridor.

139.2. It is the *policy* of the *Region* to:

- 139.2(1) Require the Town of Milton to incorporate in their Official Plan policies to guide *development* within the Ninth Line Corridor Policy Area such that:
 - a) uses on lands in close proximity or within walking distance of future transit stations should be transit-supportive and have prescribed minimum *development densities*;
 - b) uses on other lands within the Area should be complementary of the transit-supportive uses and compatible with any abutting Regional Natural Heritage System;
 - c) *development* in the Area will be compatible with *development* on the Mississauga side of Ninth Line by providing an appropriate transition in terms of height and scale; and
 - d) designations and policies for the Area will implement the planning framework set out in the Final Report, Ninth Line Corridor Protection and Land Use Study (May 2005) as amended by Regional Council.
- 139.2(2) Permit the extension of water and wastewater services from the Region

of Peel provided that:

- a) Regional Council deems it prudent to extend services;
- b) sufficient servicing capacity is available as determined by the Region of Peel; and
- c) the landowner/developer has met the financial obligations as specified by the Regions of Halton and Peel.

139.2(3) Permit the creation of new lots in the Ninth Line Corridor Policy Area as set out in the Town of Milton Official Plan and Zoning By-law.

Future Strategic Employment Areas

139.6 The purpose of the Future Strategic Employment Areas, as shown on Map 1C, is to protect lands from incompatible uses that are strategically located with respect to major transportation facilities such that they are best suited for employment purposes to meet employment land needs beyond the planning horizon of 2031.

139.7 It is the *policy* of the *Region* to:

- 139.7(1) Prohibit the re-designation of lands within the Future Strategic Employment Areas to uses that are incompatible with employment uses in the long term, especially non-farm uses such as institutional and recreational uses.
- 139.7(2) Require Local Official Plans and Zoning By-laws to include mapping and policies for the Future Strategic Employment Areas in accordance with *policies* of this Plan.
- 139.7(3) Investigate, as part of the Joint *Infrastructure Staging Plan*, the feasibility and costs to service the Future Strategic Employment Areas but the provision for servicing these lands, including the over-sizing of certain *infrastructure* components, are subject to other *policies* of this Plan.
- 139.7(4) Consider the inclusion of any of the Future Strategic Employment Areas into the Urban Area prior to 2031 only through a *municipal comprehensive review*, as part of the *Region's* statutory five-year review of its Official Plan, if it can be demonstrated that the Region and Local Municipalities will not be able to, through intensification and development outside the built boundary, meet the employment targets set out in Table 1.

Prime Agricultural Areas

- 139.9** The purpose of the *Prime Agricultural Areas*, as shown on Map 1E, is to assist in interpreting policies of this Plan and to assist the City of Burlington and the Towns of Milton and Halton Hills in developing detailed implementation policies for their respective Official Plan within the Greenbelt Plan Policy Area, as described under Section 101.3.
- 139.9.1** The *Prime Agricultural Areas* shown on Map 1E include lands in the Agricultural Rural Area, Greenbelt Plan Policy Area, Greenbelt Natural Heritage System and Regional Natural Heritage System designations. Together these lands support and advance the *goal* to maintain a permanently secure, economically viable agricultural industry and to preserve the open space character and landscape of Halton's non-urbanized area.