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:

(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;

(1.1) adequate supply of water and treatment of wastewater for the proposed use has been secured to the satisfaction of the *Region*; and

(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:

(1) shall be consistent with *objectives* and *policies* relating to areas of constraint as shown on Map 1 or Maps 1B through 1G, and the *objectives* and *policies* relating to the Regional Urban Structure as shown on Map 1H;

(2) shall be consistent with all applicable *goals*, *objectives* and *policies* under Part IV of this Plan;

(3) may be subject to the applicable regulations of the appropriate *Conservation Authority*; and

(4) [Section number not in use.]

(5) [Section number not in use.]

(6) shall have regard for 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 1, 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 doing so would conflict with 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:

(1) for the purpose of acquisition by a *public body*;

(2) for the purpose of consolidating *lots*;

(2.1) for adjusting *lot* lines provided that:

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

(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.

(3) for an existing *residence surplus to a farm operation* as a result of a *farm consolidation* in the Agricultural System identified on Map 1E, provided that:

a) a minimum of one (1) farm residence is maintained as part of the consolidated farm operation;

b) the *residence surplus to a farm operation* is habitable on the date of the application for severance and meets the local municipal standards for occupancy;

c) the applicant owns and operates the farm operation for a minimum of 3 years, as demonstrated through Land Title and Farm Business Registration Number;

d) as a condition of the severance the retained farm lot shall be either:

[i] merged on title with an adjacent farm lot if *abutting*, or

[ii] zoned to *Agricultural Purposes Only* (APO) to prohibit new dwellings in perpetuity, if non-*abutting*;

e) the lot associated with the *residence surplus to a farm operation*, shall be:

[i] limited in size to the minimum area needed to accommodate private servicing on the property, in keeping with the policies of this Plan; and

[ii] an existing use, built and occupied, since December 16, 2004;

f) the retained farm lot, created as a result of the severance, shall:

[i] be a minimum size of 20 hectares, if non-*abutting*; and

[ii] be in compliance with the Minimum Distance Separation Formulae; and

[iii] not be further severed, except as permitted by other policies of this Plan or relevant Provincial Plans; and

g) notwithstanding the policies of 66(3) c, d[ii], and e [ii], for lands in the Niagara Escarpment Plan Area outside of the Escarpment Natural Area and Mineral Resource Extraction Area, lot creation for a *residence surplus to a farming operation* is subject to the following criteria:

[i] the application for severance of the surplus residence must occur within two (2) years of the date that the lands were acquired as part of a *farm consolidation*;

[ii] lot creation is to be undertaken in accordance with the policies of the Niagara Escarpment Plan; and

[iii] the proposed surplus residence has been built and occupied for not less than ten (10) years, at the time of the application for severance.

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:

(1) the residential use is accessory to *agriculture* in which case *objectives* and *policies* relating to the designation apply; or

(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 1, the location and construction of infrastructure and expansions, extensions, operations, and maintenance of infrastructure are subject to the relevant policies of the Greenbelt Plan.

LAND USE DESIGNATIONS

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

(1) Urban Area,

(2) Agricultural Area,

(3) [Section number not in use.]

(4) *Hamlets*,

(5) Mineral Resource Extraction Areas,

(6) Regional Natural Heritage System,

(7) Regional Waterfront Park, and,

(8) North Aldershot Policy Area.

Urban Area and the Regional Urban Structure

72. The *goal* of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters *complete communities*, enhances mobility across *Halton*, addresses climate change, and improves housing affordability, sustainability and economic prosperity.

72.1 The *objectives* of the Urban Area are:

(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.

(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.

(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.

(4) To ensure that growth takes place commensurately both within and outside the *Built Boundary*.

(5) To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages *complete communities*, and is consistent with the *policies* of this Plan.

(6) To identify a Regional Urban Structure that directs growth to *Strategic Growth Areas* and protects Regional *Employment Areas*.

(7) 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*.

(8) To promote the adaptive re-use of *brownfield* and *greyfield sites*.

(9) To facilitate and promote *intensification* and increased densities.

(10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.

(10.1) To direct where employment uses should be located and to protect areas designated for such uses.

(11) To provide opportunities for post-secondary education facilities to locate within *Halton*.

73. [Section number not in use.]

74. The Urban Area consists of areas so designated within the Regional Urban Boundary as delineated on Map 1, where *urban services* are or will be made available to accommodate existing and future urban *development* and amenities.

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, the *intensification* and density targets as shown in Table 2, the Regional phasing as shown in Table 2a, and the targets for *Strategic Growth Areas* as shown in Table 2b.

76. The range of permitted uses and the creation of new *lots* in the Urban Area will 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:

(1) Prepare, in consultation with the Local Municipalities, and adopt population, employment and Regional phasing 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 2051;

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*, *Employment Areas,* 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).

(2) Require Local Official Plans to delineate the Regional Urban Boundary.

(2.1) Direct, through Table 2 and Table 2a, to the *Built-Up Area* a minimum of 45 per cent of new residential *development* occurring annually within *Halton* in between 2022 and 2051.

(2.2) Provide an Annual *Intensification* Monitoring Report to Council that will include, 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),

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, and

d) should there be any significant deficits under Section 77(2.2)c),

[i] an evaluation of the performance and success of the *intensification* measures and *policies* in Section 79.3; and

[ii] recommendations on a list of short term action items prepared in consultation with the Local Municipalities, that can be implemented immediately to more effectively accommodate all *intensification* opportunities prior to the next Monitoring Report.

(2.3) Through amendment to this Plan, 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 2051 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 45 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.

(2.4) Require development occurring in Designated Greenfield Areas to:

a) contribute towards achieving the *development density* target of Table 2 and the Regional phasing of Table 2a;

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 for transit and *active transportation*.

(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, the targets contained in Table 2, 2a, and 2b as the basis for their plans and provision of services.

(4) Require the Local Municipalities to demonstrate with sufficient details, through their respective Official Plans and amendments thereof, how the distribution of population and employment in Table 1, the targets in Table 2 and 2b, and the Regional phasing in Table 2a can be achieved and maintained at all times.

(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 a *Strategic Growth 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,

[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 and the Regional phasing as set out in Table 2a,

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* where an *agricultural operation* is outside the Urban Area.

(6) Require Local Official Plans to specify *development* phasing strategies within the Urban Area consistent with the *policies* of this Plan, giving priority to achieving the distribution and Regional phasing as set out in Tables 1, 2, and

2a, *development* of *Strategic Growth Areas*, employment lands, infilling and completion of existing neighbourhoods and communities. Each *development* phase shall support the creation of healthy communities.

(7) Introduce, only by amendment(s) to this Plan, an expansion to the Regional Urban Boundary based on a *municipal comprehensive review* undertaken under Section 26 of 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 the minimum *intensification* and density targets in Table 2 and 2b, are not available within the Regional Urban Boundary;

b) the expansion makes available sufficient lands to accommodate population and employment growth not exceeding the time horizon of this Plan, based on a land needs assessment, while minimizing land consumption; and

c) the timing of the expansion and the phasing of development within the new *Designated Greenfield Areas* will not adversely affect the achievement of the minimum *intensification* and density targets in Table 2 and 2b, the Regional phasing in Table 2a, and other *policies* of this Plan.

(8) Where the need for an expansion of the Regional Urban Boundary has been justified in accordance with Section 77(7), the feasibility and the most appropriate location of the expansion area will be determined based on the relevant policies of this Plan, including the following:

a) existing or planned *infrastructure*, *public service facilities*, and *human services* required to accommodate the proposed expansion have sufficient capacity to support the proposed expansion and can be provided in a financially and environmentally sustainable manner, based on a financing plan, demonstrating financial viability over the full life cycle of these assets, communicated to the public and subsequently approved by Council;

b) the proposed expansion is informed by applicable water and wastewater master plans or the equivalent, and *stormwater master plans* or the equivalent, as appropriate;

c) the proposed expansion, including associated water, wastewater and stormwater servicing, are planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the *water resource system*, including the *quality and quantity of water*;

d) the proposed expansion avoids *key hydrologic areas* and the *Growth Plan Natural Heritage System*, where possible;

e) the proposed expansion avoids *Prime Agricultural Areas*, as shown on Map 1E, where possible, and, to support the *Agricultural System*, alternative locations across the *Region* have been evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the *Agricultural System* in accordance with the following:
   [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*;

f) the proposed expansion is in compliance with the *Minimum Distance Separation formulae*;

g) any adverse impacts on the *agri-food network* from the proposed expansion, including impacts from the expansion on *agricultural operations* adjacent or close to the Urban Area, are avoided, or if avoidance is not possible, are minimized and mitigated as determined through an *agricultural impact assessment*;

h) the proposed expansion is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe;

i) the proposed expansion is located outside of and will meet the requirements of the Niagara Escarpment Plan and the Greenbelt Plan, and will meet the requirements of the applicable source protection plans;

j) the proposed expansion is logical, contiguous to the existing urban area with readily identifiable boundaries, supportive of the efficient use of existing and planned *infrastructure*, *public service facilities*, and *human services,* including access and connection to Provincial Highways and planned inter-regional public transportation systems, and consistent with *goals*, *objectives* and *policies* of this Plan;

k) the proposed expansion is consistent with the *goals*, *objectives* and *policies* of this Plan and are based on, among other things, the following:
   [i] alternative *development* scenarios and their implications with respect to efficient use of urban *infrastructure*, ease of access to existing and planned transportation facilities, community services, retail requirements, *mineral aggregate resources*, *agriculture*, and the natural and social environments, and the consistency of the alternative scenarios with the criteria set out in Section 77(8)a) to 77(8)j) inclusive,
   [ii] a fiscal impact analysis of the new growth on the *Region* and the Local Municipalities,
   [iii] criteria for evaluating such scenarios and the evaluation thereof,

[iv] an extensive public consultation program throughout the comprehensive review,

[v] preparation or update of a multi-year master plan for the phasing in of *urban services* and transportation facilities, and

[vi] the identification of 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*.

(9) Notwithstanding Section 77(7) of this Plan, the *Region* may adjust the Regional Urban Boundary through an amendment to this Plan outside of a *municipal comprehensive review,* provided:

a) there will be no net increase in the land within the Regional Urban Boundary;

b) the adjustment would support the Region's ability to meet the *intensification* and density targets of this Plan;

c) the location of any lands added to the Regional Urban Boundary satisfies the applicable requirements of Section 77(8);

d) the location of any lands added to the Regional Urban Boundary are not in the Greenbelt Plan area; and

e) the lands to be added to the Regional Urban Boundary are serviced by municipal water and wastewater systems and there is sufficient reserve *infrastructure* capacity to service the lands.

(10) Notwithstanding Section 77(7) of this Plan, the *Region* may expand the Regional Urban Boundary through an amendment to this Plan in advance of a *municipal comprehensive review* provided:

a) the lands that are added to the Regional Urban Boundary are planned to achieve or exceed the minimum density target for the *Designated Greenfield Area* or *Employment Areas* as identified in Table 2, as appropriate;

b) the location of the lands that are added to the Regional Urban Boundary satisfy the applicable requirements of Section 77(8);

c) the location of any lands added to the Regional Urban Boundary is outside of the Greenbelt Plan area;

d) the *settlement area* is serviced by municipal water and wastewater systems and there is sufficient reserve *infrastructure* capacity to service the lands added to the Regional Urban Boundary;

e) the additional lands added to the Regional Urban Boundary and the associated forecasted growth will be fully accounted for in the land needs assessment associated with the next *municipal comprehensive review*; and

f) the amount of land to be added to the Regional Urban Boundary is no larger than 40 hectares.

(11) 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.

(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)p), as well as Local and Regional *development* phasing strategies, to ensure that *infrastructure*, *public service facilities*, 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.

(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*, *public service facilities*, and *human services*.

(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.

(15) Require the *development* industry to absorb its share of the cost of the provision of *infrastructure*, *public service facilities*, and *human services* as permitted by applicable legislation 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.

(16) Require the Local Municipalities to phase *development* to the year 2051 in accordance with Map 5, Regional Phasing Map, Table 2a Regional phasing, 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 preparation, processing and approval of large scale plans such as *Area-Specific Plans* and the preparation and processing of Zoning By-laws and planning applications for site-specific *development*, such as applications for draft plan of subdivision approval on lands in the 2022-2051 phase on Map 5 can proceed prior to 2021 but must be in accordance with Section 77(17).

(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*, *public service facilities*, and *human services* as permitted by applicable legislation. 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);

b) approval of applicable development charge by-laws;

c) determination by Regional Council that the *intensification* targets in Table 2, and the Regional phasing in Table 2a as monitored through Sections 77(2.2) and 77(2.3), can be reasonably achieved;

d) Regional phasing, as outlined in Table 2a, shall be used as a guiding principle for the movement between phases of *development* and shall apply to Sections 77(5), 77(12) and 77(15);

e) unused Regional phasing from Table 2a will be carried forward to following years to achieve the Regional phasing outlined in Table 2a.

(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 in accordance with the *policies* of this Plan.

(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.

(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.

(20.1) Notwithstanding Section 77(16) of this Plan, the lands municipally known as 8079 Eighth Line and part of Lot 1, Concession IX, former Township of Esquesing, in the Town of Halton Hills may be permitted to develop prior to 2021 in accordance with the other policies of this Plan, provided that a Local Official Plan Amendment is approved that:

a) demonstrates how the lands can be integrated into an Area-Specific Plan, including by addressing the appropriate requirements of Section 77(5) of this Plan; and

b) supports the development of a major employment use.

(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.

(22) Require the Local Municipalities to include in their Official Plans development criteria to ensure that, outside of *Employment Areas*, the redevelopment of any

employment lands will retain space for a similar number of jobs to remain accommodated on site.

Regional Urban Structure

78. Within the Urban Area, the Regional Urban Structure, as shown on Map 1H, implements Halton's planning vision and growth management strategy to ensure efficient use of land and *infrastructure* while supporting transit, and the long-term protection of lands for employment uses.

The Regional Urban Structure consists of the following structural components:

(1) *Strategic Growth Areas*;

(2) Regional *Employment Areas*;

(3) *Built-Up Areas*; and

(4) Designated Greenfield Areas.

78.1 The *objectives* of the Regional Urban Structure are:

(1) To provide a structure and a hierarchy in which to direct population and employment growth within the Urban Area to the planning horizon of this Plan;

(2) To focus a significant proportion of population and certain types of employment growth within *Strategic Growth Areas* through mixed use *intensification* supportive of the local role and function and reflective of its place in the hierarchy of *Strategic Growth Areas* identified in this Plan;

(3) To provide increased opportunities for the development of *Affordable Housing*, particularly within *Strategic Growth Areas*;

(4) To identify Regional *Employment Areas* and protect them for long-term employment use, while providing flexibility to address changes in the role and function of these areas in relation to prevailing trends in the economy of the Region.1

(5) To support climate change mitigation by directing growth to areas that will support achieving *complete communities* and the minimum intensification and density target of this Plan as well as reducing dependence on the automobile and supporting existing and planned transit and *active transportation*.

Strategic Growth Areas

79. The *objectives* of the *Strategic Growth Areas* are:

(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 in order to promote the development of *complete communities*.

(2) To provide opportunities for more cost-efficient and innovative urban design.

(3) To provide a range of employment opportunities, facilities and services in centralized locations that are readily accessible by public transit.

(4) To provide a diverse and compatible mix of land uses, including residential and employment uses, to support neighbourhoods.

(5) To create a vibrant, diverse and pedestrian-oriented urban environment.

(6) To cumulatively attract a significant portion of population and employment growth.

(7) To provide high quality public parks and open spaces with site design and urban design standards that create attractive and vibrant places to promote the development of *complete communities*.

(8) To support transit and *active transportation* for everyday activities.

(9) To generally achieve higher densities than the surrounding areas.

(10) To achieve an appropriate transition of built form to adjacent areas.

(10.1) To conserve *cultural heritage resources* in order to foster a sense of place and benefit communities in *Strategic Growth Areas*.

79.1 *Strategic Growth Areas* are integral to the Regional Urban Structure within the Urban Area and consist of:

(1) *Urban Growth Centres*, as delineated as an overlay on top of the Urban Area on Map 1H and Map 6, subject to specific *policies* in Section 80.1, in addition to those for *Strategic Growth Areas*,

(2) *Major Transit Station Areas* as delineated on Map 1H and Map 6 and identified by symbol on Map 3, which generally consist of areas within 500 m to 800 m of the Major Transit Station, subject to specific *policies* in Section 81, in addition to those for *Strategic Growth Areas*,

(3) Primary and Secondary *Regional Nodes* as shown on Map 1H due to their contribution to the Regional Urban Structure, subject to *policies* in Sections 82 to 82.2, which have a concentration of residential and employment uses with *development densities* and patterns supportive of *active transportation* and public transit;

(4) *Regional Intensification Corridors* as shown on Map 1H and subject to *policies* in Sections 82.3 to 82.7, which consist of areas along *Higher Order Transit* Corridors and selected *Arterial Roads* within the Urban Area, which connect other elements of the Regional Urban Structure and support achieving residential and employment densities to ensure the viability of existing and planned transit *infrastructure* and service, and

(5) *Local Nodes* and *Local Intensification Corridors* as identified in Local Official Plans, which have a concentration of residential and/or employment uses with *development densities* and patterns supportive of *active transportation* and public transit.

79.2 The Regional Urban Structure contains a hierarchy of *Strategic Growth Areas* as delineated or identified by symbol on Map 1H:

(1) *Urban Growth Centres* / *Major Transit Station Areas* on a *Priority Transit Corridor*;

(2) *Urban Growth Centres* / *Major Transit Station Areas* on a Commuter Rail Corridor;

(3) *Major Transit Station Areas* on a *Priority Transit Corridor*;

(4) *Major Transit Station Areas* on a Commuter Rail Corridor;

(5) Primary *Regional Nodes*;

(6) Secondary *Regional Nodes*; and,

(7) *Regional Intensification Corridors*.

The Regional Urban Structure is supported by the *Local Urban Structures* identified in Local Official Plans which reflect this hierarchy of *Strategic Growth Areas* and may include additional *Local Nodes and Local Intensification Corridors*.

The *Strategic Growth Areas* are not land use designations and their delineation or identification does not confer any new land use designations nor alter any existing land use designations. Development on lands within *Strategic Growth Areas* is subject to the applicable *policies* of this Plan and is to occur in accordance with Local Official Plans and Zoning By-laws.

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

(1) Direct *development* with higher densities and mixed uses to *Strategic Growth Areas* in accordance with the hierarchy identified in Section 79.2 of this Plan.

(2) Require Local Official Plans to identify *Strategic Growth Areas* with detailed boundaries in accordance with the *objectives* and *policies* of this Plan, and for *Urban Growth Centres*, *Major Transit Station Areas*, and Primary *Regional Nodes*, in accordance with the boundaries as delineated on Map 1H and Map 6.

(3) Require the Local Municipalities to prepare detailed official plan *policies* or an *Area-Specific Plan* for the *development* of a new *Strategic Growth Area* or the re*development* of an existing *Strategic Growth Area*, in accordance with Sections 48 and 77(5) or for a *Major Transit Station Area*, in accordance with Section 81.2(4) of this Plan. The provisions for *Strategic Growth Areas* may be incorporated as part of a larger community plan.

(4) Require *Area-Specific Plans* or policies for *Strategic Growth 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 79.3(5).

(5) Adopt alternative design standards for *Arterial Roads* through *Strategic Growth Areas* to promote *active transportation*, pedestrian-oriented *development* and transit-friendly facilities while maintaining the mobility function of the Major *Arterial Road*.

(6) Require the Local Municipalities to ensure the proper integration of *Strategic Growth 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.

(7) Require the Local Municipalities to:

a) include Official Plan *policies* and adopt Zoning By-laws to meet *intensification* and mixed-use *objectives* for *Strategic Growth Areas*;

b) prescribe in Official Plans and Zoning By-laws minimum *development densities* for lands within *Strategic Growth Areas* in accordance with Table 2b, where applicable;

c) prohibit site-specific reductions to *development density* within a *Strategic Growth Area* unless it is part of a review of the Local Official Plan or a review

of the *Area-Specific Plan* for the *Strategic Growth Areas* and only if it is not identified as a protected major transit station area and where it is demonstrated that the change will not impact the ability to achieve the targets in Table 2b; and

d) promote *development densities* that will support existing and planned transit services.

(7.1) Encourage the Local Municipalities to implement a Community Planning Permit System under the Planning Act for *development* approvals within *Strategic Growth Areas* and in which case, require that such a system be consistent with *policies* of this Plan.

(7.2) Consider *intensification* and *development* of *Strategic Growth Areas* as the highest priority of urban *development* within the *Region* and implement programs and incentives, including Community Improvement Plans, Community Planning Permit System, and Inclusionary Zoning in Protected *Major Transit Station Areas* under the Planning Act, to promote and support *intensification* and further the development of *Affordable Housing*.

(7.3) Ensure that *Strategic Growth 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 *Strategic Growth Areas*; and

b) requiring Local Municipalities to adopt the Zoning By-laws under Section 79.3(7), or equivalent Official Plan *policies* having the same effect, within one year of the approval of the Local Official Plan amendment introducing the *Strategic Growth Areas*.

(8) Encourage the Local Municipalities to adopt parking standards and *policies* within *Strategic Growth Areas* to promote the use of *active transportation* and public transit.

(9) Encourage the Local Municipalities to consider planning approval, financial and other incentives to promote the *development* of *Strategic Growth Areas*.

(10) Direct Regional services and facilities, appropriate in an urban setting, to *Strategic Growth Areas* and encourage the Local Municipalities and other *public agencies* to do the same.

(10.1) Require the Local Municipalities to direct *major office*, retail and appropriate major institutional *development* to *Urban Growth Centres*, *Major Transit Station Areas*, Primary *Regional Nodes,* areas with existing *frequent transit* services, or existing or planned *higher order transit* services.

(11) Monitor, in conjunction with the Local Municipalities and through the Annual *Intensification* Monitoring Report under Section 77(2.2) of this Plan, the performance of the *Strategic Growth Areas* in achieving the *goals* and *objectives* and implementing the *policies* and targets of this Plan.

(12) Ensure the long-term operational and economic viability of existing or planned *major facilities*, and achieve land use compatibility between *major facilities* and *sensitive land uses* within or adjacent to *Strategic Growth Areas* in accordance with Section 143(12) of this Plan.

(13) Require Local Municipalities to plan for employment uses within *Strategic Growth Areas* by:

a) establishing development criteria to ensure that, outside of *Employment Areas*, the redevelopment of any employment lands will retain space for a similar number of jobs to remain accommodated on site;

b) implementing policies and development criteria that support planning to achieve over the long-term, where applicable, a target proportion of residents and jobs in accordance with Section 55.3 and Table 2b of this Plan;

c) utilizing tools such as Community Improvement Plans, Community Planning Permit Systems, Local Zoning By-laws, and other appropriate implementation tools to support, the development of employment uses; and

d) monitoring on a regular basis and in conjunction with the *Region*, residential and employment development within *Strategic Growth Areas* to assess progress toward achieving the targets identified in Table 2b and/or an *Area-Specific Plan*, and, if there are significant deficits or deviations from these targets, developing a strategy to redress them as part of a review of the Local Official Plan or applicable *Area-Specific Plan*.

(14) Only permit the addition of new *Strategic Growth Areas* to the Regional Urban Structure through a *municipal comprehensive review* of this Plan.

(15) Only permit the addition of new *Local Nodes* to a *Local Urban Structure*, if initiated by the Local Municipality through a review of a Local Official Plan.

Urban Growth Centres

80. The *objectives* of the *Urban Growth Centres*, as delineated on Map 1H, are:

(1) To serve as focal areas for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses;

(2) To accommodate and support the transit network at the regional scale and provide connection points for inter- and intra-regional transit;

(3) To serve as high density major employment centres that will attract provincially, nationally or internationally significant employment uses; and

(4) To function as the primary *Strategic Growth Areas* of the Regional Urban Structure hierarchy where a significant share of population and employment growth will be accommodated.

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

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

(1) Require *Urban Growth Centres* to be planned to achieve a minimum *development density* target of 200 residents and jobs combined per gross hectare by 2031 or earlier, as identified in Table 2b.

(2) Require Local Official Plans to show how policies have been developed to plan to achieve the *development density* target for *Urban Growth Centres* under Section 80.2(1), including the submission to the *Region* of any supporting background documentation.

80.3 Sections 80 to 80.2 continue to apply to applications for official plan amendments, zoning by-law amendments and draft plans of subdivision or condominium approvals made prior to the approval by the Minister of Municipal Affairs and Housing of Amendment 48 to this Plan if the lands that are the subject of the application were within an *Urban Growth Centre* prior to the Minister's approval of Amendment 48.

Major Transit Station Areas

81. The *objectives* of the *Major Transit Station Areas*, as delineated on Map 1H and Map 6, are:

(1) To leverage *infrastructure* investments and the development of *public service facilities* to support a significant share of growth, and achieve transit support densities through existing or planned *frequent transit* service.

(2) To provide a range and mix of transit-supportive uses, such as residential, retail, office and public uses, as well as *public service facilities* and parks and open spaces that support the area in a pedestrian-oriented urban environment.

(3) To function as an important *Strategic Growth Area* component of the Regional Urban Structure and leverage *infrastructure* investment and *frequent transit* service to accommodate increased densities and transit-supportive growth.

(4) To achieve *multimodal* access to stations and support *complete communities*.

(5) To plan for a diverse mix of uses, including additional residential units and *Affordable Housing*, where appropriate.

(6) To protect existing employment uses within and adjacent to *Major Transit Station Areas* by ensuring land use compatibility with adjacent new development is achieved. New developments are required to meet the Provincial Policy Statement, 2020 requirements for land use compatibility.

(7) To maximize the number of potential transit users within walking distance of a station, while considering contextually appropriate *intensification* opportunities within stable residential neighbourhoods to ensure the protection of neighbourhood character, to be determined through the preparation of *Area-Specific Plans*.

Protected Major Transit Station Areas

81.1 The *Major Transit Station Areas* (including the *Major Transit Station Areas* that are also *Urban Growth Centres*), with minimum density targets as identified on Table 2b, and as delineated on Map 1H and Map 6, are identified as Protected *Major Transit Station Areas* in accordance with Section 16(16) of the Planning Act.

(1) Official plans of relevant Local Municipalities are required to include policies that,

a) identify the authorized uses of land in the area and of buildings or structures on lands in the area; and

b) identify minimum densities that are authorized with respect to buildings and structures in the area.

(2) The Region's approval is required for local official plan amendments which add, amend or revoke the protected major transit station area policies under policy 81.1 (1).

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

(1) Direct development with higher densities and mixed uses to *Major Transit Station Areas* in accordance with the hierarchy of *Strategic Growth Areas* identified in Section 79.2 of this Plan.

(2) Require Local Official Plans to plan to achieve:

a) the minimum density target for each *Major Transit Station Area* as prescribed in Table 2b, which may be achieved beyond the planning horizon of this Plan; and

b) a general target proportion of residents and jobs within each *Major Transit Station Area* in accordance with Section 55.3 and Table 2b of this Plan, where applicable.

(2.1) The minimum density target for an individual *Major Transit Station Area* may be revised as part of the *municipal comprehensive review*, to address recommendations of the *municipal comprehensive review* and/or Local Municipal planning studies.

(3) Require the Local Municipalities to delineate the boundaries of *Major Transit Station Areas* in accordance with Map 1H and Map 6 in their Official Plans.

(4) Require the Local Municipalities to prepare detailed official plan *policies* or an *Area-Specific Plan* for a *Major Transit Station Area*, in accordance with Sections 48 and 77(5) of this Plan that also:

a) identifies the minimum density target to be achieved expressed as the number of residents and jobs per hectare in accordance with Table 2b.

b) identifies a target proportion of residents and jobs to be planned for in accordance with Section 55.3 and Table 2b of this Plan.

c) identifies land uses to support *complete communities*.

d) prohibits the establishment of land uses and built form that would adversely affect the achievement of the targets established in Table 2b.

e) identifies and protects lands that may be needed for future enhancement or expansion of transit *infrastructure*, as appropriate.

f) achieves land use compatibility, by ensuring that the planning and development of *sensitive land uses* or *major office* uses, avoids, or where avoidance is not possible, minimizes and mitigates *adverse effects* and potential adverse impacts on industrial, manufacturing or other uses that are vulnerable to encroachment, in accordance with Sections 79.3(12) and 83.2(7) of this Plan.

g) identifies transportation and transit networks which are transit-supportive and achieve *multimodal* access to the stations, ensure connections to all transit service, and provide *infrastructure* to support active transportation.

h) encourages alternative development standards, including reduced parking standards in *Major Transit Station Areas*.

i) establishes *Affordable Housing* targets in accordance with the applicable *policies* of Section 86 of this Plan, and inclusionary zoning *policies* authorizing a minimum number of *Affordable Housing* units, and/or a minimum gross floor area of *Affordable Housing*, within residential and mixed use buildings, and providing for their maintenance as *Affordable Housing* units over a period of time where appropriate. The Inclusionary Zoning *policies* will be based on the completion of an assessment report in accordance with the Planning Act, which is to the satisfaction of the Region.

j) includes detailed *policies* and development criteria to ensure that the development of employment uses planned within the *Major Transit Station Area* meet the requirements of Section 79.3(13) of this Plan.

k) may identify stable residential neighbourhoods where only contextually appropriate *intensification* opportunities in keeping with the neighbourhood character are contemplated.

Proposed Major Transit Stations & Major Transit Station Areas

81.3 The *objectives* of any Proposed Major Transit Stations identified on Map 1H are:

(1) To provide opportunities to leverage Provincial transit *infrastructure* investments through the identification and development of new station areas to support growth and achieve transit-supportive densities through existing or planned *frequent transit* service.

(2) To support identification of a new station area that would achieve increased residential and employment densities to support existing and planned transit service.

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

(1) Require the boundaries of a Proposed *Major Transit Station Area* to be delineated once the location has been determined in accordance with the following principles:

a) establish a preliminary boundary that is within a 500m to 800m radius of the transit station;

b) refine the preliminary boundary to exclude undevelopable lands including the Regional Natural Heritage System or areas protected by Provincial Plans such as the Greenbelt Plan, Niagara Escarpment Plan and the Parkway Belt West Plan.

(2) Once the location of a Proposed *Major Transit Station Area* has been determined and delineated, establish a minimum density target, in accordance with the *policies* of this Plan.

(3) Require the Local Municipalities to prepare an *Area-Specific Plan* for a delineated *Major Transit Station Area* in accordance with Section 81.2(4).

(4) Any review of *development* applications within a *Major Transit Station Area* as delineated on Map 6 or in proximity to a Proposed Major Transit Station identified on Map 1H must consider the *goals*, *objectives* and *policies* of this Plan, including in the period before the Local Municipalities have established *Major Transit Station Area policies* in accordance with Section 16(17) of the Planning Act.

Regional Nodes

82. The *objectives* of the *Regional Nodes*, as shown on Map 1H, are:

(1) To recognize *Strategic Growth Areas* in the Region which are an integral component of the Regional Urban Structure, and are historic downtown areas, or contain or are planned for a concentration of *public service facilities* (i.e. hospitals, universities) and/or transit-supportive, high density uses.

(2) To leverage *infrastructure* investments and the development of *public service facilities* to support forecasted growth.

(3) To provide a range and mix of transit-supportive uses, such as residential, retail, office and public uses that supports the area in a pedestrian-oriented urban environment.

(4) To reflect and reinforce *Local Urban Structures.*

82.1 *Regional Nodes* are shown on Map 1H as follows:

(1) Primary *Regional Nodes* are delineated on Map 1H and Map 6 and are planned to accommodate growth and contain a concentration of *public service facilities* or transit-supportive high-density mixed uses, or which perform a regional transit network function at a scale appropriate for their context:

a) Uptown Core, Oakville;

b) Trafalgar Urban Core, Oakville

c) Hospital District, Oakville;

d) Palermo Village, Oakville;

e) Neyagawa Urban Core, Oakville;

f) Dundas Urban Core, Oakville; and

g) Milton Education Village Innovation District, Milton.

(2) Secondary *Regional Nodes* are identified by symbol on Map 1H and are historic downtown areas or villages, and/or are intended to be a focus for growth through mixed use intensification at a scale appropriate for their context:

a) Uptown Urban Centre, Burlington;

b) Kerr Village, Oakville;

c) Bronte Village, Oakville;

d) Downtown Oakville;

e) Downtown Urban Centre, Burlington;

f) Downtown Georgetown, Halton Hills; and

g) Guelph Street Corridor, Halton Hills.

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

(1) Direct *development* with higher densities and mixed uses to *Regional Nodes* in accordance with the hierarchy identified in Section 79.2, and based on the level of existing and planned transit service.

(2) Require the Local Municipalities to delineate the boundaries of Primary *Regional* Nodes in accordance with Map 1H and Map 6 and encourage the Local Municipalities to delineate the boundaries of Secondary *Regional Nodes*.

(3) For Primary *Regional Nodes*, require the Local Municipalities to plan to achieve the applicable minimum density target and the general target proportion of residents and jobs in accordance with Section 55.3 and Table 2b of this Plan.

(4) Require the Local Municipalities to prepare detailed official plan *policies* or an *Area-Specific Plan* for *Regional Nodes,* in accordance with Sections 48 and 77(5) of this Plan.

Regional Intensification Corridors

82.3 The *objectives* of the *Regional Intensification Corridors*, identified conceptually on Map 1H, are:

(1) To recognize *Strategic Growth Areas* in the *Region* which are an integral component of the Regional Urban Structure, and serve an existing or planned *higher order transit* function, connecting other elements of the Regional Urban Structure, and accommodating higher-density mixed use development and/or a mix of employment uses appropriate to the existing local context.

(2) To achieve increased residential and employment densities in order to ensure the viability of existing and planned transit *infrastructure* and service.

(3) To achieve a mix of residential, office, institutional and commercial *development*, where appropriate.

(4) To accommodate local services, including recreational, cultural and entertainment uses, where appropriate.

(5) To reflect and reinforce *Local Urban Structures.*

82.4 The *Regional Intensification Corridors* as identified conceptually on Map 1H are:

(1) Trafalgar Corridor, Oakville/Milton/Halton Hills;

(2) Dundas Corridor, Burlington/Oakville;

(3) Plains-Fairview Corridor, Burlington;

(4) Harvester-Wyecroft-Speers-Cornwall Corridor, Burlington/Oakville;

(5) Appleby Corridor, Burlington;

(6) Brant Corridor, Burlington; and

(7) Bronte/Regional Road 25 Corridor, Oakville/Milton.

82.5 The *Regional Intensification Corridors* are identified conceptually on Map 1H, and for the purpose of illustrating their connective role in the Regional Urban Structure, in some instances they are depicted in areas outside of the Regional Urban Boundary. This is for illustrative purposes only and the *policies* of this Plan related to *Regional Intensification Corridors* are only applicable to lands within the Regional Urban Boundary.

82.6 In some areas of the *Region*, the *Regional Intensification Corridors* are located within *Employment Areas*. Within these areas, the purpose of the *Regional Intensification Corridors* is to support a range and mix of employment uses and higher density employment uses, consistent with the *policies* that apply to *Employment Areas* in Sections 83 to 83.2 of this Plan.

82.7 It is the policy of the Region to:

(1) Direct *development* with higher densities and mixed uses to *Regional Intensification Corridors* in accordance with the hierarchy identified in Section 79.2 of this Plan, and based on the level of existing and planned transit service.

(2) Encourage the Local Municipalities to:

a) identify the *Regional Intensification Corridors* in their official plans;

b) develop detailed *policies* or *Area-Specific Plans* that support accommodating growth at a scale appropriate for their context and existing and planned transit service;

c) identify and plan for *Local Nodes* along the *Regional Intensification Corridors*, where appropriate; and

d) identify and plan for *Local Intensification Corridors* as part of the *Local Urban Structure*, where appropriate.

Employment Areas

83. The *objectives* of the *Employment Areas* are:

(1) To ensure the availability of sufficient land for employment to accommodate forecasted growth to support *Halton*'s and its Local Municipalities' economic competitiveness.

(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 which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

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

(4) To recognize the changing nature of employment and to recognize the role of *Employment Areas* in accommodating a diverse range of innovative employment uses and supporting the overall *Regional Urban Structure.*

83.1 The *Employment Areas*, are shown as an overlay on top of the Urban Area on Map 1H, 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.

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

(1) Plan for *Employment Areas* by:

a) prohibiting residential uses;

b) prohibiting *major retail* uses;

c) permitting a range of employment uses including but not limited to industrial, manufacturing, warehousing, and office uses;

d) permitting a range of *ancillary uses* that are associated with an employment use or supportive of the overall *Employment Area*, as identified in Local Official Plans in accordance with Section 83.2(6)b) of this Plan;

e) limiting *sensitive land uses*, including institutional uses, by only permitting such uses where they:

[i] are an *ancillary use* that is associated with an employment use or that is supportive of the overall *Employment Area*;

[ii] are located at the periphery of the *Employment Area* and/or identified within an appropriate Local Official Plan designation;

[iii] address land use compatibility considerations in accordance with Section 143(12) of this Plan;

[iv] support achieving the employment forecast in Table 1 and the density target for *Employment Areas* in Table 2 of this Plan; and,

[v] do not contain a residential component or function where individuals reside on a temporary or permanent basis, such as long-term care facilities, retirement homes, or boarding schools;

f) recognizing *existing uses*.

(1.1) Notwithstanding Section 83.2(1)b) of this Plan, to recognize *major retail uses* as permitted by specific policies of a Local Official Plan on December 16, 2009.

(2) Plan for, protect and preserve the *Employment Areas* for current and future use. Development in proximity to major facilities are required to meet the Provincial Policy Statement, 2020 requirements for land use compatibility.

(3) Ensure the necessary *infrastructure* is provided to support the *development* of the *Employment Areas* in accordance with *policies* of this Plan.

(4) 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 and Table 2a;

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 are existing or planned *infrastructure* and *public service facilities* 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.

(5) Require development within the *Employment Areas* to support achieving the density target identified in Table 2 of this Plan.

(6) Require Local Municipalities to plan for *Employment Areas* by:

a) delineating and protecting the *Employment Areas* as identified on Map 1H of this Plan;

b) developing policies and land use designations for lands within the *Employment Areas* that:

[i] support accommodating forecast employment growth as identified in Table 1 and achieving the *Employment Area* density targets identified in Table 2 of this Plan;

[ii] identify a range of employment uses, *ancillary uses*, and *sensitive land uses*, as appropriate for the planned function of the specific land use designations and their role within the Regional Urban Structure and *Local Urban Structures*;

[iii] require land use compatibility studies for *sensitive land uses* in accordance with Section 143(12) of this Plan; and

[iv] ensure an appropriate interface is provided between the *Employment Areas* and adjacent non-employment areas and between specific employment designations in the Local Official Plan to maintain land use compatibility.

c) promoting *intensification* and increased densities in both new and existing *Employment Areas* by facilitating compact, transit-supportive built form, development of *active transportation* networks, and minimizing surface parking.

(7) Where *Employment Areas* are located within a *Major Transit Station Area* as delineated on Map 1H, recognize the dual role and function of these *Major Transit Station Areas* as mixed use *Strategic Growth Areas* as well as the location of existing employment uses, and, require the Local Municipalities, when planning for these areas through an *Area-Specific Plan* in accordance with Section 81.2(4) of this Plan, to:

a) recognize the importance of the protection of existing employment uses and the potential for appropriate employment growth and *intensification* within the *Employment Area* and within adjacent non-employment areas;

b) provide an appropriate interface between the *Employment Area* and adjacent non-employment areas to maintain land use compatibility; and

c) only permit *sensitive land uses* within adjacent non-employment areas if land use compatibility can be addressed in a manner that protects existing employment uses in accordance with Sections 79.3(12) and 143(12) of this Plan.

(8) Subject to Section 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.

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:

(1) To establish housing targets by type and appropriate density for the Local Municipalities and the *Region* as a whole.

(2) To explore and implement new approaches to reduce residential land and construction costs and to effect an adequate supply of *Affordable Housing*.

(3) To coordinate, improve upon, and expedite the *development* approval process so as to reduce the overall cost of housing.

(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.

(5) To meet housing needs through the provision of *Assisted Housing*, *Affordable Housing* and *Special Needs Housing* in *Halton*.

(6) To integrate *Assisted* and *Special Needs Housing* with *Market Housing*.

(7) To provide and manage *Assisted Housing* in *Halton* through the Halton Community Housing Corporation.

(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.

(9) To encourage the Local Municipalities to maintain the quality of the existing housing stock.

(10) To participate in and deliver Provincial and/or Federal housing programs that are beneficial to housing *development* in *Halton*.

(11) To coordinate and provide information on housing needs in *Halton* through centres that are accessible in each Local Municipality.

(12) To support the use of surplus public and not-for-profit lands, where appropriate, for developing *Assisted Housing* and *Affordable Housing*.

(13) To promote residential *intensification* through the *development* or redevelopment of *brownfield* and *greyfield sites*.

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

(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.

(2) Define *Affordable Housing* for the *Halton* and local municipal markets based on its definition under Section 214.

(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.

(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.

(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.

(6) Adopt the following housing targets:

a) that the per cent of new housing units produced annually in *Halton* in the form of townhouses or multi-storey buildings be at least 65 per cent to 2031 and at least 75 per cent each year thereafter; and

b) that at least 30 per cent of new housing units produced annually in *Halton* be *Affordable* or *Assisted Housing*.

(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).

(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).

(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.

(9) [Section number not in use.]

(10) Require Local Official Plans and Zoning By-laws to permit *additional residential units* in new and existing residential development, provided that health, safety and other reasonable standards or criteria (e.g. the provision of parking or adequacy of services) are met, including:

a) the use of two residential units in a detached house, semi-detached house or rowhouse; and

b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.

(10.1) Ensure that the standards or criteria identified in a Local Official Plan or Zoning By-law shall not preclude or prohibit the establishment of *additional residential units*, as provided for in Provincial legislation, policy or plans.

(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.

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

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

(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.

(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.

(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*.

(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.

(17) Seek funding allocation from the Federal and Provincial governments for the provision of new *Assisted* and *Affordable Housing* in *Halton*.

(17.1) Require that *Assisted* and *Affordable Housing* projects receiving government funding include, as appropriate, units with *universal physical access* and energy conservation standards.

(18) Encourage all levels of government to stimulate rental *Market Housing* construction in *Halton* to meet such needs.

(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.

(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 in accordance with Table 2a.

(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.

(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.

(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.

(24) Encourage the Local Municipalities to adopt and enforce maintenance and occupancy standards by-laws (Property Standard By-laws).

(25) [Section number not in use.]

(26) Seek *development* opportunities for *Assisted* and *Affordable Housing* in *Intensification Areas* where public transit, retail and other facilities are readily accessible.

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:

(1) To provide satisfactory levels of *urban services* in the Urban Area to meet existing and future requirements.

(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:

(1) Provide *urban services* only within the Regional Urban Boundary as delineated on Map 1 of this Plan, unless otherwise permitted by specific *policies* of this Plan.

(2) Adopt, after consultation with the Ministry of the Environment, *Urban Services* Guidelines to implement *policies* of this Plan consistent with Provincial policies.

(3) Require that approvals for all new *development* within the Regional Urban Boundary as delineated on Map 1 of this Plan, be on the basis of connection to *Halton*'s municipal water and wastewater systems, unless otherwise exempt by other *policies* of this Plan.

(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*.

(5) Prohibit the use of municipal water in once-through cooling systems.

(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).

(7) Incorporate in the Joint *Infrastructure* Staging Plan phasing schemes for the provision of *urban services* in the *Region*.

(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.

(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.

(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.

(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 Sections 77(7) and 77(8) of this Plan.

(11) [Section number not in use.]

(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.

(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.

(14) [Section number not in use.]

(15) [Section number not in use.]

(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.

(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.

(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).

(19) [Section number not in use.]

(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.

(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.]

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.

h) The Halton Waste Management Site, municipally known as 5400 Regional Road 25 in the Town of Milton.

i) The Biosolids Management Centre, municipally known as 4449 Regional Road 25 in the Town of Oakville.

j) The Milton Works Yard, municipally known as 5600 Regional Road 25 in the Town of Milton.

k) The Robert C. Austin Operations Centre, municipally known as 11618 Trafalgar Road including the Trafalgar Sports Park, municipally known as 11494 in the Town of Halton Hills.

(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.

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.

(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.

(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.

(25) Consider adding new locations to the areas eligible for urban services as shown on Map 1 provided the following criteria are met:

a) the proposed use is a *municipal services facility* or is an existing *public use* as of the date that ROPA 40 came into force and effect with an operational connection to one of Regional water or wastewater services; and,

b) the provision of full, municipal *urban services* does not conflict with this Plan or any Provincial Plans and is deemed technically feasible by the Region; and,

c) upon approval of:

[i] a site-specific Region-led amendment if the site fronts on appropriate water and wastewater infrastructure; or,

[ii] a site-specific proponent-led amendment if the site fronts on one of appropriate water or appropriate wastewater infrastructure; or,

[iii] a site-specific proponent-led amendment if the site does not front on appropriate water or appropriate wastewater infrastructure.

Agricultural System and Agricultural Area

90. [Section number not in use.]

91. The *goal* of the Agricultural System 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. The Agricultural System, as shown on Map 1E, consists of two components: lands designated as Agricultural Area and those parts of the Region's Natural Heritage System outside the *Key Features* or where the only *Key Feature* is a *significant* earth science area of natural and scientific interest. While the second component is subject to the relevant *goals*, *objectives*, permitted uses and *policies* as parts of the Region's Natural Heritage System, *agricultural operations* are compatible uses and are promoted and supported within these areas as part of the Agricultural System.

93. Parts of the Agricultural System that are *Prime Agricultural Areas* as shown on Map 1E are subject to the *policies* of Sections 139.9, 139.9.1 and 139.9.2.

94. [Section number not in use.]

95. [Section number not in use.]

96. [Section number not in use.]

97. [Section number not in use.]

98. [Section number not in use.]

99. The *objectives* of the Agricultural System are:

(1) To recognize *agriculture* as the primary activity and land use in the Agricultural System.

(2) To preserve *Prime Agricultural Areas*, as shown on Map 1E, and *prime agricultural lands*.

(3) To maintain as much as possible lands for existing and future farm use.

(4) To protect farms from incompatible activities and land uses which would limit agricultural productivity or efficiency.

(4.1) To promote *normal farm practices* and to protect the *right to farm*.

(5) To reduce the fragmentation of lands suitable for *agriculture* and provide for their consolidation.

(6) To promote the rental for *farming* of lands not so used.

(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.

(8) To promote *agriculture*-related tourism and direct sales of farm produce and accessory products to visitors and local communities and businesses.

(9) To preserve the farm community as an important part of *Halton*'s rural fabric.

(10) To promote environmentally sensitive and sustainable farm practice.

(11) To retain or increase *tree* cover for harvest, soil erosion protection, and buffering from adjoining non-farm land uses.

(12) To encourage a strong farm support service industry in *Halton*.

(13) To encourage the participation of the *agricultural industry* and community in dealing with concerns of an agricultural nature.

(14) [Section number not in use.]

(15) [Section number not in use.]

(16) To recognize existing rural uses and allow their continuation in a manner sensitive to the ecological balance and the *farming* community.

(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.

(18) To maintain scenic values of lands in the vicinity of the Escarpment.

(19) To provide a buffer for the more ecologically sensitive areas of the Escarpment.

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

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

(1) All types, sizes and intensities of *agricultural operations*,

(1.1) *normal farm practices*,

(2) *existing uses*,

(3) *single detached dwelling* on existing *lots*, unless the *lot* is identified as *Agricultural Purposes Only* (APO) in the Local Official Plans and/or Zoning By-laws.

(4) dwelling(s) accessory to an *agricultural operation*, which must be mobile or portable if located within the Niagara Escarpment Plan Area, unless the *lot* is identified as *Agricultural Purposes Only* (APO) in the Local Official Plans and/or Zoning By-laws.

(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,

(6) *forest*, *fisheries* and *wildlife management*,

(7) archaeological activities,

(8) transportation and *utility* facilities,

(9) *accessory buildings* or *structures*,

(10) *incidental uses*,

(11) [Section number not in use.]

(12) [Section number not in use.]

(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,

(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,

(15) bed and breakfast establishments with three or fewer guest bedrooms,

(16) *veterinary clinics*, only if located on a *commercial farm* secondary to the *farming* operation, and serving primarily the agricultural community.

(17) *animal kennels*, only if located on a *commercial farm*, secondary to the *farming* operation, and in conjunction with a *single detached dwelling*.

(18) *watershed management* and flood and erosion control projects carried out or supervised by a *public agency,*

(19) [Section number not in use.]

(20) sanitary landfill operation and accessory uses, only on the Halton Waste Management Site shown on Map 1,

(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 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.

(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. 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 101(1.3) 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 101(1.3) 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) 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 Esquesing, 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.

(t) activities related to the installation of and access to facilities and servicing for water management and monitoring systems associated with the Acton quarry located in Part of Lots 20, 21, 22, 24 and 25, Concession 3 (adjacent to Phases 4 and 5/6 West) and Part of Lot 21 and 22 Concession 4 (adjacent to Phase 5E), in the Town of Halton Hills.

(u) berming, screening, temporary stockpiling of earthen material, accessory structures and facilities normally associated with a mineral extraction operation, and facilities and servicing for, and related to the water management and monitoring system for the Acton quarry extension located within the setback of the license area of the quarry in Part of Lots 21, 22 and 24, Concession 3 (Phases 4 and 5/6 West) and Part of Lot 21 and 22, Concession 4 (Phase 5E), in the Town of Halton Hills.

(v) 2015 Pan/Parapan American Games Velodrome on part of Lots 8 and 9, Concession 7, of the former Township of Nelson, Town of Milton. Notwithstanding Sections 89(1) and 89(21), such use shall be developed on the basis of urban services.

w) cemeteries and ancillary related uses including a crematorium on Part Lot 1, Concession II NS, former Township of Trafalgar, in the Town of Milton.

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

(1) Require Local Official Plans to recognize the Agricultural System as identified in this Plan and Local Zoning By-laws to permit *agricultural operations* within the Agricultural System in accordance with *policies* of this Plan.

(1.1) 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 Area and the Region's 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.

(1.2) Prohibit the creation of new *lots* for residential purposes except in *Hamlets* or *Rural Clusters*, or otherwise permitted by *policies* of this Plan.

(1.3) Require that all *development* in the Agricultural System be only on the basis of private, individual well water supply and private, individual waste water treatment system that conform to Regional By-laws and standards, and to Provincial legislation, regulations and standards, unless otherwise permitted by the *policies* of this Plan, 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.

(1.4) 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.

(1.5) Consider recreation uses including golf courses and driving ranges in the Agricultural 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 139.9.2(3) where applicable,

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 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] in addition to meeting the requirements of Sections 118(3) and 139.3.7(4), there should be a net gain, or at the minimum no net loss, of overall *natural features and areas* or their *ecological 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 of the Greenbelt Plan, the following additional 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.

(1.6) Recognize and protect lands within the Agricultural System 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.

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*.

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

(1.8) Require an Environmental Impact Assessment for new *development* in accordance with Sections 118(3), 118(3.1) and 139.3.7(4).

(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.

(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 System, 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* 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 1E.

(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.

(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*.

j.1) Encourage *Conservation Authorities* to recognize *normal farm practices* including the importance of keeping agricultural drainage systems in good repair;

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.

(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*.

Hamlets and Rural Clusters

102. The *objectives* of *Hamlets* and *Rural Clusters* are:

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

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

103. *Hamlets* 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:

(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.

(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*.

(3) [Section number not in use.]

(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:

(1) To ensure as much of the *mineral aggregate resources* as is realistically possible shall be made available within the Region to supply mineral resource needs.

(2) To protect legally existing *mineral aggregate operations* from incompatible land uses.

(3) To ensure that *mineral aggregate resource* extraction occur in a manner that minimizes social, environmental and human health impacts.

(3.1) To ensure that the functions and features of the Region's Natural Heritage System are maintained or, where possible, enhanced during and after the extraction operations.

(4) To provide *policies* and criteria for evaluating new licence applications for *mineral aggregate operations*.

(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 policies of the Greenbelt Plan and Niagara Escarpment Plan, applicable Local Official Plan *policies* and Zoning By-laws, and site plan and conditions of the licence under the Aggregate Resources Act, the following uses may be permitted:

(1) *agricultural operations*,

(1.1) *normal farm practices*,

(2) *existing uses*,

(3) *mineral aggregate operations* licensed pursuant to and in compliance with the Aggregate Resources Act.

(4) associated facilities to a *mineral aggregate operation* used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products, provided that such associated facilities are:

a) [Section number not in use].

b) directly associated with the extraction of *mineral aggregate resources* from an integrated *mineral aggregate operation*, which may consist of more than one Aggregate Resources Act License;

c) designed to be temporary and not to be utilized after extraction has ceased; and

d) located in a manner that does not affect the final rehabilitation or enhancement of the site in accordance with an approved rehabilitation and enhancement plan.

(5) non-intensive recreation uses such as nature viewing and pedestrian trail activities,

(6) *forest*, *fisheries* and *wildlife management*,

(7) archaeological activities,

(8) *essential utility* and transportation facilities,

(9) *incidental uses*,

(10) 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,

(11) *watershed management* and flood and erosion control projects carried out or supervised by a *public authority*, and

(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:

(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.

(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 Official Plan *policies*.

(3) Establish as a priority the protection of surface and ground water from the adverse impacts of extraction. Accordingly, the proponent of new or expanded *mineral aggregate operations* is required to carry out comprehensive studies and undertake recommended mitigation and/or remedial measures and on-going monitoring in accordance with Provincial requirements and *policies* of this Plan and in consultation with *Conservation Authorities*.

(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, 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.

(4) Encourage the applicant to consult, prior to the submission of an application for a new *mineral aggregate operation* or expansion to an existing operation, the *Region*, 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.

(5) Require that air, noise and blasting studies be undertaken in accordance with Provincial regulations and standards and recommendations be implemented to minimize impact on social and human health.

(6) Consider *mineral aggregate resource* extraction as an interim use and require the rehabilitation of all such sites to form part of the Greenbelt or Regional Natural Heritage System or the Agricultural Area, with the proposed after-uses being in conformity with the applicable *policies* of that land use designation.

(6.1) Require the rehabilitation of *mineral aggregate operations* on *prime agricultural lands*, within *Prime Agricultural Areas* to be carried out so that substantially the same areas and same average soil quality for *agriculture* are restored.

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*s 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.

(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.

(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.

(7.1) In areas outside the Greenbelt Natural Heritage System, consider applications for new or expanded *mineral aggregate operations* by amendment to this Plan and/or the Niagara Escarpment Plan in appropriate land use designations other than the following areas:

a) The Niagara Escarpment Plan Area except the Escarpment Rural Area,

b) *Provincially Significant Wetlands*,

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

d) For *quarries*, areas within 200 m of the *Escarpment Brow*,

e) The Urban Area, *Hamlets* and *Rural Clusters* as identified by *policies* of this Plan, and

f) The North Aldershot Policy Area except in accordance with the time limited and area specific Minutes of Settlement dated June 1, 2013 and executed prior to the approval of this Plan.

(7.2) In accordance with Section 118(3)d), apply the following systems based approach in the assessment of the impact of a new or expanded *mineral aggregate operation* on the Region's Natural Heritage System:

a) Where the proposal has the potential to negatively affect *Key Features* of the Regional Natural Heritage System, as identified in Section 115.3(1), require the proponent to demonstrate through an EIA that the proposal will result in no *negative impact* on the *Key Features* or their *ecological functions* for which the area is identified.

b) In addition to Section 110(7.2)a), where the proposal has the potential to negatively affect the Regional Natural Heritage System, require the proponent to demonstrate through an EIA that the proposal will maintain, restore or where possible enhance the diversity and connectivity of *natural heritage features* in an area, and the long term *ecological functions* and biodiversity of natural heritage systems, recognizing *linkages* between and among *natural heritage features and areas*, surface water features and ground water features.

c) Where the proposal has the potential to negatively affect the Greenbelt Natural Heritage System, the provisions of Section 4.3.2 of the Greenbelt Plan apply.

d) Where the proponent has satisfied the requirements of Sections 110(7.2)a) through 110(7.2)c) 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 Greenbelt and/or Regional Natural Heritage System based on the following principles:

A) 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 Greenbelt and/or Regional Natural Heritage Systems.

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

[i] increase in the spatial extent of the Greenbelt and/or Regional Natural Heritage Systems,

[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 and areas*.

C) Priorities for restorations or enhancements to the Greenbelt and/or Regional Natural Heritage Systems through post-extraction rehabilitation shall be based on the following in descending order of priority:

[i] restoration to the original features and functions on the areas directly affected by the extractive operations,

[ii] enhancements to the Greenbelt and/or Regional Natural Heritage Systems by adding features and functions on the balance of the site,

[iii] enhancements to the Greenbelt and/or Regional Natural Heritage Systems by adding features and functions in areas immediately surrounding the site,

[iv] enhancements to that part of the Greenbelt and/or Regional Natural Heritage Systems in the general vicinity of the site, and

[v] enhancements to other parts of the Greenbelt and/or Regional Natural Heritage Systems in *Halton*.

D) Restorations or enhancements shall proceed immediately after extraction in a timely fashion.

E) Consideration should be given to the transfer of the ownership of any privately owned rehabilitated or enhanced lands to a *public body*.

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

(7.3) [Section number not in use.]

(7.4) [Section number not in use.]

(7.5) [Section number not in use.]

(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).

(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) [Section number not in use.]

b) [Section number not in use.]

c) Adverse impacts on, and proposed measures to minimize or address such adverse impacts:

[i] the Regional Natural Heritage System in accordance with Section 110(7.2),

[ii] quality and quantity of surface and ground waters,

[iii] adjacent *sensitive land uses* including their source of drinking water,

[iv] any *Cultural 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(7.2)

c.1) *cumulative impacts* of the proposal and other extractive operations in the general area,

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.

(8.1) Support the progressive and final rehabilitation of extractive operations that:

a) takes place in a timely fashion;

b) limits the amount of disturbed area on an on-going basis ;

c) adopts prevailing best management practices; and

d) conforms with the applicable policies of the Greenbelt Plan.

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

(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.

(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).

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

(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. If applicable, alternative routes and alternative modes for transporting the products shall be considered and evaluated.

(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.

Protection of Mineral Aggregate Resources

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

(1) To recognize existing *mineral aggregate operations* and protect them from activities that would preclude or hinder their continued use or expansion.

(2) To protect known mineral aggregate deposits and areas of high potential *mineral aggregate resources*, as shown on Map 1F, for potential future extraction.

The *Region* recognizes that within the Niagara Escarpment Plan Area, these *objectives* are subject to the priorities set by the purpose, objectives and policies of the Niagara Escarpment Plan.

(3) To support *mineral aggregate resource conservation*.

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

(1) Protect high potential *mineral aggregate resource* areas consisting of primary and secondary sand and gravel resource areas and selected bedrock/shale resource areas, except for those areas considered to be unsuitable for extraction based largely on Section 110(7.1) of this Plan, Provincial policies and Provincial Plans. The resource areas thus identified are generally shown on Map 1F using mapping supplied by the Ministry of Northern Development, Mines and Forestry or the

Ministry of Natural Resources. Map 1F is not drawn to scale and the boundaries are only approximate. The identification of these *mineral aggregate resource* areas on Map 1F does not imply that extraction in these areas conforms to Provincial Plans or policies, nor does it 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.

(2) Require the proponent of any land use changes through *Region*al 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* in accordance with *policies* of this Plan and any Provincial Plan, to demonstrate through the appropriate studies to the 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* being located adjacent to a potential future extraction operation are addressed.

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

Natural Heritage System

113. The Natural Heritage System consists of the Greenbelt Natural Heritage System and the Regional Natural Heritage System.

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

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

(1) To maintain the most natural Escarpment features, stream valleys, *wetlands* and related *significant* natural areas and associated *Cultural Heritage Resources*.

(2) To maintain and enhance the landscape quality and open space character of Escarpment features.

(3) To provide a buffer to prominent Escarpment features.

(3.1) To support *agriculture* as a complementary and compatible use outside the *Key Features*.

(3.2) To recognize and support *agriculture* as a primary activity within *Prime Agricultural Areas*, in accordance with Sections 139.9, 139.9.1 and 139.9.2.

(4) To direct *developments* to locations outside *hazard lands*.

(5) To protect or enhance the diversity of fauna and flora, ecosystems, plant communities, and significant *landforms* of *Halton*.

(6) To protect or enhance *Key Features*, without limiting the ability of existing *agricultural uses* to continue.

(7) To protect or enhance *fish habitats*.

(8) To preserve and enhance the quality and quantity of ground and surface water.

(9) 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*.

(10) To protect significant scenic and heritage resources.

(11) To protect and enhance the *Halton* waterfront as a major resource that is part of the Provincially significant Lake Ontario and Burlington Bay shoreline.

(12) To preserve native species and communities that are rare, threatened or endangered based on regional, provincial or national scales of assessment.

(13) To preserve examples of the landscape that display significant earth science features and their associated processes.

(14) To preserve examples of original, characteristic landscapes that contain representative examples of bedrock, surface *landforms*, soils, flora and fauna, and their associated processes.

(15) To preserve and enhance air quality.

(16) To provide opportunities for scientific study, education and appropriate recreation.

(17) To preserve the aesthetic character of *natural features*.

(18) To provide opportunities, where appropriate, for passive outdoor recreational activities.

114.2 Those parts of the Natural Heritage System that are outside the *Key Features* or where the only *Key Feature* is a *significant* earth science area of natural and scientific interest also form parts of the Agricultural System, as described in Section 92 and shown on Map 1E. Within these areas, *agriculture* is recognized, supported and promoted in accordance with *policies* of the Agricultural System.

Regional Natural Heritage System

115. [Section number not in use.]

115.1 [Section number not in use.]

115.2 The Regional Natural Heritage System consists of:

(1) areas so designated on Map 1,

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

(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 systems approach to protecting and enhancing *natural features* and functions and is scientifically structured on the basis of the following components:

(1) *Key Features*, which include:

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,

Key Features that have been identified are shown on Map 1G.

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

(3) *linkages*,

(4) *buffers*,

(5) *watercourses* that are within a *Conservation Authority* Regulation Limit or that provide a *linkage* to a *wetland* or a *significant woodland*, and

(6) *wetlands* other than those considered *significant* under Section 115.3(1)b).

115.4 Included within the Regional Natural Heritage System are:

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

(2) Regulated *Flood Plains* as determined, mapped and refined from time to time by the appropriate *Conservation Authority*.

(3) Parts of the Agricultural System, being those areas of the Regional Natural Heritage System outside the *Key Features* or where the only *Key Feature* is a *significant* earth science area of natural and scientific interest, where *agricultural operations* are promoted and supported as compatible and complementary uses in the protection of the Regional Natural Heritage System in accordance with *policies* of the Agricultural System.

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 boundaries of the Regional Natural Heritage System may be refined, with additions, deletions and/or boundary adjustments, through:

a) a Sub-watershed Study accepted by the *Region* and undertaken in the context of an *Area-Specific Plan*;

b) an individual Environmental Impact Assessment accepted by the *Region*, as required by this Plan; or

c) similar studies based on terms of reference accepted by the *Region*.

Once approved through an approval process under the Planning Act, these refinements are in effect on the date of such approval. The *Region* will maintain mapping showing such refinements and incorporate them as part of the *Region's* statutory review of its Official Plan.

116.2 Notwithstanding Section 116.1, 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 Notwithstanding Section 116.1, 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 policies of the Greenbelt Plan and Niagara Escarpment Plan, and applicable Local Official Plan *policies* and Zoning By-laws, the following uses may be permitted:

(1) All types, sizes and intensities of *agricultural operations* except within the following areas:

a) Escarpment Natural Area, and

b) *Key Features* of the Regional Natural Heritage System;

notwithstanding Section 117.1(1)b), *agricultural operations* are permitted within the Regional Natural Heritage System where the only *Key Feature* is a *significant* earth science area of natural and scientific interest,

(2) *normal farm practices*,

(3) *existing uses* including existing *agricultural operations*,

(4) *single detached dwelling* on existing *lots*, unless the *lot* is identified as *Agricultural Purposes Only (APO)* in the Local Official Plans and/or Zoning By-laws.

(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, and not on properties identified as *Agricultural Purposes Only (APO)* in the Local Official Plans and/or Zoning By-laws.

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

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

(8) archaeological activities,

(9) *essential* transportation and *utility* facilities,

(10) *accessory buildings* or *structures*,

(11) *incidental uses*,

(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,

(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,

(14) [Section number not in use.]

(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.

(16) outside the Escarpment Natural Area or the *Key Features* of the Regional Natural Heritage System other than those areas where the only *Key Feature* is a *significant* earth science area of natural and scientific interest, the 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 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.

f) *veterinary clinics*, serving primarily the agricultural community;

g) *animal kennels*, in conjunction with a *single detached dwelling*; and

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

(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.

(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.

(19) activities related to the installation of and access to facilities and servicing related to the water management and monitoring system as identified in the approved Water Management System associated with the quarry located in Part of Lots 20, 21, 24, and 25, Concession 3 and Part of Lot 20, 21, 22, 23, 24 and 25 Concession 4, in the Town of Halton Hills.

(20) berming, screening, temporary stockpiling of earthen material, accessory structures and facilities normally associated with a mineral extraction operation, and facilities and servicing for, and related to the water management and monitoring system for the Acton quarry extension located within the setback of the license area of the quarry in Part of Lot 24, Concession 3 and Part of Lots 21 and 22, Concession 4, in the Town of Halton Hills.

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

(1) Require Local Official Plans and Zoning By-laws to recognize the Regional Natural Heritage System as identified in this Plan and include *policies* and maps to implement *policies* of this Plan and to incorporate any refinements made thereto through Section 116.1.

(1.1) Require Local Municipalities, when undertaking the preparation of *Area-Specific Plans*, Zoning By-law amendments and studies related to *development* and/or *site alteration* applications, to protect, through their Official Plans and Zoning By-laws, the *Key Features* listed in Section 115.3(1) but not mapped on Map 1G in accordance with *policies* of this Plan.

(2) Apply a systems based approach to implementing the Regional Natural Heritage System by:

a) Prohibiting *development* and *site alteration* within *significant wetlands*, *significant* coastal wetlands, *significant* habitat of endangered and threatened species and *fish habitat* except in accordance with Provincial and Federal legislation or regulations;

b) Not permitting the alteration of any components of the Regional Natural Heritage System unless it has been demonstrated that there will be no *negative impacts* on the *natural features and areas* or their *ecological functions*; in applying this *policy*, *agricultural operations* are considered as compatible and complementary uses in those parts of the Regional Natural Heritage System under the Agricultural System and are supported and promoted in accordance with *policies* of this Plan;

c) Refining the boundaries of the Regional Natural Heritage System in accordance with Section 116.1; and

d) Introducing such refinements at an early stage of the *development* or *site alteration* application process and in the broadest available context so that there is greater flexibility to enhance the *ecological functions* of all components of the system and hence improve the long-term sustainability of the system as a whole.

(3) Require the proponent of any *development* or *site alteration* that meets the criteria set out in Section 118(3.1) to carry out an Environmental Impact Assessment (EIA), unless:

a) the proponent can demonstrate to the satisfaction of the Region that the proposal is minor in scale and/or nature and does not warrant an EIA,

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.

The purpose of an EIA is to demonstrate that the proposed *development* or *site alteration* will result in no *negative impacts* to that portion of the Regional Natural Heritage System or unmapped *Key Features* affected by the *development* or *site alteration* by identifying components of the Regional Natural Heritage System as listed in Section 115.3 and their associated *ecological functions* and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, and opportunities for enhancement. The EIA, shall, as a first step, identify *Key Features* on or near the subject site that are not mapped on Map 1G.

(3.1) Set the criteria for the requirement of an EIA for proposed *developments* and *site alterations* as follows:

a) agricultural buildings with a footprint not exceeding 1,000 sq m or *single detached dwellings* on existing *lots* and their *incidental uses* that are located wholly or partially inside or within 30 m of any *Key Feature* of the Regional Natural Heritage System other than those areas where the only *Key Feature* is a *significant* earth science area of natural and scientific interest; if the proposed buildings or structures are 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 within the *woodlands*;

b) agricultural buildings with a footprint over 1,000 sq. m that are located wholly or partially inside or within 30m of the Regional Natural Heritage System; and

c) all other *developments* or *site alterations*, including public works, that are located wholly or partially inside or within 120m of the Regional Natural Heritage System.

(3.2) [Section number not in use.]

(3.3) 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.

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

(4.1) Apply, as appropriate, *policies* of this Plan that support and promote *agriculture* and *normal farm practices* on those parts of the Regional Natural Heritage System under the Agricultural System where such uses are permitted. These *policies* include but are not limited to Sections 101(2) to 101(5).

(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.

(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.

(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.

(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.

(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 responsibilities for the protection of the *ecological functions* and features on such lands to a *public agency* or charitable organization through a conservation *easement* agreement.

(10) Support the interconnection of *Halton*'s Regional Natural Heritage System with those in the Greater Toronto and Hamilton Area and neighbouring municipalities.

(11) 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.

(12) 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.

(13) 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.

(14) 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.

(15) 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.

(16) 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.

(17) 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.

(18) 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.

(19) Enact a *tree* conservation by-law, in accordance with Section 147(5)a) of this Plan.

(20) Prohibit the creation of new *lots* for residential purposes, except in *Hamlets* or *Rural Clusters,* or to permit the severance of a *residence surplus to a farm operation,* subject to the other policies of this Plan.

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

(22) Recognize and protect lands within *Prime Agricultural Areas,* as shown on Map 1E, in accordance with Sections 139.9, 139.9.1 and 139.9.2.

(23) Require new land uses within the Regional Natural Heritage System that abuts the Urban Area, including the creation of *lots*, and new or expanding livestock facilities to comply with the provincially developed *Minimum Distance Separation formulae.*

119. [Section number not in use.]

120. [Section number not in use.]

121. [Section number not in use.]

122. [Section number not in use.]

123. [Section number not in use.]

124. [Section number not in use.]

125. [Section number not in use.]

126. [Section number not in use.]

127. [Section number not in use.]

128. [Section number not in use.]

129. [Section number not in use.]

130. [Section number not in use.]

131. [Section number not in use.]

132. [Section number not in use.]

Regional Waterfront Parks

133. The *objectives* of the Regional Waterfront Parks are:

(1) To maximize public accessibility to the *Halton* waterfront by increasing the amount of well distributed public open space.

(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:

(1) Burlington Beach,

(2) Burloak Park, and

(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:

(1) *existing uses*,

(2) recreation uses,

(3) *forest*, *fisheries* and *wildlife management*,

(4) archaeological activities,

(5) transportation and *utility* facilities,

(6) *watershed management* and flood and erosion control projects carried out or supervised by a *public agency*.

(7) specialized waterfront commercial, institutional and tourism-related uses,

(8) marine and harbour facilities,

(9) cultural and historical facilities,

(10) public works, and

(11) uses complementary to the Waterfront Park as permitted in the approved master plan.

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

(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(14)b), 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.

(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.

(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.

(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.

(5) Protect significant physical and biological features within Waterfront Parks.

(6) Consult the Local Municipalities and Conservation Halton on the identification and protection of heritage resources within Waterfront Parks.

(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:

(1) To recognize and maintain the distinct and unique character of the North Aldershot area within the context of the surrounding built up area.

(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:

(1) *agricultural operations*,

(1.1) *normal farm practices*,

(2) *existing uses*,

(3) *single detached dwelling* on existing *lots*,

(4) dwelling(s) accessory to an *agricultural operation*,

(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,

(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 to 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.

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

(8) archaeological activities,

(9) transportation and *utility* facilities,

(10) *accessory buildings* or *structures*,

(11) *incidental uses*,

(12) [Section number not in use.]

(13) [Section number not in use.]

(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),

(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,

(16) bed and breakfast establishments with three or fewer guest bedrooms,

(17) *veterinary clinics*,

(18) *animal kennels* in conjunction with a *single detached dwelling*,

(19) *watershed management* and flood and erosion control projects carried out or supervised by a *public agency*, and

(20) [Section number not in use.]

(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:

(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).

(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).

(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*.

(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.

(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.

Milton Education Village Complementary Greenbelt Lands Policy Area

139.1 The purpose of the Milton Education Village Complementary Greenbelt Lands Policy Area, as shown on Map 1, is to recognize the important role of the lands within the Greenbelt Plan Protected Countryside located west of the Milton Education Village in supporting the Milton Education Village lands as a complete, mixed-use and integrated community anchored by post-secondary education.

139.2 The *objectives* of the Milton Education Village Complementary Greenbelt Lands Policy Area are:

(1) To recognize the unique role of the Milton Education Village Complementary Greenbelt Lands in relation to the Milton Education Village and the strategic opportunities for integrated research and scientific study.

(2) To support *development* within the Milton Education Village Complementary Greenbelt Lands that complements the vision for the Milton Education Village and opportunities for integrated research and scientific study in a manner that protects and enhances the *natural environment* and rural countryside.

(3) To permit stormwater management *infrastructure* that is essential and in the public interest and that is required for and will contribute to the growth and economic development expected within the Milton Education Village adjacent to the Greenbelt Plan area.

139.2.1 Subject to other policies of this Plan, applicable polices of the Greenbelt Plan, applicable Local Official Plan policies and Zoning By-laws, and applicable Conservation Authority regulatory requirements, the following additional uses may be permitted on the Milton Education Village Complementary Greenbelt Lands:

(1) stormwater management facilities, provided that:

a) such uses meet the applicable Greenbelt Plan objectives and policies for infrastructure within the Protected Countryside;

b) such uses are essential, meaning that they are deemed necessary to the public interest after all alternatives have been considered;

c) they are located outside of *Key Features*, *buffers*, and *vegetation protection zones*;

d) they avoid *prime agricultural areas*, unless need has been demonstrated and it has been established that there is no reasonable alternative;

e) they represent green infrastructure, providing ecological and hydrological functions and processes that support the Natural Heritage System;

f) they are developed and operated as a research facility that supports the Milton Education Village and the scientific research and study undertaken at its post-secondary institutions related to watersheds, water quality and quantity, and management practices; and

g) they address the detailed requirements and studies identified in Section139.2.2 of this Plan.

(2) uses directly associated with a stormwater management facility and necessary to support the installation, access, operation, and maintenance of the facility, provided they are located outside of *Key Features*, *buffers*, and *vegetation protection zones*, with the exception of those components of the facility that are essential for conveying stormwater to the receiving *Key Feature*;

(3) non-intensive uses related to scientific study, education, and research, that are directly related to a post-secondary institution in the Milton Education Village.

139.2.2 Subject to other policies of this Plan, prior to development or site alteration on the Milton Education Village Complementary Greenbelt Lands related to the permitted uses identified in Section 139.2.1 of this Plan, the following studies must be completed:

(1) an Agricultural Impact Assessment, based on guidelines adopted by Regional Council, that demonstrates:

a) there is an identified need to use additional land for the proposed use and it is demonstrated that there are no reasonable alternatives that avoid prime agricultural areas or locations in prime agricultural areas within lower priority agricultural lands;

b) where adverse impacts on the Agricultural System are unavoidable, there are measures that will be implemented to minimize or mitigate the impacts to the extent feasible;

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

d) all other applicable Regional policies and requirements related to the Agricultural System are met.

(2) an Environmental Impact Assessment, based on guidelines adopted by Regional Council, or an equivalent study based on terms of reference accepted by the Region, that demonstrates:

a) there are *no negative impacts* on *Key Features* or their *ecological functions*;

b) connectivity across the Natural Heritage System and between *Key Features* and other *natural heritage features and areas* is maintained or, where possible, enhanced;

c) new *development* and *site alteration* in the Greenbelt Natural Heritage System will occur in accordance with the following:

[i] the disturbed area will not exceed 25 per cent of the total developable area, being the areas of the Milton Education Village Complementary Greenbelt Lands outside of *Key Features* and any related *vegetation protection zones*;

[ii] the impervious surface is minimized and will not exceed 10 per cent of the total developable area; and,

[iii] natural self-sustaining vegetation is maintained or restored to at least 30 per cent of the total developable area.

d) all other applicable Regional policies and requirements related to the Greenbelt and Regional Natural Heritage System are met.

(3) a stormwater management plan which demonstrates:

a) planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;

b) an integrated treatment approach will be used to minimize stormwater flows and mimic natural hydrology through lot level controls, low impact development and other conveyance techniques;

c) applicable recommendations, standards or targets within a subwatershed plan or equivalent and water budgets will be complied with; and

d) applicable objectives, targets, and any other requirements within a stormwater master plan will be met in accordance with the policies in subsection 3.2.7 of the Growth Plan and subsection 4.2.3.5 of the Greenbelt Plan.

CONSTRAINTS TO DEVELOPMENT

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

(1) Greenbelt Natural Heritage System, as shown on Map 1,

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

(3) Future Strategic Employment Areas, as shown on Map 1C,

(4) Municipal Wellhead Protection Zones, as shown on Map 1D,

(5) *Prime Agricultural Areas*, as shown on Map 1E,

(6) Identified Mineral Aggregate Resource Areas, as shown on Map 1F, and

(7) *Key Features* within the Greenbelt and Regional Natural Heritage Systems, as shown on Map 1G.

Greenbelt Natural Heritage System

139.3.1 The purpose of the Greenbelt Natural Heritage System shown as an overlay on Map 1 is to implement *policies* of the Provincial Greenbelt Plan as they apply to its Natural Heritage System.

139.3.2 [Section number not in use]

139.3.3 The Greenbelt Natural Heritage System represents a systems approach to protecting *natural features* and functions within the Greenbelt Plan Area and its construct is equivalent to that of the Regional Natural Heritage System as described in Section 115.3. The *Key Features*, within the Regional Natural Heritage System referred to under Section 115.3(1), and the following *Key Features* within the Greenbelt Natural Heritage System are shown on Map 1G, for the purpose of assisting the Local Municipalities in developing detailed implementation policies in accordance with Sections 5.3 of the Greenbelt Plan:

a) sand barrens, savannahs and tall grass prairies,

b permanent and intermittent streams,

c) lakes,

d) seepage areas and springs,

e) alvars and,

f) *significant* habitat of special concern species.

139.3.4 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 functions* of *Halton*. Within those parts of the Greenbelt and Regional Natural Heritage Systems that are under the Agricultural System described in Section 92, *agricultural operations* are considered as compatible and complementary uses towards implementing this vision.

139.3.5 *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.

139.3.6 Refinements to the boundaries of the Greenbelt Natural Heritage System are not permitted unless as a result of amendments to the Greenbelt Plan but refinements to the boundaries of the *Key Features* within the Greenbelt Natural Heritage System may be considered in conjunction with the development of detailed implementation *polices* in the Local Plans.

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

(1) Prohibit *development* or *site alteration* within the *Key Features* of the Greenbelt Natural Heritage System, except in accordance with policies of this Plan.

(2) Prohibit *development* or *site alteration* on lands adjacent to the *Key Features* of the Greenbelt Natural Heritage System unless the proponent has evaluated the *ecological function*s of these lands through an Environmental Impact Assessment in accordance with Section 139.3.7(4).

(3) Notwithstanding Sections 139.3.7(1) and 139.3.7(2), permit the following uses within *Key Features*, subject to the applicable *policies* of 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 activities;

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*; and,

g) *mineral aggregate resource* extraction, subject to the *policies* of Section 110 of this Plan.

(4) Require the proponent of any *development* or *site alteration*, including public works, that is located wholly or partially within the Greenbelt Natural Heritage System or within 120m of a *Key Feature* to carry out an Environmental Impact Assessment (EIA). The EIA will identify a *vegetation protection zone* which:

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.

(4.1) Notwithstanding Section 139.3.7(4) for *agriculture*-related *development* or *site alteration*, the requirement for an EIA is reduced to within 30m of a *Key Feature*.

(5) Notwithstanding Section 139.3.7(4), require a minimum *vegetation protection zone* of 30m 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*.

(6) Notwithstanding Sections 139.3.7(4), 139.3.7(4.1) and 139.3.7(5), permit without the requirement of an EIA the expansion of existing agricultural buildings and structures, residential dwellings, and accessory uses to both, within *Key Features*, subject to the following being demonstrated to the satisfaction of the Region:

[i] there is no alternative and the expansion, alteration or establishment is directed away from the *Key Features* to the maximum extent possible;

[ii] the impact of the expansion or alteration on the *Key Feature* and its functions is minimized to the maximum extent possible; and,

[iii] sewage and water services as described in Section 101(1.3).

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:

(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.

(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.

Future Strategic Employment Areas

139.6 The purpose of the Future Strategic Employment Areas, shown as an overlay on Map 1C, is to identify and protect from incompatible uses certain lands that are strategically located with respect to major transportation facilities and existing *Employment Areas* and are best suited for employment beyond the planning horizon of this Plan. The underlying land use designations are shown on Map 1 and are subject to the *policies* of this Plan. Future Strategic Employment Areas are not land use designations and confer no permitted uses.

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

(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.

(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.

(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.

(4) Consider the inclusion of any land within the Future Strategic Employment Areas into the Urban Area in accordance with Section 77(7).

Municipal Wellhead Protection Zones

139.8 The purpose of the Municipal Wellhead Protection Zones, as shown on Map 1D 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.

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 Plans.

139.9.1 The *Prime Agricultural Areas* shown on Map 1E include lands in the Agricultural Area 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.

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

(1) Require Local Municipalities to designate *Prime Agricultural Areas* in accordance with Map 1E, within their Official Plans and include detailed supporting *policies* which implement the related *goals*, *objectives* and *policies* of this Plan.

(2) 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.

(3) 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 the Region:

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 1E, and

g) the land does not comprise a *specialty crop area*.

Extraction of *mineral aggregate resources* is permitted in *Prime Agricultural Areas* in accordance with Section 110(6.1).

Identified Mineral Resource Areas

139.10 The purpose of the Identified Mineral Resource Areas, as shown on Map 1F, 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 Greenbelt and Regional Natural Heritage Systems

139.11 The purpose of the *Key Features* within the Greenbelt and Regional Natural Heritage Systems, as identified in Sections 115.3(1) and 139.3.3, 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 Local Municipalities in developing detailed implementation *policies* for the *Key Features* of the Greenbelt Natural Heritage System in accordance with *policies* of the Greenbelt Plan and this Plan.

139.12 There may exist other *Key Features* within the Greenbelt and Regional Natural Heritage Systems that are not shown on Map 1G, or that may exist in other land use designations, such as the Agricultural 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.

[page left blank]