

**The Corporation of the County of Northumberland
Economic Development, Tourism, Land Use Planning Committee
Agenda**

Wednesday, January 8, 2025, 1:00 p.m.

Council Chambers

555 Courthouse Road, Cobourg, ON K9A 5J6

Hybrid Meeting (In-Person and Virtual)

Zoom Information

Join Zoom Meeting

<https://us06web.zoom.us/j/81410110674?pwd=255FGMbXzPCoYw9ldXXNhVGAY8dTVK.1>

Meeting ID: 814 1011 0674

Passcode: 020813

Phone: 855 703 8985 Canada Toll-free

Pages

1. Notices

1.a Accessible Format

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1.b Meeting Format

This Committee meeting will be held using a hybrid meeting model. The public is invited to attend in-person in Council Chambers. Alternatively, the public may view the Committee meeting via live stream, join online, or join by phone using Zoom Conference technology. If you have any questions, please email matherm@northumberland.ca.

- Attend in-person in Council Chambers, located at 555 Courthouse Road, Cobourg
- Watch a livestream by visiting [Northumberland.ca/Council](https://www.northumberland.ca/Council)
- Join online using Zoom
- Join by phone using Zoom

2. Call to Order

2.a Territorial Land Acknowledgement

3. Approval of the Agenda

Recommended Motion:

"**That** the agenda for the January 8, 2025 Economic Development, Tourism, and Land Use Planning Committee be approved."

4. Disclosures of Interest

5. Delegations

6. Business Arising from Last Meeting

7. Communications

N/A

8. Staff Reports

8.a Report 2025-010 'Recommended Modifications to Official Plan Amendment No. 1 – Natural Heritage System' - Presentation

5 - 56

Dwayne Campbell, Director of Economic Development and Planning
Nick McDonald, President, Meridian Planning Consultant

[Attachment #4 'Supplemental Memo' was added to the agenda prior to the meeting]

Recommended Motion:

"**That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2025-010 'Recommended Modifications to Official Plan Amendment No. 1 – Natural Heritage System (OPA1-NHS)', and supplemental memo prepared by Meridian Planning, recommend that County Council endorse the recommended modifications in the report and supplemental memo to align with the new Provincial Planning Statement, 2024, and additional community consultations; and

Further That the Committee recommend that County Council direct staff to respectfully request the Minister of Municipal Affairs and Housing to modify and approve Official Plan Amendment No. 1 in substantially the form as endorsed, noting that the spatial extent of the Northumberland Natural Heritage System is not recommended to change."

- 8.b **Report 2025-011 'Business and Entrepreneurship Centre Northumberland (BECN) 2024 Program Update'** 57 - 60
- Rob Day, Manager Economic Development
Kailyn Coupland, Business Development Coordinator
- Recommended Motion:
“**That** the Economic Development, Tourism and Land Use Planning Committee receive Report 2025-011 ‘Business and Entrepreneurship Centre Northumberland (BECN) 2024 Program Update’ for information; and
- Further That** the Committee recommend that County Council receive this report for information.”
- 8.c **Report 2025-012 'New Ontario Building Code - Plumbing and Sewage System Changes'** 61 - 65
- Kirk Johnstone, Senior Plumbing and Sewage Inspector / Chief Building Official
- Recommended Motion:
“**That** the Economic Development, Tourism and Land Use Planning Committee receive Report 2025-012 ‘New Ontario Building Code, Plumbing and Sewage System Changes’ for information; and
- Further That** That the Committee recommend that County Council receive this report for information and direct staff to send a copy of this report to each Member Municipality for informational purposes.”
- 8.d **Report 2025-013 'Brighton Official Plan Amendment No. 13 - 207 Middle Ridge Road, Brighton'** 66 - 84
- Ashley Yearwood, Senior Planner
- Recommended Motion:
“**That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2025-013 ‘Brighton Official Plan Amendment No. 13 - 207 Middle Ridge Road, Brighton’, recommend that County Council approve Brighton Official Plan Amendment No. 13; and
- Further That** the Committee recommend that County Council direct staff to provide a decision notice to the Municipality of Brighton and all prescribed persons in accordance with the *Planning Act*.”

9. **Other Matters Considered by Committee**

10. Media Questions
11. Closed Session
N/A
12. Motion to Rise and Results from Closed Session
N/A
13. Next Meeting - Wednesday, February 5, 2025 at 1:00 p.m.
14. Adjournment

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Report 2025-010

Report Title: Recommended Modifications to Official Plan Amendment No. 1 – Natural Heritage System

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: January 8, 2025

Prepared by: Dwayne Campbell
Director
Economic Development, Tourism and Strategic Initiatives

Approved by: Jennifer Moore, CAO

Council Meeting Date: January 22, 2025

Strategic Plan Priorities: ☐ Innovate for Service Excellence
☐ Ignite Economic Opportunity
☐ Foster a Thriving Community
☒ Propel Sustainable Growth
☐ Champion a Vibrant Future

Recommendation

“That the Economic Development, Tourism and Planning Committee, having considered Report 2025-010 ‘Recommended Modifications to Official Plan Amendment No. 1 – Natural Heritage System (OPA1-NHS)’, recommend that County Council endorse the recommended modifications in this report to align with the new Provincial Planning Statement, 2024, and additional community consultations; and

Further That the Committee recommend that County Council direct staff to respectfully request the Minister of Municipal Affairs and Housing to modify and approve Official Plan Amendment No. 1 in substantially the form as endorsed, noting that the spatial extent of the Northumberland Natural Heritage System is not recommended to change.”

Purpose

This report introduces the final recommended modifications to County Official Plan Amendment No. 1 – Natural Heritage System, following a review of the new Provincial Planning Statement, and additional community consultations that took place in November and December 2024.

Background

On December 15, 2021, after an extensive 3-year process, County Council adopted Official Plan Amendment No 1 – Natural Heritage System (OPA1-NHS) and it was submitted to the Province for approval.

On October 18, 2023, County Council passed a resolution requesting that a Provincial decision on OPA1-NHS be deferred considering the pending release of the new Provincial Planning Statement.

In a letter dated September 6, 2024, Honorable Paul Calandra (Minister of Municipal Affairs and Housing), requested that the adopting by-law to OPA1-NHS be repealed to allow the County the ability to re-visit the Amendment to ensure alignment of local land use policies and interest with the new Provincial Planning Statement, 2024 (PPS, 2024).

On October 16, 2024, County Council directed staff to respond to the Minister's letter to suggest an alternative approach wherein staff draft modifications for OPA1-NHS to ensure alignment with the new PPS, 2024. Council also directed staff to prepare a report outlining the modifications required, and to hold a public meeting to present the proposed modifications and provide the public and interested parties the opportunity to provide input.

On December 4, 2024, staff and the consultant team presented a report of the proposed modifications to the Economic Development, Tourism and Planning Committee and hosted a public meeting. This report is the final step in the suggested alternative approach to request the Minister to modify and approve a Natural Heritage System for Northumberland.

Consultations

An additional community consultation campaign on the proposed changes to OPA1-NHS took place in November and December and wrapped up on December 21, 2024. At the public meeting held on December 4th, one resident addressed the Committee citing requirements to determine natural heritage feature significance. At the time of writing this report, one written submission about reviewing environmental impact study reports was received. Staff have considered all public feedback received and made additional changes to the modifications where necessary. In addition, a number of minor changes to the policy framework are proposed to provide additional clarity.

In addition to the public consultation, County Planning staff circulated the proposed modifications to First Nation Communities involved in the Williams Treaties. A member of Hiawatha First Nation replied that they have no questions or concerns.

Legislative Authority / Risk Considerations

The proposed modifications to Official Plan Amendment No. 1 have been prepared to align with the new Provincial Planning Statement, 2024.

It is noted that a municipal request to the Minister to modify and approve an official plan amendment is somewhat unique. However, taking into account the length of time that has passed since Council adopted Official Plan Amendment No. 1 in December 2021, and the numerous changes in Provincial legislation since that time; County staff, in consultation with Ministry and local municipal staff, believe that an appropriate planning process, complete with public engagement and indigenous consultation has been delivered, and that will allow the

Minister to modify and approve the first County Official Plan Amendment to implement a Natural Heritage System in Northumberland as is required by Provincial legislation.

Discussion / Options

A memo and recommendation report, prepared by Meridian Planning Consultants, dated December 16, 2024, is attached and provides the details about the modifications required to OPA1-NHS. There are 85 recommended modifications that include new map schedules and text changes to the adopted Amendment (refer to attachment 1). It is noted that the spatial extent of the Northumberland Natural Heritage System is not recommended to change. In addition, the spatial extent of the natural features and areas shown on the schedules (except for significant woodlands) is not proposed to change. With significant woodlands, the amount of land proposed to be classified as significant woodland is proposed to increase by approximately 213 hectares, from 57,480 hectares to 57,693 hectares as a result of the simplification of the significant woodland criteria. This change is considered to be very minor because it represents an increase of 0.0036% and because the new policy framework permits development in significant woodlands provided the no negative impact test is satisfied (whereas the previous policy framework as per the Growth Plan prohibited development completely).

Financial Impact

The process undertaken to draft and present the proposed modifications to OPA1 are additional costs to the Council approved budget for the Official Plan update that was approved in 2020. It is anticipated that a portion of the additional expense will be covered by deferring subsequent amendments and projects as part of the Official Plan update. If necessary, staff will prepare a report seeking Council approval for additional funds to complete the other components of the County Official Plan update.

Member Municipality Impacts

Once approved by the Province, the OPA1-NHS mapping and policies will be integrated into the Northumberland County Official Plan and each of the local municipalities will need to update their official plans with the Natural Heritage System.

Conclusion / Outcomes

This report and the attached recommended modifications to adopted Official Plan Amendment No. 1 - Natural Heritage System, is the final step in a suggested alternative approach for the Minister of Municipal Affairs and Housing to consider approving the Amendment. It is recommended that Council endorse the recommended modifications attached to this report and direct staff to send a copy of this report and the modifications to the Minister with a request to modify and approve Official Plan Amendment No. 1- Northumberland Natural Heritage System.

Attachments

1. Report 2025-010 ATTACH 1 'Memo: Final Recommendation on Proposed Modifications to OPA 1 (Natural Heritage System), Meridian Planning, December 16, 2024'
2. Report 2025-010 ATTACH 2 'Recommended Map Schedules'

MEMORANDUM

To: Dwayne Campbell, MCIP, RPP
A/Director of Planning and Economic Development

From: Nick McDonald, MCIP, RPP, PLE, Meridian Planning Consultants

Date: December 16, 2024

Re: Final Recommendation on Proposed Modifications to OPA 1 (Natural Heritage System)

Purpose

The purpose of this memorandum is to:

- a) review the public comments made before and at the public meeting held on December 4, 2024;
- b) review the minor change proposed to the mapping of significant woodlands that is proposed to be made;
- c) recommend a number of minor changes to the modifications I prepared on October 3, 2024; and
- d) provide my land use planning opinion on whether the proposed modifications to OPA 1 are consistent with the Provincial Planning Statement (2024) and represent good planning.

Responses to Public Comments

On December 4, 2024 the County held a public meeting on the proposed modifications to the mapping and text of OPA 1, as detailed in my memorandum dated October 3, 2024.

One public comment from Ms. Jane Zednik was received prior to the public meeting regarding the need for peer reviews when Environmental Impact Studies are submitted. In this regard, it is noted that the County and the local municipalities already routinely peer review technical studies to ensure

that the recommendations made in these studies are consistent with Provincial policy and represent good planning.

During the public meeting, a number of comments were made about the loss of a specific woodlot in the urban area of the Municipality of Port Hope by one individual and the implications of the updated policy framework on other woodlots in the County of Northumberland. In response, it was noted that the policies of both the Provincial Planning Statement (2024) and the County Official Plan require the submission of appropriate studies to support development applications and the County and the local municipalities routinely require the peer review of these studies as per the above.

No additional public comments were received as of the writing of this memorandum.

Status of the Mapping

As noted in my October 3, 2024 memorandum, the following mapping changes are proposed:

- a) It is proposed to delete the Growth Plan NHS boundary from **Schedule A-1** and all lands within the previous Growth Plan NHS will now be a part of the County's NHS, without modification. In order to incorporate this minor change, a new Schedule A-1 has been prepared.
- b) The NHA designation on **Schedule A-2** is proposed to be divided into two separate designations and in order to incorporate this change, a new Schedule A-2 has been prepared.

The new NHA1 designation will be a primary designation and only include Provincially significant wetlands and Regionally important wetlands and no changes are proposed to the limits of this designation.

The new NHA2 designation will be an overlay designation (sitting on top of any other designation) and it will only include significant woodlands and significant Areas of Natural and Scientific Interest.

With significant woodlands, the amount of land proposed to be classified as significant woodland is proposed to increase on the new Schedule A-2 by approximately 213 hectares, from 57,480 hectares to 57,693 hectares as a result of the simplification of the significant woodland criteria. This change is considered to be very minor because it represents an increase of 0.0036% and because the new policy framework permits development in significant woodlands provided the no negative impact test is satisfied (whereas the previous policy framework as per the Growth Plan simply prohibited development completely).

The reason for the very minor increase in significant woodlands is as a result of the establishment of one set of criteria for all lands in the County except for lands on the Oak Ridges Moraine. Previously and in the adopted version of OPA 1, there were separate criteria

for lands in the Growth Plan NHS and outside of the Growth Plan NHS. The reason for the larger size threshold in the Growth Plan NHS was because the Province requested that the County adopt the largest size threshold from the Provincial Natural Heritage Reference Manual due to the restrictions of aggregate development in Significant Woodlands. That is why the category of “Regionally Important Woodlands” with a lower size threshold that mirrored the more flexible policies of the PPS where the test of no negative impact could be applied was established. It is now proposed to apply the criteria (as slightly modified) for Regionally important woodlands to all lands in the County except those lands subject to the Oak Ridges Moraine Conservation Plan. A more detailed discussion on the criteria is found within the October 3, 2024 memorandum.

- c) In addition to the above, two new land use designations are proposed to be added on the new **Schedule A-2** and they are the Oak Ridges Moraine Natural Core Area and Natural Linkage Area designations. Previously, these areas were part of the NHA designation on Schedule A-2. No changes to the boundaries of these two designations, as set out in the Oak Ridges Moraine Conservation Plan, are proposed.
- d) It is proposed to delete **Schedule B-1** in the adopted version of OPA 1 since the only purpose of this schedule was to establish Growth Plan, ORMCP and PPS policy areas for the purposes of applying the feature-specific policies of the two Provincial Plans and the previous PPS (2020).
- e) **Lastly, Schedule B-2** in the adopted version of OPA 1 is now proposed to be called Schedule B-1.

Minor Changes to the Proposed Modifications are Required

Based on a review of the modifications presented at the public meeting on December 4, 2024, a few minor changes to the proposed modifications are necessary and are described below.

Minor changes are proposed to **Modifications 42, 44, 46 and 55** below to ensure that there is clarity that only Regionally Important Wetlands outside of settlement areas are subject to the 'no negative impact' test policies (previously, all wetlands outside of settlement areas were considered to be key hydrologic features by the Growth Plan and development and site alteration was prohibited within them and within a 30 metre vegetation protection zone). An editorial change is also proposed in **Modification 42** to ensure the consistent use of terminology. The minor changes are highlighted in yellow.

- 42. Section D6.1 (Natural Heritage Area One Designation Outside of the ORMCP - Location) is modified by replacing sub-sections a), b) and c) with the following:

"a) All lands that are the site of known Provincially *significant wetlands, significant coastal*

wetlands and Regionally important wetlands (outside of urban areas and rural settlement areas) are designated Natural Heritage Area One on **Schedule A-2**. Where information is known, Provincially *significant wetlands*, significant coastal wetlands and Regionally Important Wetlands are shown on **Schedule B-1** for information purposes.

- b) While known Provincially *significant wetlands*, *significant coastal wetlands* and Regionally Important Wetlands have been designated Natural Heritage Area One on **Schedule A-2**, the identification, mapping and significance of others can only be determined after evaluation."

- 44. Section D6.3 (Natural Heritage Area One Designation Outside of the ORMCP - Development and Site Alteration on Adjacent Lands) is modified by replacing all of Section D6.3 with the following:

"D6.3 DEVELOPMENT AND SITE ALTERATION IN REGIONALLY IMPORTANT WETLANDS

- a) *Development and site alteration* in Regionally Important Wetlands outside of urban areas and rural settlement areas is subject to the policies of Section D7."

- 46. Section D7 (Natural Heritage Area Designation Within the Oak Ridges Moraine Conservation Plan) Outside of the ORMCP - Location) is deleted in its entirety and replaced with a new Section D7 as set out below:

"D7 NATURAL HERITAGE AREA TWO (NHA2) DESIGNATION OUTSIDE OF THE ORCMP

D7.1 LOCATION

- a) All lands that are the site of known Provincially *significant Areas of Natural and Scientific Interest* and *significant woodlands* are designated Natural Heritage Area Two on **Schedule A-2**. Where information is known, Provincially *significant Areas of Natural and Scientific Interest* and *significant woodlands* are shown on **Schedule B-1** for information purposes.
- b) While known Provincially *significant Areas of Natural and Scientific Interest* and *significant woodlands* have been designated Natural Heritage Area Two on **Schedule A-2**, the identification, mapping and significance of others can only be determined after evaluation either by the Province in the case of an *Area of Natural and Scientific Interest* or the County, in the case of a *woodland*.

D7.2 PERMITTED USES

- a) As the NHA2 designation in an overlay designation, permitted uses are those in the underlying land use designation shown on **Schedule A-2**.
- b) The policies in this section apply to *significant woodlands, significant valleylands, non-significant coastal wetlands, significant Areas of Natural and Scientific Interest, significant wildlife habitat, fish habitat and habitat of endangered and threatened species*. **In addition, the policies of this section apply to Regionally Important Wetlands outside of urban areas and rural settlement areas in accordance with Section D6.3 of this Plan.**
- c) *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *Provincial and Federal requirements*.
- d) *Development and site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.
- e) *Development and site alteration* shall not be permitted in the following *natural heritage features and areas* unless it has been demonstrated through the preparation of an Environmental Impact Study in accordance with Section C4.4 of this Plan that there will be no *negative impacts* on the natural features or their *ecological functions*:
 - i) *Significant woodlands*;
 - ii) *Significant valleylands*;
 - iii) *Significant wildlife habitat*; **and**;
 - iv) *Significant Areas of Natural and Scientific Interest*; **and**
 - v) Regionally Important Wetlands outside of urban areas and rural settlement areas.**
- f) Notwithstanding the above, expansions or alterations to existing buildings and structures for *agricultural uses, agriculture-related uses or on-farm diversified uses* and expansions to existing residential dwellings and existing ancillary buildings may be permitted in the NHA2 designation if it is demonstrated that:

- aa) There is no alternative, and the expansion or alteration in the feature is minimized and is directed away from the feature to the maximum extent possible; and
- ab) The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible;
- g) Small-scale structures for recreational uses, including boardwalks, footbridges, fences, docks, and picnic facilities may be permitted in the NHA2 designation, if measures are taken to minimize the number of such structures and their *negative impacts*.
- h) Through the implementation of this section by the local municipalities in their Official Plans and zoning by-laws, the pre-identification of the nature and scale of minor expansions to existing residential dwellings and existing ancillary buildings within *significant woodlands* that can proceed as-of-right and without the need for an environmental impact study is permitted by this Plan. In this regard, such minor expansions shall be small in scale and generally not exceed 25% of the floor area of the existing residential dwelling and/or existing ancillary building that is being expanded. Expansions beyond this size will require a Planning Act approval where it shall be demonstrated that conformity with Section D7.2 f) can be achieved."

55. Former Section D9 (Supporting Features and Areas (SFA)) is modified by changing the section number to Section D10 and replacing the entirety of Section D9.1 with the following:

"D10.1 LOCATION

- a) ~~The~~ Supporting Features and Areas (SFA) ~~overlay designation~~ includes the following:
 - i) Alvars;
 - ii) Conservation oriented lands;
 - iii) Enhancement areas;
 - iv) Linkages;
 - v) Other *valleylands* (non-significant);

- vi) Other wetlands located within urban areas and rural settlement areas that are not considered to be *significant wetlands* or significant coastal wetlands or regionally important wetlands;
 - vii) Other woodlands (non-significant);
 - viii) Regionally important *Areas of Natural and Scientific Interest*;
 - ix) Regionally important *wildlife habitat*;
 - x) Sand barrens;
 - xi) Savannahs;
 - xii) Seepage areas and springs;
 - xiii) *Sensitive ground water features*;
 - xiv) *Sensitive surface water features*;
 - xv) Shoreline features; and
 - xvi) Tallgrass prairies.
- b) Where information is known, individual supporting features and areas are shown on **Schedule B-1** for information purposes.
 - c) While some of the supporting features and areas are known and some have been identified as SFA on **Schedule B-1**, the identification, mapping and significance of others can only be determined after evaluation."

It is also proposed to simplify **Modification 52** to make it clear that there are two ways in which a woodland would be considered significant - with one being land area and the other being land area plus proximity to other natural heritage features and areas. The minor changes are highlighted in yellow.

- 52. Section D7.4 (Criteria for Significant Woodlands) is modified by changing the section number to Section D8.2 and replacing all of the text with the following:

"D8.2 CRITERIA FOR SIGNIFICANT WOODLANDS

- a) *Significant woodlands* have a minimum average width of 40 metres and are a minimum of:

- ~~i)~~ 1 hectare in *urban areas* and/or *rural settlement areas*; or
- ~~ii)~~ 4 hectares in the Agricultural Area or Rural Area designation; or

~~OR, have~~ **Have** a minimum average width of 40 metres and are a minimum of:

- ~~iii)~~ 0.5 hectares in *urban areas* and/or *rural settlement areas*; or
- ~~iv)~~ 2 hectares in the Agricultural Area or Rural Area designations; or
- ~~v)~~ 2 hectares within 5 kilometres of Lake Ontario; or
- ~~vi)~~ 2 hectares within 1 kilometre of Rice Lake;

AND and

- ~~vii)~~ ~~Occurs~~ **Are located** within 30 metres of *significant valleylands, significant wildlife habitat, significant life science Area of Natural and Scientific Interest* and/or a permanent watercourse; or
- ~~viii)~~ ~~Occurs~~ **Are located** wholly or partially within a linkage area as defined by this Plan."

It is also proposed to change **Modification 53** to provide additional clarity on the natural heritage features and areas that buffers are required from. The minor changes are highlighted in **yellow**.

53. Section D7.5 (Minimum Buffers) is modified by changing the section number to Section D8.3 and replacing all of the text with the following:

"D8.3 MINIMUM BUFFERS

- a) **Table L** sets out the minimum buffers required from certain *natural heritage features and areas* outside of *urban areas* and *rural settlement areas*:

Table L: Minimum Buffers

| Natural Heritage Feature or Area | Minimum Buffer |
|---|----------------|
| <i>Significant life science Areas of Natural and Scientific Interest</i> | 15 metres |
| Valleyland (<i>significant</i>) | 15 metres |
| Regionally Important Wetlands Wetland (evaluated as non-Provincially significant) | 15 metres |
| Significant wetlands and significant coastal wetlands Wetland (significant) | 30 metres |
| <i>Wildlife habitat (significant)</i> | 15 metres |

| | |
|---------------------------------|-----------|
| Woodland (<i>significant</i>) | 20 metres |
|---------------------------------|-----------|

Note: Conservation Authority regulatory allowances apply separate from the buffers in this table

It is also proposed to add a **few additional modifications** to make it clear that the Supporting Features and Areas shown on the schedules is not an overlay designation and is instead intended to identify other natural heritage features and areas that need to be considered in any Planning Act process.

In this regard, it is proposed to change Modification 9 in the October 3, 2024 list of the modifications and replace it with the following:

9. Section A3 (Land Use Concept) is modified by deleting Section A3.7 and renumbering the remaining section accordingly.

These new minor modifications are below:

84. Section A3 (Land Use Concept) is modified by replacing 'Eight' with "Seven".
85. Section D (Land Use Designations) is modified by deleting 'and the Supporting Features and Areas overlay designation on Schedule B-1'.

In addition to the above, and as a result of the new modifications above, it is proposed to make minor changes to **Modifications 16, 56 to 63 and 73** to reflect the nature of Supporting Features and Areas. The changes deal primarily with section references and are shown in **yellow**.

16. Section C3 a) (Components of The County's Natural Heritage System), is modified by deleting sub-sections i) to vi) and replacing them with the following:

- "i) The previously identified Growth Plan *natural heritage system*;
- ii) *Natural heritage features and areas* that are designated Natural Heritage Area One and Natural Heritage Area Two on **Schedule A-2** to this Plan;
- iii) Lands that are designated as Natural Core Areas and Natural Linkage Areas by the Oak Ridges Moraine Conservation Plan as shown on **Schedule A-2** to this Plan;
- iv) Watercourses (permanent and intermittent); and
- v) Other supporting features and areas that are **shown within the Supporting Features and Areas overlay** on **Schedule B-1** to this Plan."

56. Section D10 (Supporting Features and Areas) is amended by deleting Section D10.2 and

- renumbering the remaining sections accordingly and renumbered Section D10.2 (Supporting Features and Areas (SFA) - General Development Policies) is modified by changing the schedule reference in sub-section a) from 'B-2' to "B-1" and replacing the words 'environmental evaluation' with "Environmental Impact Study".
57. Section D10.23 (Supporting Features and Areas (SFA) - General Development Policies) is modified by deleting the words 'a key natural heritage feature, a key hydrological feature or' from sub-section a) i).
 58. Section D10.23 (Supporting Features and Areas (SFA) - General Policies) is modified by deleting the words 'key natural heritage features, key hydrological features or' from sub-section a) ii).
 59. Section D10.23 (Supporting Features and Areas (SFA) - General Policies) is modified by deleting the words 'Conservation Authority' from sub-section c).
 60. Section D10.34 (Supporting Features and Areas (SFA) - Enhancement Areas) is modified by changing the Section reference from 'D9.3' to "D10.23" and the schedule reference from 'B-2' to "B-1" and replacing the words 'environmental evaluation' with "Environmental Impact Study".
 61. Section D10.34 (Supporting Features and Areas (SFA) - Enhancement Areas) is modified by deleting the words 'a key natural heritage feature, a key hydrological feature or' from sub-sections a) and b)
 62. Section D10.45 (Supporting Features and Areas (SFA) - Linkage Areas) is modified by changing the Section reference from 'D9.3' to "D10.23" and the schedule reference from 'B-2' to "B-1" and replacing the words 'environmental evaluation' with "Environmental Impact Study".
 63. Section D10.45 (Supporting Features and Areas (SFA) - Enhancement Areas) is modified by deleting the words 'key natural heritage features, key hydrological features or' from sub-section b).
 73. Section G12.2 (Interpretation) is modified by deleting sub-section b) and replacing it with the following:

"b) It is recognized that the boundaries of the Natural Heritage Area One designation and the Natural Heritage Area Two overlay designation and the Supporting Features and Areas overlay designation on **Schedule A-2** may be imprecise and subject to change. An amendment to this Plan will not be required if changes to the boundaries of the Natural Heritage Area One designation and the Natural Heritage Area Two overlay designation and the Supporting Features and Areas overlay designation are proposed based on new information and are deemed to be appropriate by the approval

authority. Changes to the boundaries of *significant Areas of Natural and Scientific Interest* requires the approval of the Provincial ministry with jurisdiction. Changes to the boundaries of *natural heritage features or areas* and individual supporting features and areas shown on **Schedule B-1** do not require an Amendment to this Plan."

All of the above changes, plus the other modifications that are not proposed to change, are shown on Appendix A to this memorandum.

Land Use Planning Recommendation

It is my opinion that the proposed modifications to OPA 1 are consistent with the Provincial Planning Statement (2024) and represent good planning. Once approved by the Ministry, the County will have achieved a significant milestone, which is the incorporation of a Natural Heritage System and a robust set of environmental policies into the Official Plan.

APPENDIX A - LIST OF MODIFICATIONS (as modified on December 16, 2024)

1. Schedule A-1 (Settlement Structure and Natural Heritage System) is replaced with a new Schedule A-1.
2. Schedule A-2 (Land Use Designations) is replaced with a new Schedule A-2.
3. Schedule B-1 (Natural Heritage Area Components) is deleted.
4. Schedule B-2 (Natural Heritage Features and Areas) is replaced with a new Schedule B-1 (Natural Heritage Features and Areas)
5. Schedule B-3 (Resource Areas, Constraint Areas and Waste Management) is replaced with a new Schedule B-2 (Resource Areas, Constraint Areas and Waste Management)
6. Section A2 (Guiding Principles - Principle 10), is modified by deleting the following words: 'key natural heritage features, key hydrologic features and'
7. Section A3 (Land Use Concept) is modified by replacing the word 'Seven' with 'Eight'.
8. Section A3 (Land Use Concept), is modified by deleting Section A3.5, replacing it with the following and re-numbering the remaining sections accordingly:

"A3.5 NATURAL HERITAGE AREA ONE

The Natural Heritage Area One designation applies to Provincially *significant wetlands* and Regionally important *wetlands*.

A3.6 NATURAL HERITAGE AREA TWO

The Natural Heritage Area Two overlay designation applies to Provincially *significant Areas of Natural and Scientific Interest* and *significant woodlands*."

9. Section A3 (Land Use Concept) is modified by deleting Section A3.7 and renumbering the remaining section accordingly.
10. Section A3.7 (Natural Heritage System) is modified by replacing the second sentence with the following: "It is comprised of the previously identified Growth Plan *natural heritage system*, Natural Core Areas and Natural Linkage Areas established by the Oak Ridges Moraine Conservation Plan and additional areas that have been identified by the County in accordance with Provincially recommended technical criteria and best practices for the identification of a *natural heritage system*."

11. Section C1 e) (Natural Heritage and Water Resources Systems - Objectives), is modified by deleting the following words: 'key natural heritage features, key hydrologic features and'
12. Section C1 f) (Natural Heritage and Water Resources Systems - Objectives), is modified by deleting the following words: 'key natural heritage features, key hydrologic features and'
13. Section C1 i) (Natural Heritage and Water Resources Systems - Objectives), is modified by deleting the following words: 'key natural heritage features, key hydrologic features and'
14. Section C1 j) (Natural Heritage and Water Resources Systems - Objectives), is modified by deleting sub-section j) and re-numbering the remaining section accordingly.
15. Section C2 (The County's Natural Heritage System), is modified by deleting the second paragraph and replacing it with the following: "It is comprised of the previously identified Growth Plan *Natural Heritage System*, Natural Core Areas and Natural Linkage Areas established by the Oak Ridges Moraine Conservation Plan and additional areas that have been identified by the County in accordance with Provincially recommended technical criteria and best practices for the identification of a natural heritage system. Components of the *natural heritage system* are identified on **Schedule B-1** to this Plan and are listed in Section C3 of this Plan."
16. Section C3 a) (Components of The County's Natural Heritage System), is modified by deleting sub-sections i) to vi) and replacing them with the following:
 - "i) The previously identified Growth Plan *natural heritage system*;
 - ii) *Natural heritage features and areas* that are designated Natural Heritage Area One and Natural Heritage Area Two on **Schedule A-2** to this Plan;
 - iii) Lands that are designated as Natural Core Areas and Natural Linkage Areas by the Oak Ridges Moraine Conservation Plan as shown on **Schedule A-2** to this Plan;
 - iv) Watercourses (permanent and intermittent); and
 - v) Other supporting features and areas that are shown on **Schedule B-1** to this Plan."
17. Section C3 (Components of The County's Natural Heritage System), is modified by deleting sub-section b) and re-numbering the remaining sections accordingly.
18. Section C3 c) (Components of The County's Natural Heritage System), is modified by adding the following words after 'overlay': "and the Natural Heritage Area One and Natural Heritage Area Two designations"

19. Section C3 d) (Components of The County's Natural Heritage System), is modified by deleting sub-section d) and replacing it with the following: "The limits of the *natural heritage system* overlay and the Natural Heritage Area One and Natural Heritage Area Two designations may be refined by Local Municipalities in their local Official Plans on the basis of updated information and/or detailed studies in consultation with the County."
20. Section C3 (Components of The County's Natural Heritage System), is modified by deleting sub-section f).
21. Section C4.2 (Transfer of Key Natural Heritage Features, Key Hydrologic Features and Natural Heritage Features and Areas into Public Ownership), is modified by deleting the following words: 'key natural heritage features, key hydrologic features and' from the title.
22. Section C4.2 (Transfer of Natural Heritage Features and Areas into Public Ownership), is modified by deleting the following words: 'key natural heritage features, key hydrologic features and/or' from sub-sections a) and c).
23. Section C4.3 (Agricultural Uses), is modified by deleting the following words: 'key natural heritage features, key hydrologic features or other'.
24. Section C4 (General Policies), is modified by deleting Sections C4.4 (Developed Shoreline Areas) and Section C4.5 (General Policy on Development and Site Alteration within the Natural Heritage System for the Growth Plan) and re-numbering the remaining sections accordingly.
25. Section C4.4 (Environmental Impact Studies), is modified by deleting the following words: 'key natural heritage features, key hydrologic features and/or' from sub-sections d) and g) ii).
26. Section C4.4 (Environmental Impact Studies), is modified by deleting the following words: 'key natural heritage features, key hydrologic features and' and the words 'and hydrological' from sub-section g) i).
27. Section C4.5 (Significant Woodlands and Anthropogenic Disturbances), is modified by deleting the following words in sub-section b): 'areas in' and 'that were designated and zoned for concentrations of such development as of July 1, 2017'.
28. Section C4.5 (Significant Woodlands and Anthropogenic Disturbances), is modified by changing the section reference in sub-section d) from 'C4.7.c)' to "C4.5 c)".
29. Section C4 (General Policies), is modified by adding a new Section C4.6 as set out below:

"C4.6 ENHANCEMENTS TO THE NATURAL ENVIRONMENT

The County supports enhancements to the *natural heritage system* to support *ecological functions* and improve *ecological integrity* of the *natural heritage system*. Enhancements can be as a result of a range of specific actions being undertaken by a landowner, developer, or public agency.

Where the preparation of a *subwatershed* study or an environmental impact study is required, the study will demonstrate how enhancements to ecological function, *ecological integrity*, or biodiversity of the *natural heritage system* can be achieved, and will be implemented, through for example:

- a) increases in the spatial extent of a feature or features;
- b) increases in biological and habitat diversity;
- c) enhancement of ecological system function;
- d) enhancement of *wildlife habitat*;
- e) enhancement or creation of *wetlands*, water systems or *woodlands*;
- f) enhancement of riparian corridors;
- g) enhancement of ecological services;
- h) enhancement of groundwater recharge areas; and,
- i) establishment or enhancement of *linkages* or connectivity between *natural heritage features and areas*."

- 30. Section D1.12 (Watercourses), is modified by changing the section number from 'D1.12' to "C5".
- 31. Section C5 (Water Resources), is modified by changing the section number from 'C5' to "C6".
- 32. Section C6 (Water Resources), is modified by deleting Section C5.5 (Special Policy on Large Scale Development).
- 33. Section D (Land Use Designations), is modified by changing the Schedule reference number from 'A-1' to "A-2".
- 34. Section D1.2 (General Land Use Objectives for Urban Areas), is modified by changing the Schedule reference number from 'A-1' to "A-2".

35. Section D3.3 (Agricultural Area - Location), is modified by changing the Schedule reference number from 'A' to "A-2".
36. Section D4.2 (Agricultural Area - Location), is modified by adding the following words after 'Natural Heritage Area': "One designation".
37. Section D5 c) (Oak Ridges Moraine), is modified by replacing the first paragraph with the following: "On lands subject to the Oak Ridges Moraine Conservation Plan, only applications for *development* and *site alteration* that conform with the Oak Ridges Moraine Conservation Plan will be considered. The following land use categories govern the use of land within the Oak Ridges Moraine".
38. Section D5 c) (Oak Ridges Moraine), is modified by replacing the first sentence in sub-section i) with the following: "**Natural Core Areas** are areas with a high concentration of *key natural heritage features, hydrologically sensitive features* or landform conservation areas. Natural Core Areas are designated on **Schedule A-2** to this Plan."
39. Section D5 c) (Oak Ridges Moraine), is modified by replacing the first sentence in sub-section ii) with the following: "**Natural Linkage Areas** are areas forming part of a central corridor system, the purpose of which is to maintain, improve and restore the ecological integrity of the Moraine. Natural Linkage Areas are designated on **Schedule A-2** to this Plan."
40. Section D5 c) (Oak Ridges Moraine), is modified by replacing by changing the Schedule reference number from 'Schedules A-1' to "Schedule A-2" in two places.
41. Section D6 (Natural Heritage Area Designation Within the Natural Heritage System for the Growth Plan), is modified by changing the title of this Section to: "Natural Heritage Area One Designation Outside of the ORMCP"
42. Section D6.1 (Natural Heritage Area One Designation Outside of the ORMCP - Location) is modified by replacing sub-sections a), b) and c) with the following:
 - "a) All lands that are the site of known Provincially *significant wetlands, significant coastal wetlands* and Regionally important *wetlands* (outside of *urban areas* and *rural settlement areas*) are designated Natural Heritage Area One on **Schedule A-2**. Where information is known, Provincially *significant wetlands, significant coastal wetlands* and Regionally Important *Wetlands* are shown on **Schedule B-1** for information purposes.
 - b) While known Provincially *significant wetlands, significant coastal wetlands* and Regionally important *wetlands* have been designated Natural Heritage Area One on **Schedule A-2**, the identification, mapping and significance of others can only be

determined after evaluation."

43. Section D6.2 (Natural Heritage Area One Designation Outside of the ORMCP - Permitted Uses) is modified by replacing all of Section D6.2 with the following:

"D6.2 PERMITTED USES IN SIGNIFICANT WETLANDS AND SIGNIFICANT COASTAL WETLANDS

- a) *Development and site alteration* is not permitted in *significant wetlands* and *significant coastal wetlands*.
- b) Permitted uses in *significant wetlands* and *significant coastal wetlands* are limited to:
 - i) Forestry in the form of reforestation and regeneration, and excluding commercial logging and managed woodlots;
 - ii) Uses connected with the conservation of water, soil, wildlife and other natural resources; and
 - iii) The continuation of existing *agricultural uses*."

44. Section D6.3 (Natural Heritage Area One Designation Outside of the ORMCP - Development and Site Alteration on Adjacent Lands) is modified by replacing all of Section D6.3 with the following:

"D6.3 DEVELOPMENT AND SITE ALTERATION IN REGIONALLY IMPORTANT WETLANDS

- a) *Development and site alteration* in Regionally Important Wetlands outside of *urban areas* and *rural settlement areas* is subject to the policies of Section D7."

45. Section D6.1 (Natural Heritage Area One Designation Outside of the ORMCP - Location) is modified by deleting Section D6.4 (Regionally Important Woodlands) and Section D6.5 (Significant Earth Science Areas of Natural and Scientific Interest).

46. Section D7 (Natural Heritage Area Designation Within the Oak Ridges Moraine Conservation Plan) Outside of the ORMCP - Location) is deleted in its entirety and replaced with a new Section D7 as set out below:

"D7 NATURAL HERITAGE AREA TWO (NHA2) DESIGNATION OUTSIDE OF THE ORCMP

D7.1 LOCATION

- a) All lands that are the site of known Provincially *significant Areas of Natural and Scientific Interest* and *significant woodlands* are designated Natural Heritage Area Two on **Schedule A-2**. Where information is known, Provincially *significant Areas of Natural and Scientific Interest* and *significant woodlands* are shown on **Schedule B-1** for information purposes.
- b) While known Provincially *significant Areas of Natural and Scientific Interest* and *significant woodlands* have been designated Natural Heritage Area Two on **Schedule A-2**, the identification, mapping and significance of others can only be determined after evaluation either by the Province in the case of an *Area of Natural and Scientific Interest* or the County, in the case of a *woodland*.

D7.2 PERMITTED USES

- a) As the NHA2 designation in an overlay designation, permitted uses are those in the underlying land use designation shown on **Schedule A-2**.
- b) The policies in this section apply to *significant woodlands, significant valleylands, non-significant coastal wetlands, significant Areas of Natural and Scientific Interest, significant wildlife habitat, fish habitat* and *habitat of endangered and threatened species*. In addition, the policies of this section apply to Regionally Important *Wetlands* outside of *urban areas* and *rural settlement areas* in accordance with Section D6.3 of this Plan.
- c) *Development* and *site alteration* shall not be permitted in *fish habitat* except in accordance with *Provincial and Federal requirements*.
- d) *Development* and *site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.
- e) *Development* and *site alteration* shall not be permitted in the following *natural heritage features and areas* unless it has been demonstrated through the preparation of an Environmental Impact Study in accordance with Section C4.4 of this Plan that there will be no *negative impacts* on the natural features or their *ecological functions*:
 - i) *Significant woodlands*;

- ii) *Significant valleylands;*
 - iii) *Significant wildlife habitat;*
 - iv) *Significant Areas of Natural and Scientific Interest;* and
 - v) *Regionally Important Wetlands outside of urban areas and rural settlement areas.*
- f) Notwithstanding the above, expansions or alterations to existing buildings and structures for *agricultural uses, agriculture-related uses or on-farm diversified uses* and expansions to existing residential dwellings and existing ancillary buildings may be permitted in the NHA2 designation if it is demonstrated that:
- aa) There is no alternative, and the expansion or alteration in the feature is minimized and is directed away from the feature to the maximum extent possible; and
 - ab) The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible;
- g) Small-scale structures for recreational uses, including boardwalks, footbridges, fences, docks, and picnic facilities may be permitted in the NHA2 designation, if measures are taken to minimize the number of such structures and their *negative impacts*.
- h) Through the implementation of this section by the local municipalities in their Official Plans and zoning by-laws, the pre-identification of the nature and scale of minor expansions to existing residential dwellings and existing ancillary buildings within *significant woodlands* that can proceed as-of-right and without the need for an environmental impact study is permitted by this Plan. In this regard, such minor expansions shall be small in scale and generally not exceed 25% of the floor area of the existing residential dwelling and/or existing ancillary building that is being expanded. Expansions beyond this size will require a Planning Act approval where it shall be demonstrated that conformity with Section D7.2 f) can be achieved."

47. Section D7.3 (Adjacent Lands) is modified by creating a new Section D8 and a new Section D8.1 as set out below:

"D8 OTHER GENERAL POLICIES THAT APPLY TO THE NHA1 AND NHA2 DESIGNATIONS

D8.1 ADJACENT LANDS"

48. Section D8.1 (Adjacent Lands) is modified by deleting the following words from sub-section a): 'outside of the *natural heritage system for the Growth Plan*'
49. Section D8.1 (Adjacent Lands) is modified by deleting Table K and replacing it with the following:

TABLE K
Adjacent Lands

| NATURAL HERITAGE FEATURE | ADJACENT LANDS (metres) |
|--|----------------------------|
| Provincially <i>significant wetlands</i> and <i>coastal wetlands</i> | 120 |
| <i>Significant woodlands</i> | 120 |
| Regionally important <i>woodlands</i> | 120 |
| <i>Significant wildlife habitat</i> | 120 |
| <i>Habitat of endangered species and threatened species</i> | 120 |
| Provincially <i>significant Areas of Natural and Scientific Interest</i> – earth science | 50 |
| Provincially <i>significant Areas of Natural and Scientific Interest</i> – life science | 120 |
| <i>Significant valleylands</i> | 120 |
| <i>Fish habitat</i> | 120 |
| Non-significant coastal <i>wetlands</i> | 120 |
| Regionally important <i>wetlands</i> | 50 |

50. Section D8.1 (Adjacent Lands) is modified by changing the Section reference in sub-section b) from 'C4.6' to "C4.4"
51. Section D8.1 (Adjacent Lands) is modified by adding the words "or area." at the end of sub-section c).
52. Section D7.4 (Criteria for Significant Woodlands) is modified by changing the section number to Section D8.2 and replacing all of the text with the following:

"D8.2 CRITERIA FOR SIGNIFICANT WOODLANDS

- a) *Significant woodlands* have a minimum average width of 40 metres and are a minimum of:

- 1 hectare in *urban areas* and/or *rural settlement areas*; or
- 4 hectares in the Agricultural Area or Rural Area designation; or

OR, have a minimum average width of 40 metres and are a minimum of:

- 0.5 hectares in *urban areas* and/or *rural settlement areas*; or
- 2 hectares in the Agricultural Area or Rural Area designations; or
- 2 hectares within 5 kilometres of Lake Ontario; or
- 2 hectares within 1 kilometre of Rice Lake;

AND

- Are located within 30 metres of *significant valleylands*, *significant wildlife habitat*, *significant life science Area of Natural and Scientific Interest* and/or a permanent watercourse; or
- Are located wholly or partially within a linkage area as defined by this Plan."

53. Section D7.5 (Minimum Buffers) is modified by changing the section number to Section D8.3 and replacing all of the text with the following:

"D8.3 MINIMUM BUFFERS

- a) **Table L** sets out the minimum buffers required from certain *natural heritage features and areas* outside of *urban areas* and *rural settlement areas*:

Table L: Minimum Buffers

| Natural Heritage Feature or Area | Minimum Buffer |
|--|----------------|
| <i>Significant life science Areas of Natural and Scientific Interest</i> | 15 metres |
| Valleyland (<i>significant</i>) | 15 metres |
| Regionally Important Wetlands | 15 metres |
| <i>Significant wetlands and significant coastal wetlands</i> | 30 metres |
| <i>Wildlife habitat (significant)</i> | 15 metres |
| <i>Woodland (significant)</i> | 20 metres |

Note: Conservation Authority regulatory allowances apply separate from the *buffers* in this table

- b) Buffers in *urban areas* and *rural settlement areas* are to be informed by both existing conditions and sensitivities, and the anticipated impacts that a buffer is being used to mitigate. Where possible, opportunities to address impacts (avoid, minimize) through the siting and design of land uses should be considered as part of a layered approach to mitigation. This approach will reduce the overall impact of developments, encourage sustainable design and support development of resilient system(s) and communities.
- c) Based on the above, minimum buffer widths in *urban areas* and *rural settlement areas* will be established in studies prepared to the satisfaction of the approval authority. When determining the appropriate buffer width, consideration will be given to the following matters:
 - i) enhancement and mitigation opportunities such as vegetative planting within the buffers or fencing on abutting lands;
 - ii) achieving adequate buffers to stormwater management components, which may necessitate wider buffer widths;
 - iii) the intensity of the abutting land uses as illustrated through specific plans for such uses (i.e., grading, setbacks, maintenance, servicing, built form including height, location of buildings and structures and other activities); and,
 - iv) the ecological functions, characteristics, significance and sensitivity of the feature the buffer is required from.
- d) Where a feature is regulated by a Conservation Authority within an *urban area* or *rural settlement area*, and the regulatory requirements exceed the required buffer as determined through the policies of this Plan, those regulatory requirements will apply, subject to the provisions of the Conservation Authorities Act."

54. Former Section D8 (Natural Core Area and Natural Linkage Area Designations Within the Oak Ridges Moraine Conservation Plan) is modified by changing the section number to Section D9 and replacing the entirety of the section with the following:

D9 NATURAL CORE AREA AND NATURAL LINKAGE AREA DESIGNATIONS WITHIN THE OAK RIDGES MORAINÉ CONSERVATION PLAN

D9.1 LOCATION

- a) Lands within the Natural Core Area and Natural Linkage Area designations in the Oak Ridges Moraine Conservation Plan are designated Natural Core Area (ORM) and Natural Linkage Area (ORM) on **Schedule A-2**.
- b) Other known *key natural heritage features* and *key hydrologic features* that are outside of the Natural Core Area and Natural Linkage Area designations and as defined by the Oak Ridges Moraine Conservation Plan are also designated NHA1 and NHA2 on **Schedule A-2** to this Plan.
- c) Where information is known, individual *key natural heritage features* and *key hydrologic features* as defined by the Oak Ridges Moraine Conservation Plan are shown on **Schedule B-1** for information purposes.
- d) While some of the *key natural heritage features* and *key hydrologic features* are known and some have been designated NHA1 and NHA2 on **Schedule A-2**, the identification, mapping and significance of others can only be determined after evaluation.

D9.2 PERMITTED USES

- a) All *development* and *site alteration* on lands subject to the Oak Ridges Moraine Conservation Plan boundary shown on the schedules to this Plan is subject to the policies of the Oak Ridges Moraine Conservation Plan.

D9.3 CRITERIA FOR SIGNIFICANT WOODLANDS

- a) Within the Oak Ridges Moraine Conservation Plan area, *significant woodlands* have a minimum average width of 40 metres and are:
 - i) 4 hectares or larger in size in the Countryside and Settlement Areas; or
 - ii) 0.5 hectares or larger if located in the Natural Core or Natural Linkage Areas; or
 - iii) 0.5 hectares or larger located within or intersecting with a *key natural heritage feature* or hydrologically sensitive feature or their vegetation protection zone."

55. Former Section D9 (Supporting Features and Areas (SFA)) is modified by changing the section number to Section D10 and replacing the entirety of Section D9.1 with the following:

"D10.1 LOCATION

- a) Supporting Features and Areas (SFA) include the following:
 - i) Alvars;
 - ii) Conservation oriented lands;
 - iii) Enhancement areas;
 - iv) Linkages;
 - v) Other *valleylands* (non-significant);
 - vi) Other *wetlands* located within *urban areas* and *rural settlement areas* that are not considered to be *significant wetlands* or *significant coastal wetlands*;
 - vii) Other *woodlands* (non-significant);
 - viii) Regionally important *Areas of Natural and Scientific Interest*;
 - ix) Regionally important *wildlife habitat*;
 - x) Sand barrens;
 - xi) Savannahs;
 - xii) Seepage areas and springs;
 - xiii) *Sensitive ground water features*;
 - xiv) *Sensitive surface water features*;
 - xv) Shoreline features; and
 - xvi) Tallgrass prairies.
- b) Where information is known, individual supporting features and areas are shown on **Schedule B-1** for information purposes.
- c) While some of the supporting features and areas are known and some have been identified on **Schedule B-1**, the identification, mapping and significance of others can only be determined after evaluation."

56. Section D10 (Supporting Features and Areas) is amended by deleting Section D10.2 and renumbering the remaining sections accordingly and renumbered Section D10.2 (Supporting Features and Areas (SFA) - General Development Policies) is modified by changing the schedule reference in sub-section a) from 'B-2' to "B-1" and replacing the words 'environmental evaluation' with "Environmental Impact Study".
57. Section D10.2 (Supporting Features and Areas (SFA) - General Development Policies) is modified by deleting the words 'a key natural heritage feature, a key hydrological feature or' from sub-section a) i).
58. Section D10.2 (Supporting Features and Areas (SFA) - General Development Policies) is modified by deleting the words 'key natural heritage features, key hydrological features or' from sub-section a) ii).
59. Section D10.2 (Supporting Features and Areas (SFA) - General Development Policies) is modified by deleting the words 'Conservation Authority' from sub-section c).
60. Section D10.3 (Supporting Features and Areas (SFA) - Enhancement Areas) is modified by changing the Section reference from 'D9.3' to "D10.2" and the schedule reference from 'B-2' to "B-1" and replacing the words 'environmental evaluation' with "Environmental Impact Study".
61. Section D10.3 (Supporting Features and Areas (SFA) - Enhancement Areas) is modified by deleting the words 'a key natural heritage feature, a key hydrological feature or' from sub-sections a) and b)
62. Section D10.4 (Supporting Features and Areas (SFA) - Linkage Areas) is modified by changing the Section reference from 'D9.3' to "D10. 2" and the schedule reference from 'B-2' to "B-1" and replacing the words 'environmental evaluation' with "Environmental Impact Study".
63. Section D10.4 (Supporting Features and Areas (SFA) - Enhancement Areas) is modified by deleting the words 'key natural heritage features, key hydrological features or' from sub-section b).
64. Former Section D10 (Implementing the NHA Designation and Transition) is modified by changing the Section number to Section D11 and changing the title such that it states the following: "Implementing the NHA1 and NHA2 Designations and Transition"
65. Section D11 a) (Implementing the NHA Designation and Transition) is modified by replacing the words 'Natural Heritage Area designation' with "NHA1 and NHA2 designations"

66. Section D11 b) (Implementing the NHA Designation and Transition) is modified by deleting this sub-section and replacing it with the following: "Through the process of implementation, local municipalities may refine the boundaries of *natural heritage features or areas* on the basis of updated information and or detailed studies in consultation with the County."
67. Section D11 c) (Implementing the NHA Designation and Transition) is modified by replacing the words 'Natural Heritage Area designation' with "NHA1 and NHA2 designations"
68. Section D11 d) (Implementing the NHA Designation and Transition) is modified by deleting sub-section d) and re-numbering all remaining sub-sections accordingly.
69. Section D11 d) (Implementing the NHA Designation and Transition) is modified by deleting this sub-section and replacing it with the following: 'Where a secondary plan has been approved, those portions that are not yet the site of a draft approved Plan of Subdivision or Plan of Condominium shall be reviewed to determine how the intent of this Plan with respect to the *natural heritage system* can be achieved on the lands affected.'
70. Section E3.6 (Mineral Aggregate Operations and Wayside Pits and Quarries within the Natural Heritage System for the Growth Plan) is deleted.
71. Section F1.5.1 (New Lots by Consent - General Criteria) is modified by changing the section reference in sub-section l) from 'D1.12.2 c)' to "C5".
72. Section G9.3 (Supplemental Submission Requirements) is modified by changing the section references in sub-section a) from 'F9.4' to "G9.4" and from 'F9.5' to "G9.5".
73. Section G12.2 (Interpretation) is modified by deleting sub-section b) and replacing it with the following:

"b) It is recognized that the boundaries of the Natural Heritage Area One designation, the Natural Heritage Area Two overlay designation and the Supporting Features and Areas overlay designation on **Schedule A-2** may be imprecise and subject to change. An amendment to this Plan will not be required if changes to the boundaries of the Natural Heritage Area One designation, the Natural Heritage Area Two overlay designation and the Supporting Features and Areas overlay designation are proposed based on new information and are deemed to be appropriate by the approval authority. Changes to the boundaries of *significant Areas of Natural and Scientific Interest* requires the approval of the Provincial ministry with jurisdiction. Changes to the boundaries of *natural heritage features or areas* and individual supporting features and areas shown on **Schedule B-1** do not require an Amendment to this Plan."

74. Section G12.7 (Definitions) is modified by changing the section references in the definition of 'adjacent lands' from 'D8.5' to "D6" in sub-section b), from 'E2.3 b)' to "E4.3 b)" in sub-section c) and from 'E1.5 g)' to "E3.5 g)" in sub-section d).
75. Section G12.7 (Definitions) is modified by deleting definitions for 'ecological integrity', 'ecological value', 'key hydrologic areas', 'key hydrologic features', 'key natural heritage features', 'Life Science Area of Natural and Scientific Interest', 'Natural Heritage System for the Growth Plan', 'Natural self-sustaining vegetation', 'Total developable area' and 'Water resource system'.
76. Section G12.7 (Definitions) is modified by deleting the definition of 'natural heritage system' and replacing it with the following: **"Natural heritage system:** means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used."
77. Section G12.7 (Definitions) is modified by deleting the definition of 'significant' and replacing it with the following:

"Significant: means
 - a) in regard to *wetlands, coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;
 - b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
 - c) in regard to other features and areas in Section C3 of this Plan, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*; and

- d) in regard to *mineral* potential, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index.
- f) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in section c)-d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation."

- 78. Section G12.7 (Definitions) is modified by deleting the definition of 'habitat of endangered species and threatened species' and replacing it with the following: "**Habitat of endangered species and threatened species:** means habitat within the meaning of Section 2 of the *Endangered Species Act, 2007*."
- 79. Section G12.7 (Definitions) is modified by deleting the definition of 'Federal and Provincial requirements' and replacing it with the following: "**Habitat of endangered species and threatened species:** means habitat within the meaning of Section 2 of the *Endangered Species Act, 2007*."
- 80. Section G12.7 (Definitions) is modified by deleting the definition of 'negative impact' and replacing it with the following:

"Negative impacts: means

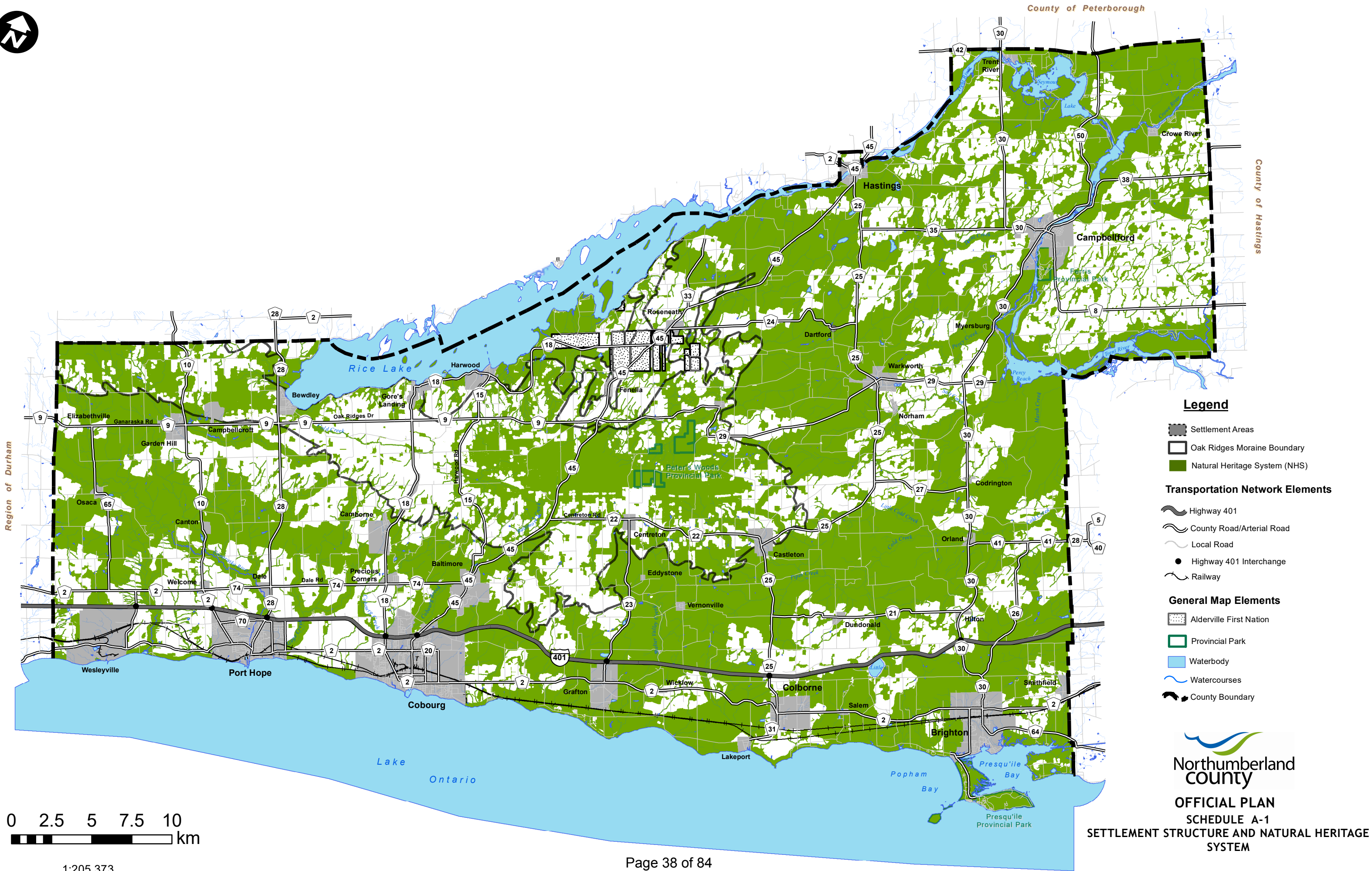
- a) in regard to Section B14 potential risks to human health and safety and degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to *fish habitat*, any harmful alteration, disruption or destruction of *fish habitat*, except where an exemption to the prohibition has been authorized under the *Fisheries Act*;
- c) in regard to other *natural heritage features and areas*, degradation that threatens the

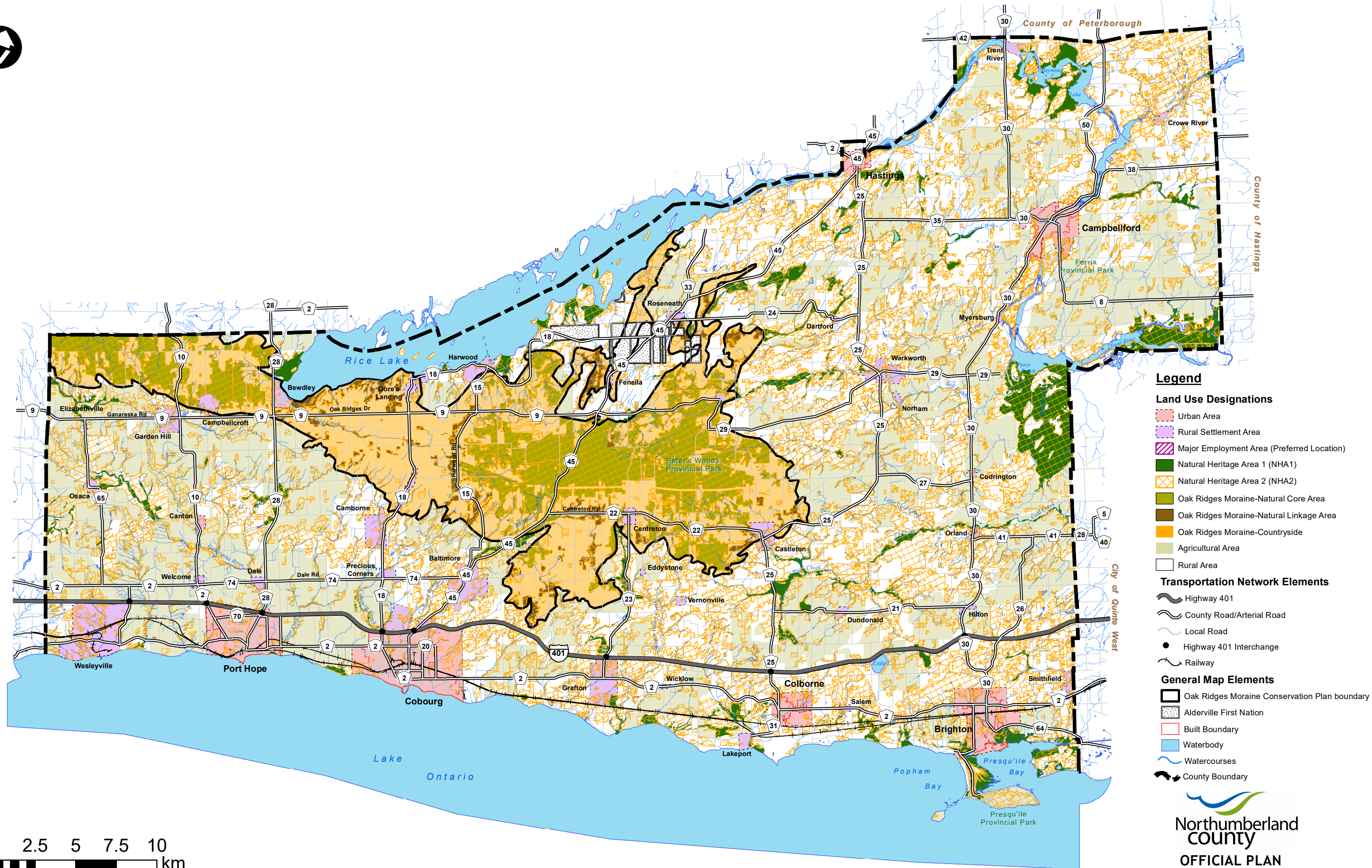
health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

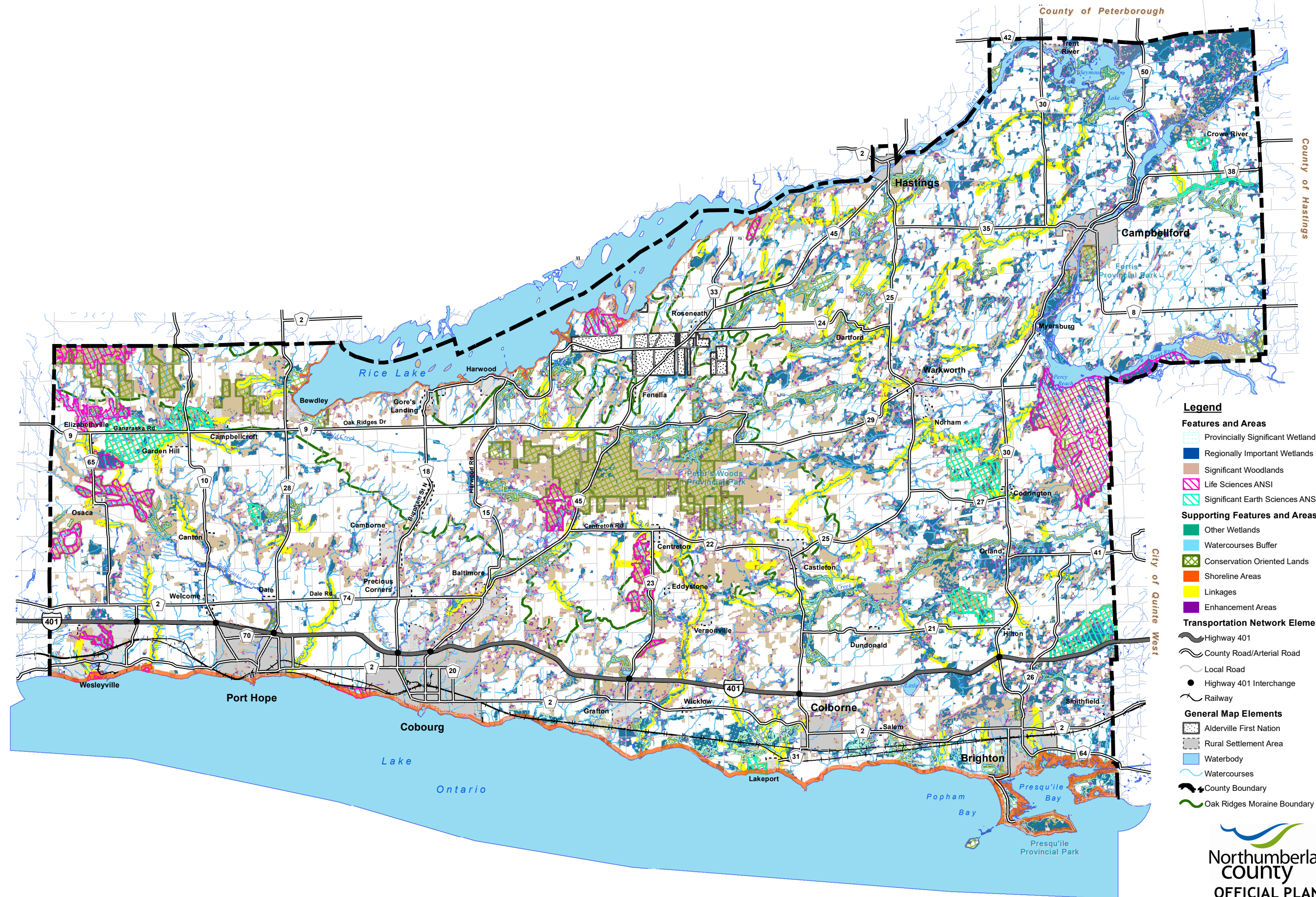
- d) in regard to Section C6, degradation to the *quality and quantity of water*, *sensitive surface water features* and *sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities; and
 - e) in regard to Section F2.2.8, any *development* or *site alteration* that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor."
81. Section G12.7 (Definitions) is modified by deleting the definition of 'Provincial and federal requirements' and replacing it with the following:
- "Provincial and federal requirements:** means
- a) in regard to Section D7.2 c), legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
 - b) in regard to Section D7.2 d), legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.
82. Section G12.7 (Definitions) is modified by deleting the definition of 'Institutional use' and replacing it with the following: **"Institutional use:** for the purposes of Section E7.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion."
83. Section G12.7 (Definitions) is modified by deleting the definition of 'Wetlands' and replacing it with the following: **Wetlands:** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

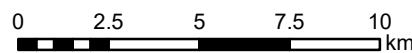
84. Section A3 (Land Use Concept) is modified by replacing 'Eight' with "Seven".
85. Section D (Land Use Designations) is modified by deleting 'and the Supporting Features and Areas overlay designation on Schedule B-1'.







- Legend**
- Features and Areas**
- Provincially Significant Wetlands and Coastal Wetlands
 - Regionally Important Wetlands
 - Significant Woodlands
 - Life Sciences ANSI
 - Significant Earth Sciences ANSI
- Supporting Features and Areas**
- Other Wetlands
 - Watercourses Buffer
 - Conservation Oriented Lands
 - Shoreline Areas
 - Linkages
 - Enhancement Areas
- Transportation Network Elements**
- Highway 401
 - County Road/Arterial Road
 - Local Road
 - Highway 401 Interchange
 - Railway
- General Map Elements**
- Alderville First Nation
 - Rural Settlement Area
 - Waterbody
 - Watercourses
 - County Boundary
 - Oak Ridges Moraine Boundary

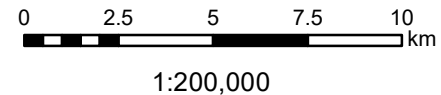
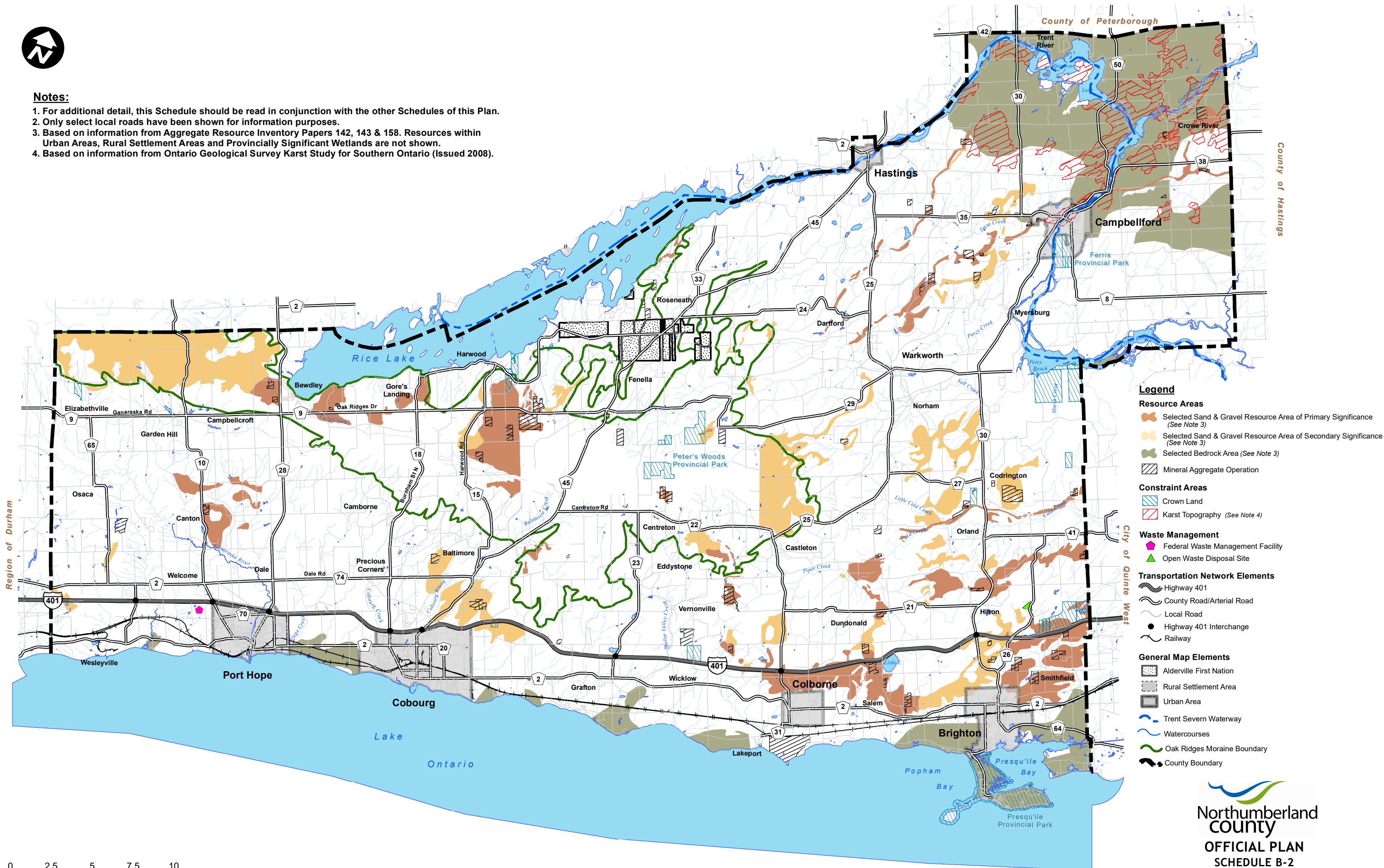


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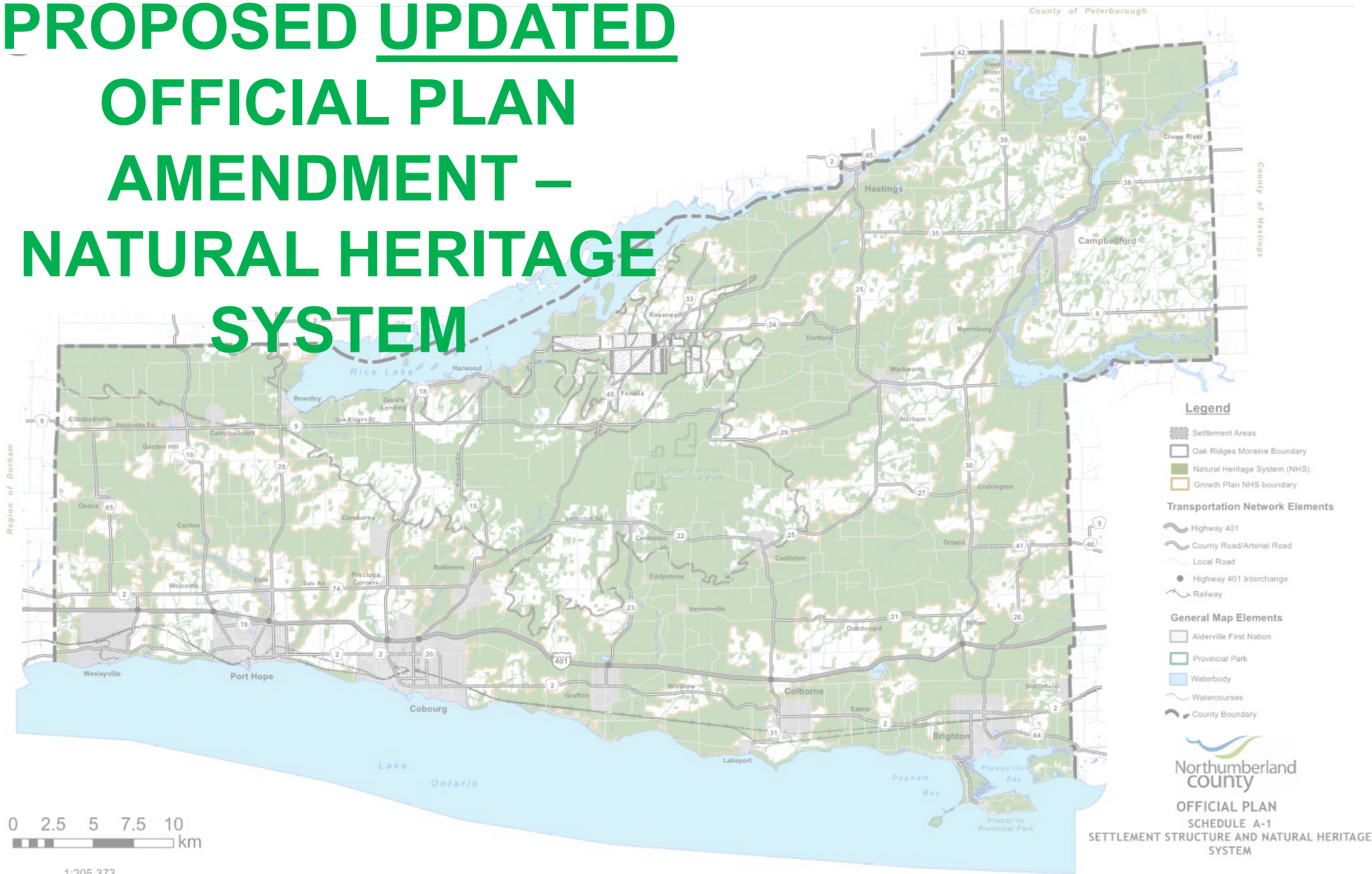


Notes:

1. For additional detail, this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Only select local roads have been shown for information purposes.
3. Based on information from Aggregate Resource Inventory Papers 142, 143 & 158. Resources within Urban Areas, Rural Settlement Areas and Provincially Significant Wetlands are not shown.
4. Based on information from Ontario Geological Survey Karst Study for Southern Ontario (Issued 2008).

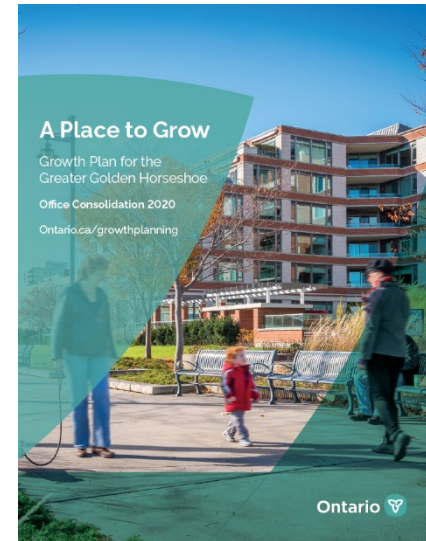
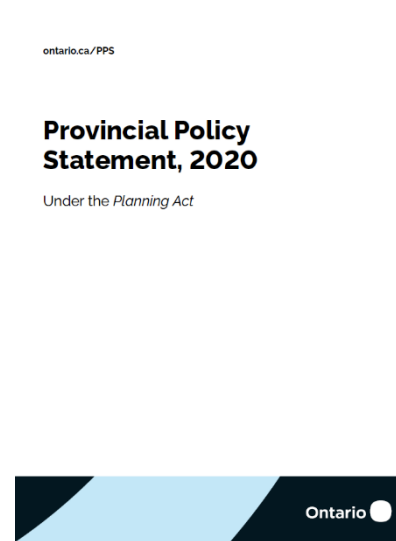


PROPOSED UPDATED OFFICIAL PLAN AMENDMENT – NATURAL HERITAGE SYSTEM



Some Background

- Current Official Plan does not include a natural heritage system ('NHS') policy framework
- The Provincial Policy Statement (2014) required that such an NHS be established
- The Growth Plan (2017) provided for the establishment of a Growth Plan NHS
- Council adopted OPA 1 in December 2021
- Growth Plan now repealed as of October 2024
- New Provincial Planning Statement now in effect
- Minister asked that County repeal OPA 1 and start over
- Not in the public interest to start over and the Province was so advised
- Proposed to modify OPA 1 instead to ensure consistency with new Provincial Planning Statement
- Public meeting held on December 4, 2024 to review modifications



Purpose of Presentation

1. review the public comments made before and at the public meeting held on December 4, 2024;
2. review the minor change proposed to the mapping of significant woodlands that is proposed to be made;
3. recommend a number of minor changes to the modifications I prepared on October 3, 2024; and
4. provide my land use planning opinion on whether the proposed modifications to OPA 1 are consistent with the Provincial Planning Statement (2024) and represent good planning.

Public Comments and Mapping of Significant Woodlands

- Public comments submitted by Ms. Zednik and Mr. Fishlock on need for supporting studies and peer reviews of those studies – ***in response – the Official Plan includes robust Environmental Impact Study requirements and the County and local municipalities routinely require peer reviews***
- Significant woodland mapping – minor increase in amount of significant woodland by approximately 213 hectares, from 57,480 hectares to 57,693 hectares as a result of the simplification of the significant woodland criteria.
- This ***change is considered to be very minor because it represents an increase of 0.0036%*** and because the new policy framework permits development in significant woodlands provided the no negative impact test is satisfied (whereas the previous policy framework as per the Growth Plan simply prohibited development completely).

Minor Additional Modifications Required

Regionally important wetlands

- these were considered to be key hydrologic areas by Growth Plan and applied to areas outside of settlement areas
- With repeal of Growth Plan many changes had to be made to policies to reflect new terminology
- Some minor modifications recommended to ensure that 'no negative impact test' policies only apply to regionally important wetlands outside settlement areas
- Policies on 'other wetlands' will continue to apply within settlement areas

Significant woodland criteria

- Minor changes proposed (addition of bullets) to provide clarity on how significance is determined

Minor Additional Modifications Required (cont'd)

Minimum buffers

- Modification required to ensure correct use of terminology regarding different types of wetlands

Supporting Features and Areas

- Modifications proposed to make it clear that the Supporting Features and Areas shown on the schedules is not a designation

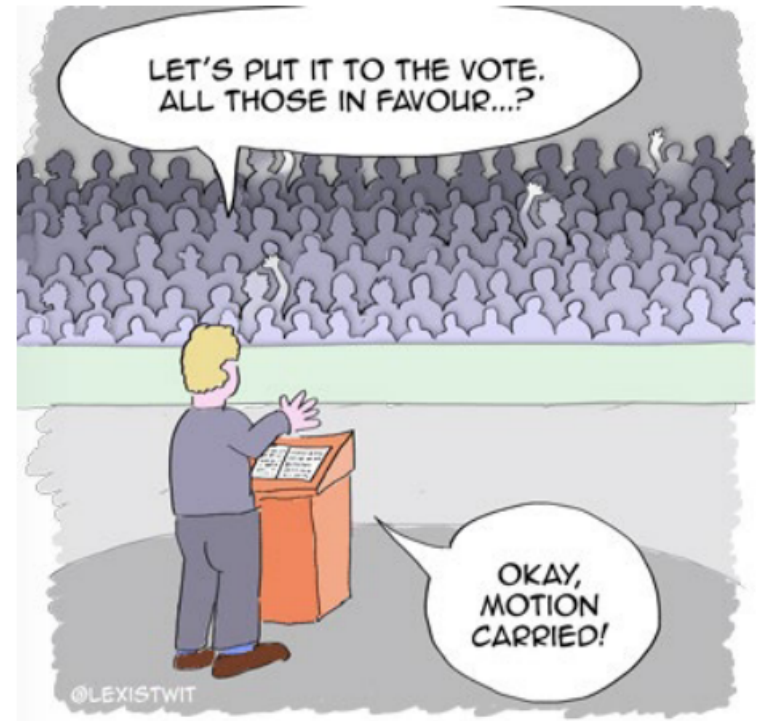
Complete set of modifications attached to my report

- 85 modifications in total – the majority deal with terminology changes, re-numbering and the re-ordering of policies

Recommendation

It is my opinion that the proposed modifications to OPA 1 are consistent with the Provincial Planning Statement (2024) and represent good planning.

Once approved by the Ministry, the County will have achieved a significant milestone, which is the incorporation of a Natural Heritage System and a robust set of environmental policies into the Official Plan.



MEMORANDUM

To: Dwayne Campbell, MCIP, RPP
A/Director of Planning and Economic Development

From: Nick McDonald, MCIP, RPP, PLE, Meridian Planning Consultants

Date: January 2, 2025

Re: Final Recommendation on Proposed Modifications to OPA 1 (Natural Heritage System) - SUPPLEMENTAL MEMO

Purpose

The purpose of this supplemental memorandum is to respond to the additional public comments made following the preparation of my December 16, 2024 recommendation memo. Below is a brief review of the comments made and my responses along with any recommended changes to the proposed policies and mapping:

Sifton Properties Limited (Haven on the Trent) - Municipality of Trent Hills

In a letter dated December 19, 2024, it is requested that the mapping of the natural heritage system not apply to the approved Haven on the Trent development. The subject lands are currently designated Rural Area by the County Official Plan. Since there have been longstanding approvals to develop 149 units on full municipal services on the subject lands from 2001, the landowner has previously requested that the subject lands be included within the Campbellford Urban Area boundary.

In County report 2024-131 dated October 2, 2024 it was recommended that the Economic Development, Tourism and Planning Committee receive a summary of what we heard through the growth management consultation process. In this regard, Part E of the report dealt with the request to include the subject lands within the Campbellford Urban Area boundary and it was recommended that the lands be included within the Urban Area to recognize the legacy approvals that have already

been given. This recommendation will be implemented through a future update of the growth management Official Plan Amendment (OPA 2) in early to mid-2025.

It is noted that the proposed natural heritage system overlay designation is not proposed to extend into settlement areas as per Section A3.7 of the Official Plan, as proposed to be amended by OPA 1. This means that through the OPA 2 process, the natural heritage system can be also removed from the subject lands at that time. However, the timing of the decision on OPA 2 is unknown and as a result, it is recommended that the natural heritage system be removed from the subject lands now, in recognition of the legacy development approvals that have been obtained and which are now being implemented on the subject lands.

It is noted that the subject lands are also proposed to be partially designated NHA2 according to Schedule A-2 of OPA 1. On Schedule B-1, the lands within the NHA2 designation are identified as being the site of 'significant woodlands'.

Through a review of Schedule B-1, 'enhancement areas' are identified on the subject lands, which are considered to be a supporting feature or area. 'Regionally important wetlands' are also located on the subject lands - however, these same lands are not designated as NHA1 on Schedule A-2, as they are supposed to be. While the policy framework for Regionally important wetlands would apply regardless, it is recommended that Schedule A-2 be corrected to ensure that all regionally important wetlands outside of settlement areas are designated NHA1. However, given the recommendation made through the OPA 2 process to include the subject lands within the Campbellford urban area, it is recommended that the 'Regionally important wetlands' on the subject lands be identified as 'other wetlands' on Schedule B-2.

It is noted that Section D11 g) of OPA 1 states the following with respect to existing approvals and the NHA1 and NHA2 designations:

"Where lands have been draft approved for development by way of Plan of Subdivision or Plan of Condominium, that approval can be implemented in accordance with the provisions of the County Official Plan and the local Official Plan as they existed when the lands were draft approved and any conditions that were put in place at the time of approval."

In order to ensure that the above policy applies to developments that have been draft approved or registered, it is recommended that the word 'draft' be removed from the above policy in two places (as shown in under-line above) to ensure that existing development approvals, such as the haven on the Trent development can proceed as originally envisioned.

In addition, it is also recommended that a new sub-section D11 k) be added to recognize existing Aggregate Resources Act approvals:

- k) Notwithstanding sub-section a) above, where lands have been approved for a mineral aggregate operation pursuant to a license issued under the Aggregate Resources Act, that approval can be implemented in accordance with the provisions of the County Official Plan

and the local Official Plan as they existed when the lands were licensed and any conditions that were put in place at the time of approval. If the licensed area is proposed be expanded, then the policies of this Plan fully apply.

In addition, it is also recommended that the following three sub-sections be added to Section D10.2 dealing with supporting features and areas to ensure that existing development approvals can also proceed on lands that are also the site of a supporting feature or area as shown on Schedule B-1:

- d) Notwithstanding sub-section a) above, where a site plan pursuant to Section 41 of the Planning Act has been approved on lands that have been identified as being the site of a supporting feature or area on **Schedule B-1**, that approval can be implemented in accordance with the provisions of the County Official Plan and the Local Official Plan as they existed when the site plan was approved.
- e) Notwithstanding sub-section a) above, where lands have been approved for development by way of Plan of Subdivision or Plan of Condominium on lands that have been identified as being the site of a supporting feature or area on **Schedule B-1**, that approval can be implemented in accordance with the provisions of the County Official Plan and the local Official Plan as they existed when the lands were approved and any conditions that were put in place at the time of approval.
- f) Notwithstanding sub-section a) above, where lands have been approved for a mineral aggregate operation pursuant to a license issued under the Aggregate Resources Act on lands that have been identified as being the site of a supporting feature or area on **Schedule B-1**, that approval can be implemented in accordance with the provisions of the County Official Plan and the local Official Plan as they existed when the lands were licensed and any conditions that were put in place at the time of approval. If the licensed area is proposed be expanded, then the policies of this Plan fully apply.

Supplementary Submission by Mr. Robert Fishlock - Save our Trees

In a letter dated December 21, 2024, Mr. Fishlock followed up his verbal comments made at the public meeting on December 4, 2024 with a written submission. During the public meeting, Mr. Fishlock made a number of comments about the loss of a specific woodlot in the urban area of the Municipality of Port Hope and the implications of the updated policy framework on other woodlots in the County of Northumberland.

In his written submission, Mr. Fishlock provides additional details on the loss of the woodlot in question. What Mr. Fishlock does not mention in his submission is that the woodlot was located on lands that were draft approved and zoned for development before the woodlot was identified as such in the Municipality of Port Hope Official Plan. As a consequence, the municipality decided to enter into settlement discussions with the proponent in an effort to resolve the matter.

Going forward, it is noted that Section D11 of OPA 1 also recognizes and permits development approvals obtained before the approval of OPA 1 to proceed in accordance with the policies that were in effect at the time the approvals were given. This is a common policy approach to pre-existing development approvals.

The one request Mr. Fishlock makes in his written submission is that Section C4.4 d) of OPA 1 be deleted from the OPA. This section indicates the following:

"The approval authority may scope or waive the requirement for an EIS to support a development proposal within or adjacent to natural heritage features and areas if, in the opinion of the approval authority the proposed development is minor and is not anticipated to have a negative impact on the natural heritage feature and area or its ecological functions or if the policies of this Plan provide an exception to the submission of an EIS related to the natural heritage feature and area."

The above policy is standard in most Official Plans in Ontario and allows for professional judgement to be applied in cases where minor development is proposed. It is recommended that this policy be retained, since it allows for the context of the site, the nature of the application and the significance and extent of the natural heritage features and areas in the vicinity to all be assessed by the approval authority in determining what studies are required to support an application.

Email Submission by Mr. Dick Kauling

In an email dated December 21, 2024 asks 7 questions, which are reproduced below, along with my responses:

- 1) Schedule A-1 Official Plan Settlement Structure and Natural Heritage System: The mapping offered does not extend within the urban or rural settlement boundaries of the lower tier municipalities. It appears by design with the next step being that the lower Tier municipalities have the requirement to obviously comply with the Northumberland County Natural Heritage requirements but that within the urban and rural boundaries a set of different criteria in support of development exists. Does this mean that each lower tier municipality needs to implement its own Natural Heritage System Mapping based on the criteria spelled out by the County? And is there a time frame required by legislation? I wish to confirm scope of Schedule A-1 and role with a lower tier municipality. I seem to recall the original Natural Heritage Mapping encompassed the Urban Areas and Rural Settlement Areas.

Response: The purpose of Schedule A-1 is to set out the broad settlement structure of the County and to identify the natural heritage system outside of the settlement areas as per Section A3.7 of OPA 1. However, Section C3 a) of OPA 1 does indicate that the County's natural heritage system includes natural heritage features and areas that are designated NHA1 and NHA2 as shown on Schedule A-2, watercourses as shown on all schedules and other supporting features and areas shown on Schedule B-1, all of which extend into settlement areas. Sections C3 c) and d) then set out

the requirement that the natural heritage system and the NHA1 and NHA2 designations be implemented with potential refinements in the local Official Plans.

- 2) Schedule A-2 Official Plan - Land Use Designations: The mapping appears to focus on defining Natural Heritage Area 1 (NHA1) and Natural Heritage Area 2 (NHA2). Appears that Natural Heritage Area 2 includes an overlay (orange colour) based on a reference materials collected and to maybe indicate additional definitions and criteria in support of or protection from certain development. Might that be materials drawn from Ganaraska Region Conservation Authority information? Assume this might be the case but wish to confirm. And assume this is the current best estimate subject to closer and more specific definition if future development activities occur.

Response: Schedule A-2 does identify the extent of the NHA1 and NHA2 designations. Section D6 then identifies the components of the NHA1 designation and Section D7 identifies the components of the NHA2 designation. Only known mapped features are mapped with sources of information primarily being the Province and the Conservation Authorities. Section D11 dealing with implementation allows local municipalities to refine the limits of the NHA1 and NHA2 designations in their Official Plans based on updated information and Section C4.4 dealing with environmental impact studies permits updated information to be considered when reviewing development applications.

- 3) Schedule B-1 Official Plan - Natural Heritage Features and Areas: This mapping, within an urban boundary (my current focus) identifies certain key features "Significant Woodlands" and "Regionally Important Wetlands" as well as Supporting Features (watercourses buffer, linkages, other wetlands, linkages, enhancement areas and conservation oriented lands. How well defined are these boundaries? Assume ground truth interpretation might be required in the future or when development considerations become evident and so wish to confirm. And could I assume the definition of the mentioned features and areas as per the legend are well defined? Again, I assume that development changes might result in further mapping and interpretation against the definitions...

Response: Schedule B-1 is intended to provide additional details on the extent of individual natural heritage features and areas and within urban areas does identify significant woodlands, other wetlands, watercourse buffers, enhancement areas and linkage areas. These features are mapped using the best information available but as per the above, refinements to these features are permitted based on the receipt of more detailed information and/or studies in accordance with the policies of OPA 1.

- 4) Schedule B-1 Official Plan - Natural Heritage Features and Areas: Mapping shows "Linkages" (yellow) but did not see any linkages spelled out within the urban boundaries. Is there a process or set of requirements that can and could be considered to further define?

Response: Schedule B-1 does identify linkages in a number of settlement areas, including Brighton, Baltimore and Garden Hill for example. Nothing in OPA 1 prevents local municipalities from identifying other linkages in their Official Plans.

- 5) The word significant is clearly an important word as it may apply to many natural heritage features (woodlands, wetlands, habitat, etc.) The definition used to define significant woodlands and wetlands appears reasonably well defined. The definition of significant habitat draws reference in defining habitat per Ontario endangered species act. Again, it appears pretty robust. What does not appear to be clear is the definition of what species does this definition of habitat definition apply? I would assume it does not apply to extinct species but could and should apply to those listed as endangered, threatened and maybe even those at risk. Maybe only endangered? Not clear. in my mind if the definition of habitat is sufficiently robust..

note: Appreciate that the Federal regulations defining species of interest do not necessarily match that of the province and remain an opportunity for the province to follow suit if supported. Can a lower tier municipality add additional definitions surrounding habitats that could or should be further considered and applied? I am thinking of the recent activity to protect a significant piece of property that is considered important to Monarch butterfly habitat in Prince Edward County.

Response: Section D7.2 of OPA 1 indicates that development and site alteration shall not be permitted in the habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. This policy implements a similarly worded policy in Section 4.1.7 of the PPS (2024). Endangered species is defined by the PPS (2024) as a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time. Threatened species is then defined as a species that is classified as “Threatened Species” on the Species at Risk in Ontario List, as updated and amended from time to time. As a result, reliance is placed on these lists when applying the policy.

- 5) Schedule B-1 Official Plan - Natural Heritage Features and Areas: Noticing the mapping show "Conversation Oriented Lands" (dark green with hash marks) even with an example of one within the urban boundary of Cobourg). Does its classification enshrine or place additional conditions on its development from a County versus the lower tier municipality of Cobourg? Again, what is the role at the County level versus the lower municipality level in applying protections and constraints on development? Does the use of the word "parks" and associated definition of a conservation area require clarity in definition and application of requirements?

Response: Based on a review of Schedule B-1, it does not appear as if 'conservation oriented lands' are present within Cobourg. Section 4.5 of the background report prepared by North-South Environmental dated June 19, 2020 indicates that such lands are generally owned by a public authority and a number of County forests and lands owned by Conservation Authorities have been

included on Schedule B-1. While private lands that are managed for conservation purposes could also be included, I am not aware of any such areas being identified on Schedule B-1.

- 6) Schedule B-1 Official Plan - Natural Heritage Features and Areas: Also notice the use of "Regionally Important Wetlands" (dark blue) being defined within an urban boundary. Does its classification also enshrine or place additional conditions on its future development or development in a surrounding boundary? The role of the lower municipality in applying?

Response: As noted in my December 16, 2024 memo, 'Regionally important wetlands' are intended to apply to wetlands outside of settlement areas and be designated NHA1. Within settlement areas, 'other wetlands' are identified and they are intended to be identified as a Supporting Feature of Area. As noted earlier in this memo, Schedule A-2 does not correctly include 'Regionally important wetlands' in the NHA1 designation and this will be corrected. All non-provincially significant wetlands outside of settlement areas are considered to be 'Regionally important wetlands' and the 'no negative impact test' applies to these features. All non-provincially significant wetlands inside settlement areas are considered to be 'other wetlands' and they are identified as Supporting Features and Areas by OPA 1.

Section D10.2 includes a number of policies that apply to 'other wetlands' and these policies require that these 'other wetlands' be evaluated to determine if they are significant and to determine what conditions should be attached to a development approval to mitigate and minimize impacts. If the wetland is regulated by a Conservation Authority, the policies of the relevant Conservation Authority apply. If it is not regulated, then a determination needs to be made on whether the wetland should be protected and if so under what conditions.

- 7) Schedule B-1 Official Plan - Natural Heritage Features and Areas:

Also notice some undefined use of a colour (pale / light green) on the map with no associated text in the legend. What does this mapping represent? They appear mostly next to "Significant Woodlands" (brown) and "Enhancement Areas" (purple).

Response: The green 'shadow' around certain natural features and areas appears to be previously identified buffers. It is not the intent of OPA 1 to map the location and extent of buffers and instead the policies of Section D8.3 are intended to apply. Schedule B-1 will be updated to remove these buffers.

Submission by D.M. Wills Associates Limited ('Wills')

In a letter dated December 20, 2024, Wills requests that the natural heritage system be removed from the northern portion of a vacant 11.2 hectare property in the Township of Cramahe (Part Lot 19, Concession 6). A tributary of Cold Creek traverses the property and the majority of the property except for a small area at the northern boundary is proposed to be designated NHA2. Both the natural heritage system identified on Schedule A-1 and the NHA2 designation on Schedule A-2 are

considered to be overlays, meaning that the underlying designation of Rural Area applies in this case.

Development within the Rural Area designation is permitted subject to the policies of the County and local Official Plans, meaning that if a Planning Act application such as a consent was submitted, an Environmental Impact Study would be required. Given the location of the subject lands and the nature of the environmental features in the area, it is not recommended that any mapping changes be made in response to this request.

Additional minor modification required

In my memo dated December 16, 2024, I reviewed the changes proposed to how significant woodlands were classified and in this regard, it was proposed to delete 'Regionally important woodlands' from OPA 1 and a number of changes were made in this regard. However, there continues to be one carry-over reference to 'Regionally important woodlands' in OPA 1 and it is recommended that it be deleted. In this regard, it is recommended that Section C3 a) iv) be deleted.

If you require this information in an alternate format, please contact the Accessibility Coordinator at accessibility@northumberland.ca or 1-800-354-7050 ext. 2327



Report 2025-011

Report Title: Business and Entrepreneurship Centre Northumberland (BECN) 2024 Program Update

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: January 8, 2025

Prepared by: Rob Day
Manager, Economic Development
Economic Development, Tourism and Strategic Initiatives

Kailyn Coupland
Business Development Coordinator
Economic Development, Tourism, Land Use Planning

Reviewed by: Dwayne Campbell
Director
Economic Development, Tourism and Strategic Initiatives

Approved by: Jennifer Moore, CAO

Council Meeting Date: January 22, 2025

Strategic Plan Priorities: ☐ Innovate for Service Excellence
☒ Ignite Economic Opportunity
☐ Foster a Thriving Community
☐ Propel Sustainable Growth
☐ Champion a Vibrant Future

Information Report

That the Economic Development, Tourism and Land Use Planning Committee receive Report 2025-011 'Business and Entrepreneurship Centre Northumberland (BECN) 2024 Program Update' for information; and

Further That the Committee recommend that County Council receive this report for information."

Purpose

The purpose of this report is to provide a summary and outline of Business and Entrepreneurship Centre Northumberland (BECN) recent program outcomes and key performance indicators.

Background

The Business and Entrepreneurship Centre Northumberland offers business support, programs and resources to entrepreneurs and business owners in Northumberland.

Consultations

N/A

Legislative Authority / Risk Considerations

N/A

Discussion / Options

2024 BECN Key Performance Statistics

In the last year, the BECN has seen increase of annual volume in the key performance categories (listed below), compared to the previous year.

Since October 2023, the BECN has collaborated with the Communications Department in a large marketing campaign to promote services, specific programs, and grants.

| | <u>2023</u> | <u>2024</u> | <u>+/-</u> | <u>%</u> |
|-------------------------------|-------------|-------------|------------|----------|
| Clients Supported | 1056 | 2100 | +1044 | 66 |
| Consultations | 232 | 178 | -54 | 26 |
| Businesses Started | 72 | 62 | -10 | 15 |
| Businesses Expanded | 18 | 53 | +35 | 98 |
| Jobs Created | 66 | 103 | +37 | 43 |
| Social Media Followers | 3,179 | 3,538 | +359 | 11 |
| Educational Seminars | 15 | 20 | +5 | 28 |
| Seminar Attendees | 424 | 503 | +79 | 17 |
| Grant funds distributed | \$60,000 | \$75,000 | +\$15,000 | 22 |
| Number of grants | 31 | 44 | +13 | 35 |
| Youth grant funds distributed | \$24,335 | \$27,258 | +\$2,923 | 11 |
| Number of youth supported | 17 | 25 | +8 | 38 |

Starter Company Program Intake November 2024

The Starter Company Program intake was launched in November. It is an opportunity for entrepreneurs in Northumberland County looking to start a business or has been in operation for more than 6 months.

The competitive process resulted in 38 total applicants, and limited spaces granted start-up funds to 20 recipients with a total of \$41,750 grant funds distributed. Ongoing training is available to all applicants.

The Starter Company Program offers startup businesses with planning assistance, mentoring and training. Eligible approved applicants could receive a grant of up to \$3,500. Completion of business training is mandatory to receive grant funds. Offering all applicants an opportunity to launch their business with business mentoring, peer to peer networking and education.

The Starter Company Program is supported by the Province of Ontario and started in 2014. Locally, the BECN has assisted a total of over 232 businesses with approximately \$621,750 in grant funds. The BECN typically offers two intake periods per year with differentiating eligibility.

She Owns It Women's Entrepreneurship Conference 2024

On November 7th, the 2nd annual She Owns It Women's Entrepreneurship Conference welcomed 150 participants, supported by Regional Tourism Organization 8 (RTO8) and FedDev Ontario. This event offered valuable opportunities for business growth, featuring four influential keynote speakers.

Attendees came from 16 municipalities, including Northumberland, and areas as far as Scarborough, Pickering, Uxbridge, Young's Point, and Picton. The conference included participants from 11 business sectors; tourism, services, retail, professional services, health, manufacturing, food and beverage, hospitality, arts, and agriculture, also included professional organizations, agencies, and non-profits.

- 98% of attendees say they would attend another She Owns It conference / event.
- 82% of attendees said the pace & length of the agenda was just right (others said they wanted more).
- 95% of attendees said overall the conference was Excellent and Very Good.
- Speakers scored 9/10 Stars overall rating.

Preliminary plans are in progress for 2025 for two smaller scale hands-on workshops at various locations throughout Northumberland with the She Owns It brand and focus, leading into the larger-scale conference in November 2025.

Testimonials from Anonymous Survey:

"I think the team did a fabulous job. It takes a lot of planning to make an event like that work and I am super proud of the BECN staff who worked so hard to execute a fabulous event. So many times women are the forgotten workhorse, the invisible back bone and can challenge their own worth. Events like this empower women and allow them to recognize all they do is not unseen. I think this event could succeed very well as a full day event."

"You have all done a really marvelous job in organizing this event two years in a row! Very, very well done. You've nailed it! People feel supported, we learn, get a chance to meet fellow entrepreneurs and business people as well as catch up with friends and colleagues we've met through other BECN events. Thank you!"

"I loved the conference! Great job, I will definitely be back next year. I love attending the events and finding the inspiration for my business."

"Overall, I think it was very well planned and executed. From a business perspective I come to these events to learn, yes, but to network my business and meet like-minded women that offers a potential for business growth for all is my main objective. Thanks for creating this fabulous event, I learned pieces from each speaker and appreciate the honesty...loved the stories, I believe this is what keeps it real for everyone. Well done."

Financial Impact

N/A

Member Municipality Impacts

N/A

Conclusion / Outcomes

The Business and Entrepreneurship Centre Northumberland (BECN) had a successful year and plans are underway to implement new and enhanced activities in 2025 to further serve entrepreneurs across Northumberland County. Staff recommend that County Council receive the 'BECN 2024 Program Update' report for information.

Attachments

N/A

If you require this information in an alternate format, please contact the Accessibility Coordinator at accessibility@northumberland.ca or 1-800-354-7050 ext. 2327



Report 2025-012

Report Title: New Ontario Building Code - Plumbing and Sewage System Changes

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: January 8, 2025

Prepared by: Kirk Johnstone
Senior Plumbing and Sewage Inspector
Economic Development, Tourism and Strategic Initiatives

Reviewed by: Dwayne Campbell
Director
Economic Development, Tourism and Strategic Initiatives

Approved by: Jennifer Moore, CAO

Council Meeting Date: January 8, 2025

Strategic Plan Priorities: ☒ Innovate for Service Excellence
☐ Ignite Economic Opportunity
☒ Foster a Thriving Community
☐ Propel Sustainable Growth
☐ Champion a Vibrant Future

Information Report

That the Economic Development, Tourism and Land Use Planning Committee receive Report 2025-012 'New Ontario Building Code, Plumbing and Sewage System Changes' for information; and

Further That That the Committee recommend that County Council receive this report for information and direct staff to send a copy of this report to each Member Municipality for informational purposes."

Purpose

This report highlights key technical changes in the new Ontario Building Code related to Plumbing and Sewage Systems.

Background

The Province has released a new (2024) Building Code which comes into effect on January 1, 2025. The 2024 Ontario Building Code streamlines processes for the sector and increases harmonization with the National Construction Codes by eliminating at least 1,730 technical variations between the provincial and national requirements.

Consultations

As indicated on the province's website, the latest edition of the Building Code was developed in consultation with sector partners; including building officials, fire prevention officials, architects, engineers, builders and the construction industry, to ensure that Ontario's buildings continue to be among the safest in North America.

Inspection Services has been working with Member Municipalities to transition to the 2024 Building Code. County Inspection reports have been updated to identify changes made through the new Code for permit applicants, contractors, and designers. Inspection Services has also added a new "Plumbing and Septic Updates and News" section on the County website, to highlight specific plumbing and septic system changes from the 2012 Building Code to the 2024 Building Code.

Legislative Authority / Risk Considerations

The Ontario Building Code (OBC), as made under the *Building Code Act, 1992*, is a technical, detailed, and comprehensive document that establishes requirements and minimum standards for building construction in the Province of Ontario. Effective January 1, 2025, the new OBC will replace the current OBC (being *O. Reg. 332/12*, or the "2012 OBC"), subject to certain transition provisions.

Discussion / Options

County Inspection Services staff have reviewed the 2024 Building Code and summarize key changes as follows:

Part 7 – Plumbing:

Sanitary Drainage Systems

- A combined building drain or a combined building sewer is now permitted to be installed
- New pipe and fittings; fibrocement, non-reinforced circular concrete culvert, reinforced circular concrete culvert, and cellular core PVC
- Transition solvent cement now restricted to drainage piping only
- Drilled and tapped joints may now be made if suitable provision has been made for drilling and tapping

- Running thread and packing nut connections and unions with a gasket seal are now permitted
- New exception: permitting the use of a union on sump pumps
- Water-closet bowls shall now be securely attached to the floor flange, floor, or wall carrier
- A floor drain is now permitted to be connected to a storm drainage system, provided it is located where it can receive only clear-water waste or storm water
- A grease interceptor is now permitted to serve as a trap
- A building sewer (storm and sanitary) shall not change direction or slope between the building and public sewer or between cleanouts, except that pipes not more than NPS 6 may change direction by not more than 5° every 3 metres, or by the use of fittings with a cumulative change in direction of not more than 45°
- Stacks shall now be provided with a cleanout fitting not more than 3 metres above grade
- The developed length of a building sewer (storm and sanitary) between the building and the first manhole to which the building sewer connects shall now not exceed 75 metres
- Two-way rodding for cleanouts is now permitted with new spacing requirements
- Sink waste cleanouts now do not require a cleanout every 6 metres
- Cleanouts in healthcare facilities, mortuaries, laboratories, and similar occupancies, where contamination by hazardous waste is likely, shall be located above the flood level rim of the fixture
- Emergency floor drains have been introduced with requirements for installation
- Minimum pipe sizing changes to laundry tub, shower drains with multiple heads, building sewers connected to a public sewer
- A fixture or equipment that produces a continuous or semi-continuous flow drains may now be connected to a combined sewer
- Hydraulic loading calculations have new calculations for fixtures and various piping arrangements

Storm Drainage Systems

- A storm drainage system may now be connected to a sanitary sewage works conditions apply
- Drainage pans on heating/cooling units and drinking fountains now require backwater valves when connected to storm drainage
- Storm drainage systems may now connect to a combined building sewer or a public combined sewer
- The discharge pipe from every pumped sump shall be equipped with a union, a backwater valve, and a shut-off valve

- Roof scuppers are now maxed to 200% of the 15 min rainfall intensity
- Roof gutters and piping requirements for slopped roofs now have hydraulic loading calculations and non-circular pipe sizing has been added

Venting Systems

- New pipe and fitting requirements for wet vents, vent stacks, interceptors, neutralizing tanks, support of vents, exterior vents up the side of buildings now permitted for all construction of buildings, size of vent terminals with protection from freezing options, venting requirements for building drains
- Air admittance valves are now permitted under the flood level rim of fixtures

Water Distribution Systems

- A well can now be utilized instead of connecting to a municipal drinking water system, even if the municipal water supply is available
- New pipe and fittings; crosslinked polyethylene fittings, PVC water pipe and fittings for hot water systems, polyethylene of raised temperature (PE-RT) tube and fittings
- New water temperature control requirements for showers, bathtubs, sinks
- New water temperature control requirements for water distribution systems supplying hot water to any bathtub, shower or hand basin that is accessible to children within childcare centres
- New standard for back-siphonage preventers for tank type water closets
- New standard for flexible water connectors exposed to continuous pressure
- New wire: 12-gauge copper clad steel may now be used as tracer wire on non-metallic water service or fire service mains
- New provision: extracted tees in copper tube may now be made
- Control and shut-off valves requirements for residential buildings containing more than one unit
- Control and shut-off valves requirements for buildings other than residential buildings
- Fire sprinkler/ standpipe systems can now be provided with a backflow prevention device which is not F rated
- New provision to permit a potable public service to provide water to a private water supply system or a non-potable water system
- Non-Potable Rainwater Harvesting Systems are now permitted for various plumbing systems within most buildings

Part 8 - On-Site Sewage Systems

Septic Tanks

- Referenced Standard CSA B66 has been updated to the 2021 edition. The standard now requires a secondary safety screen beneath tank covers

Leaching Bed systems

- Construction requirements for filter beds includes new requirements for a clearance distance of piping from the sides of the filter bed
- New construction requirements for Class A dispersal beds

Other general changes:

- The numbering system used in the 2024 Ontario Building Code strives to align with 2020 National Building Code and National Plumbing Code (NBC and NPC), and sometimes a unique numbering system consisting of decimals or letters are used to identify Ontario-only provisions to maintain alignment with National numbering system for harmonized provisions.
- Harmonization with the 2020 NBC and NPC is accompanied with the specific changes pertaining to only Ontario's Building Code. Those changes are assigned new articles / sentence numbers.

Financial Impact

N/A

Member Municipality Impacts

The new 2024 Ontario Building Code is intended to:

- streamline processes for the sector and increases harmonization with the National Construction Codes
- reduce regulatory burdens for the construction industry; and
- increase the safety and quality of buildings; and
- make it easier to build housing.

It is noted that there will be a 3-month grace period until March 31, 2025, for applications underway. Permit applications may be submitted using the 2012 Building Code if the applicant demonstrates that their working drawings were substantially complete by December 31, 2024.

Conclusion / Outcomes

Major revisions to the Ontario Building Code, referred to as the "largest ever provincial building code revision," will come into effect on January 1, 2025. County Inspection Services will continue to administer Plumbing and Sewage System Inspections on behalf of member municipalities in accordance with the new Building Code requirements.

Attachments

N/A

If you require this information in an alternate format, please contact the Accessibility Coordinator at accessibility@northumberland.ca or 1-800-354-7050 ext. 2327



Report 2025-013

Report Title: Brighton Official Plan Amendment No. 13 -
207 Middle Ridge Road, Brighton

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: January 8, 2025

Prepared by: Ashley Yearwood, RPP, MCIP
Senior Planner
Economic Development, Tourism and Strategic Initiatives

Reviewed by: Dwayne Campbell, RPP , MCIP
Director
Economic Development, Tourism and Strategic Initiatives

Approved by: Jennifer Moore, CAO

Council Meeting Date: January 22, 2025

Strategic Plan Priorities: ☐ Innovate for Service Excellence ☒ Ignite Economic Opportunity
☐ Foster a Thriving Community
☐ Proper Sustainable Growth
☐ Champion a Vibrant Future

Recommendation

“That the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2025-013 ‘Brighton Official Plan Amendment No. 13 - 207 Middle Ridge Road, Brighton’, recommend that County Council approve Brighton Official Plan Amendment No. 13; and

Further That the Committee recommend that County Council direct staff to provide a decision notice to the Municipality of Brighton and all prescribed persons in accordance with the *Planning Act*.”

Purpose

The purpose of this report is to recommend approval for Brighton Official Plan Amendment No. 13 – 207 Middle Ridge Road.

Background

The subject property, 207 Middle Ridge Road, is located on the east side of Middle Ridge Road, approximately 750 metres south of Telephone Road in the Municipality of Brighton. The property is located approximately 1.2 kilometres west of the Brighton/Quinte West municipal boundary (refer to Attachment 1 – Location Sketch).

The subject property totals 20.28 hectares (ha) or 50.11 acres (ac) in size and was previously used as a gravel quarry, which ceased operations in 2015. The aggregate pit license was surrendered in accordance with the *Aggregate Resources Act*. As a condition of surrendering the license, the Ministry of Natural Resources and Forestry (MNRF) required the owner to rehabilitate the property through tree planting/restoration. MNRF inspected the subject property and considered the restoration satisfactory. MNRF also considered a portion of the property safe for residential use provided that no tree removal occurs within the wooded and regenerated areas of the property.

Surrounding land uses include agricultural properties (most of which contain a detached house); natural heritage areas consisting of woodlands, wetlands, and watercourses; rural residential properties, a golf course and Highway 401 (approximately 850 metres north of the subject property).

In December 2022, the Municipality of Brighton Official Plan received applications to facilitate the development of three rural residential lots for detached dwellings on the subject property. The proposed lots are approximately 0.8 ha (2.0 ac) in size and retain a 17.45 ha (43.12 ac) woodlot containing an existing storage shed (refer to Attachment 2 – Proposed Conceptual Lot Layout). To facilitate the proposed development, the proponent requested the following site-specific land use changes to the Brighton Official Plan:

Schedule A – Map 1 ‘Land Use – Brighton Rural Area’

- Redesignate the future rural residential lots from “Aggregate Resource” to “Rural”; and
- Modifications to expand the existing “Environmental Protection” designation throughout the remainder of the subject property to also include the woodland area;

Schedule B – Map 1 ‘Natural Features – Brighton Rural Area’

- Remove the “Wooded Areas” Natural Feature from the map; and
- Remove a portion of the “Wetlands” Natural Feature from the map

Schedule D – Map 1 ‘Aggregate Resource Areas’

- Remove the “Inactive Pits” and “Primary” Resource Features from the map (refer to Attachment 3 – Proposed Schedule Amendments).

On July 26, 2023, the Municipality of Brighton adopted Amendment No. 13 to the Brighton Official Plan. In accordance with *Planning Act* requirements, the Municipality submitted the adopted Amendment to Northumberland County for approval (refer to Attachment 4 – Adopting By-law Amendment). County Planning staff reviewed the Amendment package and requested that the proponent provide a Record of Site Condition (RSC), in accordance with the Environmental Protection Act, since the development proposes to introduce a more sensitive land use (i.e., from an industrial pit to residential).

On November 21, 2024, Brighton staff circulated to County Planning MECP's written acknowledgement dated November 20, 2024 noting that the RSC was filed in its Environmental Site Registry.

If the County grants final approval to Amendment No. 13, the applicant plans to finalize three consent and zoning by-law amendment applications that were submitted to the Municipality of Brighton with the official plan amendment. The proposal will permit residential development on the southwest corner of the property.

Consultations

On July 26, 2023, the Municipality of Brighton held a public meeting to obtain public input on the official plan amendment. Notice for the meeting was posted on the subject property and mailed to property owners within 120 metres of the property.

Brighton staff did not receive any public comments on Amendment No. 13.

The proposed amendment was also circulated to prescribed agencies, including County Planning for review prior to Brighton Council considering the amendment.

Following Brighton's Council's adoption of Official Plan Amendment No. 13, notice of the adoption was sent to all members of the public that participated or provided input through the process.

Discussion / Options

The Brighton Official Plan establishes land uses to guide development throughout the Municipality, as well as to ensure the protection of natural heritage features and aggregate resources. Brighton Official Plan Schedule "A" – Land Use, Map 2- Brighton Rural Area Plan illustrates the land use designations on the subject property and surrounding area.

The Brighton Official Plan designates most of the subject property as "Aggregate Resource" and "Environmental Protection" in proximity to an existing watercourse centrally located on the property. Rural residential severance(s) are not permitted in either the Municipality's Aggregate Resource or Environmental Protection designations.

Section 4.9.7 (Rehabilitation of Mineral Aggregate Operations) of Brighton's Official Plan requires progressive and final rehabilitation of mineral aggregate operations to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. The policy also states that final rehabilitation shall take into consideration surrounding land uses and approved land use designations as identified in Schedule A (land use map) of the Brighton Official Plan.

As noted above, the subject property is in proximity to a variety of land uses; some of which include woodlots, watercourses and rural residential uses. In support of the proposed development, the proponent prepared various studies consisting of a Land Use Compatibility/Mineral Aggregate Assessment; an Environmental Site Assessment/Record of Site Condition and an Environmental Impact Study (EIS) and Hydrogeological Site Assessment for the proposed development. Upon Brighton and County Planning staff review of the studies, the proposal is appropriate provided that the future residential lots are compatible and appropriately separated from natural heritage features and any adjacent lands for future aggregate use.

Adopted Amendment No. 13 would change a portion of Brighton Official Plan map schedules to accommodate rural lot creation and additional housing on the southwest corner of the subject property while preserving significant environmental features and maintaining sufficient separation distances between other aggregate land uses.

Legislative Authority / Risk Considerations

The adopted mapping changes were assessed for conformity with the Northumberland County Official Plan (OP). The proposed changes conform to the County OP.

The adopted mapping changes were also assessed for consistency with the Provincial Planning Statement (PPS). The proposed changes are consistent with the PPS.

The adopted amendment is being approved by the Council of the County of Northumberland in accordance with the provisions of the *Planning Act* and Council By-law 2016-58.

The recommendations of the Economic Development, Tourism and Planning Committee are scheduled to be considered by County Council on November 15, 2023. Once County Council has rendered a decision regarding Brighton Official Plan Amendment No. 13, and County staff issue the decision notice, a 20-day appeal period will begin during which time any interested party can submit an appeal to the Ontario Land Tribunal. If no appeals are received, County Council's decision will become final.

Financial Impact

N/A

Member Municipality Impacts

If County Council grants final approval, the proponent intends to finalize previously submitted consent and zoning by-law amendment applications to the Municipality of Brighton to facilitate the creation of up to three rural residential lots for detached houses.

Conclusion / Outcomes

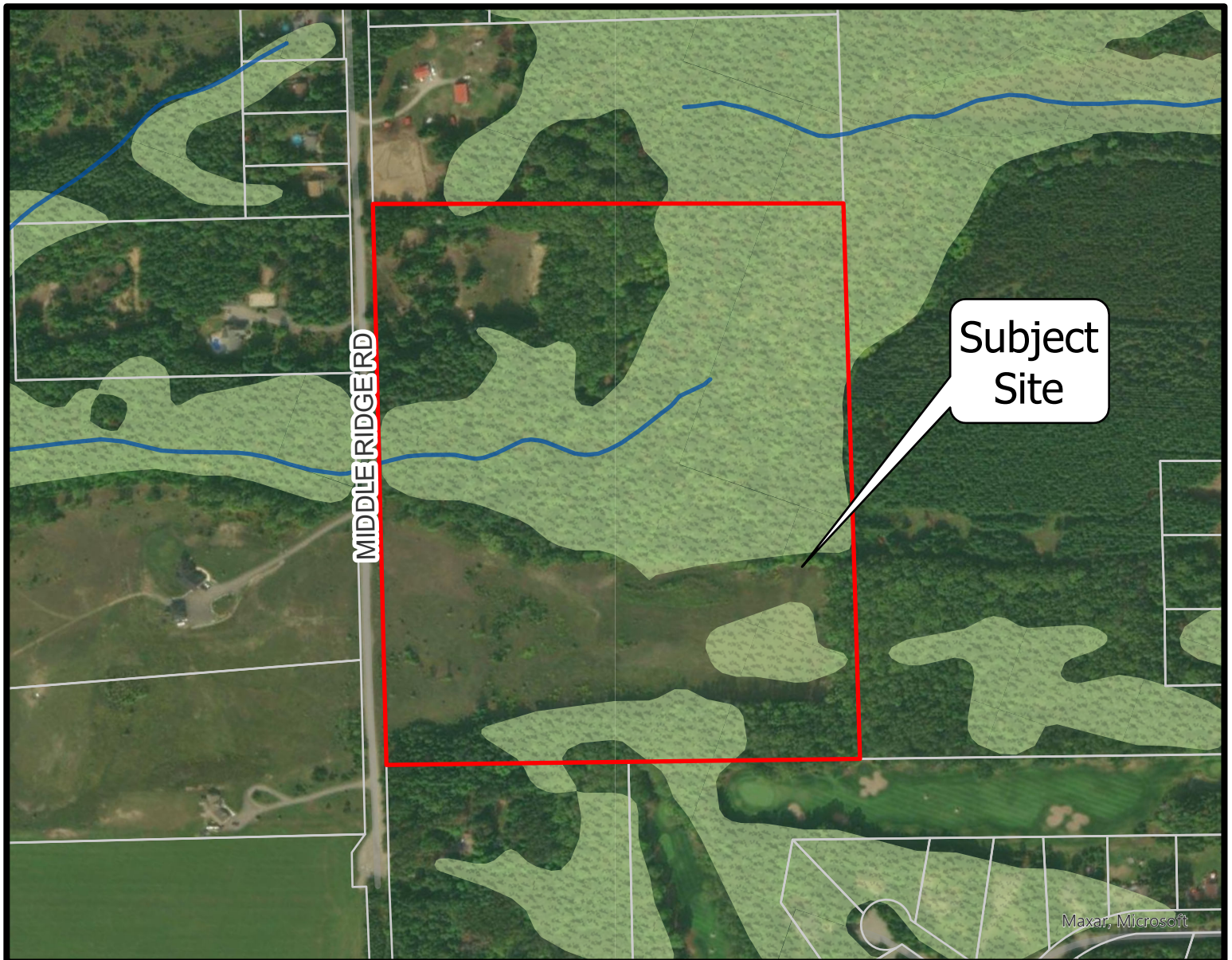
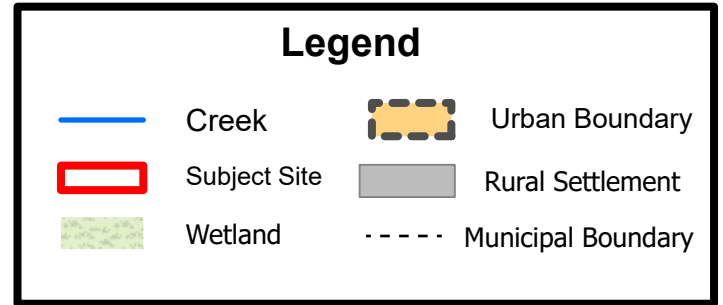
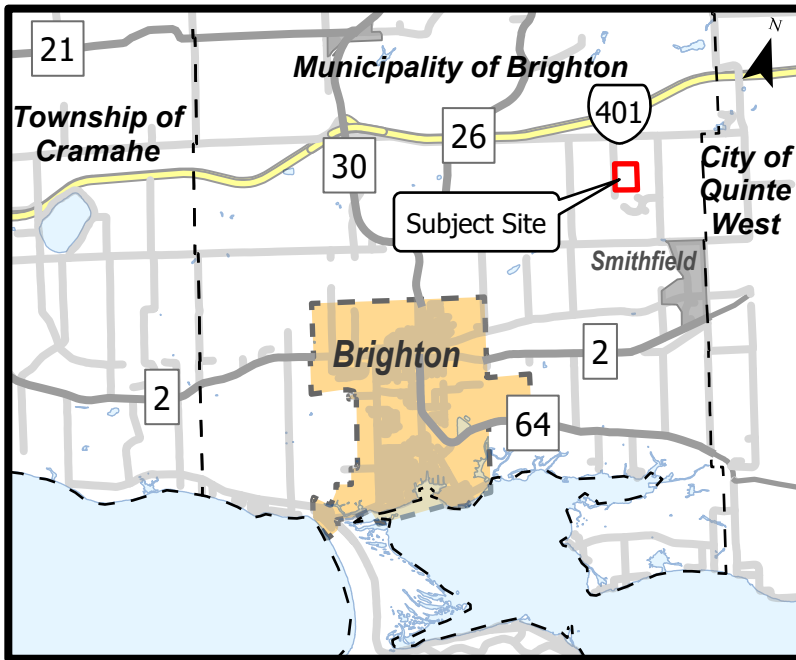
Brighton Official Plan Amendment No. 13 includes land use mapping changes on the property 207 Middle Ridge Road in rural Brighton. If approved, the amendment will facilitate the creation of three rural residential lots for detached houses and retain a woodlot in accordance with MNRF's rehabilitation requirements on lands previously used as a gravel quarry.

Adopted Amendment No. 13 is in accordance with County Official Plan policies and applicable Provincial land use policies. As such, it is appropriate for County Council to approve the amendment.

Attachments

1. Report 2025-013 ATTACH 1 'Map – Location Sketch'
2. Report 2025-013 ATTACH 2 'Proposed Conceptual Lot Layout'
3. Report 2025-013 ATTACH 3 'Proposed Schedule Amendments to Official Plan Amendment No. 13'
4. Report 2025-013 ATTACH 4 'Adopted Brighton Official Plan Amendment No. 13 – By-Law No. 067-2023'

Council Report: 207 Middle Ridge Road Brighton





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ISSUES

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

FOR REVIEW

KEY PLAN

NOTES:

1. PROPERTY BOUNDARIES ARE BASED ON "PLAN OF SURVEY OF PART OF LOT 26, CONCESSION I, TOWNSHIP OF BRIGHTON, COUNTY OF NORTHUMBERLAND", DATED JANUARY 18TH, 1980, BY N. E. FRIEL, O.L.S. AND ARE TO BE VERIFIED AND SURVEYED PRIOR TO SUBMISSION OF PLANNING ACT APPLICATIONS.

IBI GROUP

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Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

PROJECT

SEVERANCE PROPOSAL

207 MIDDLE RIDGE ROAD, BRIGHTON

PROJECT NO:

SCALE:

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

SHEET TITLE

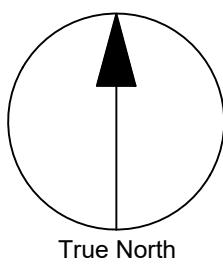
CONCEPT PLAN 2

SHEET NUMBER

2

ISSUE

| LAND USE SCHEDULE | | |
|----------------------|------------|-----------|
| BLOCKS/LOTS | AREA m² | AREA (ha) |
| LOT 1 | 8,549.39 | 0.85 |
| LOT 2 | 8,554.59 | 0.85 |
| LOT 3 | 8,574.37 | 0.85 |
| LANDS TO BE RETAINED | 172,435.73 | 17.24 |
| TOTAL AREA | 198,114.08 | 19.81 |





Legend



Lands Subject
to OPA



Remain 'Environmental
Protection'



'Rural'



Change from 'Aggregate
Resource' to 'Rural'



'Aggregate
Resource'



'Environmental
Protection'

Proposed Amendment to Schedule A Map 1 'Land Use – Brighton Rural Area' of Municipality of Brighton Official Plan

207 Middle Ridge Road

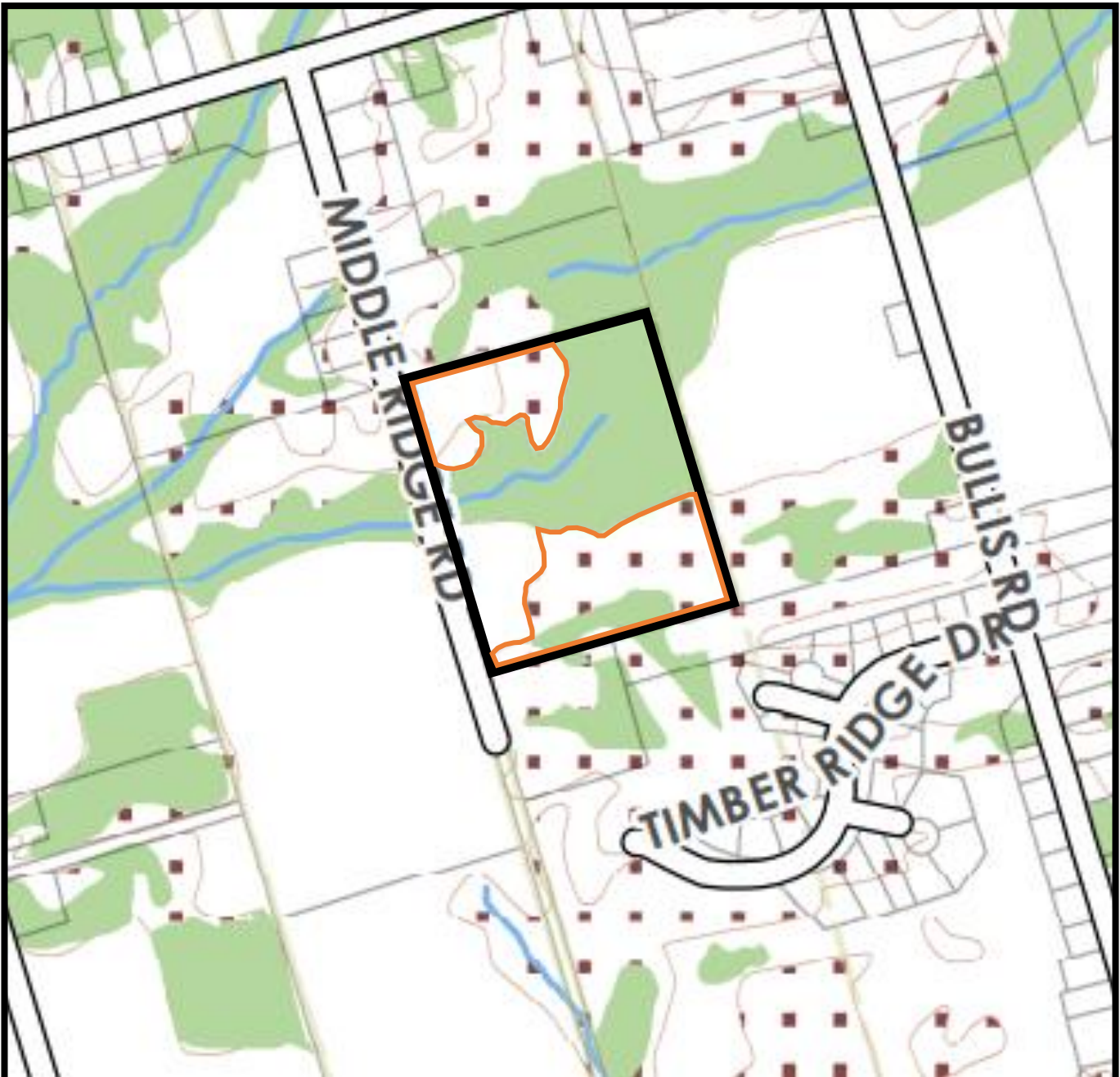
Municipality of Brighton

Drawn by: ES

Project: 136413

Date: October 16, 2023





Legend

- | | | | |
|---|--|--|--|
|  Lands Subject to OPA |  Remove 'Wooded Areas' & 'Wetlands' Designation |  'Wetlands' |  'Wooded Areas' |
|---|--|--|--|

Proposed Amendment to Schedule B Map 1 'Natural Features – Brighton Rural Area' of Municipality of Brighton Official Plan

207 Middle Ridge Road
Municipality of Brighton
Drawn by: ES
Project: 136413
Date: October 16, 2023





Legend

- Lands Subject to OPA
- Remove 'Inactive Pits' & 'Primary' designations
- 'Inactive Pits'
- 'Primary'
- 'Tertiary'

Proposed Amendment to Schedule D Map 1 'Aggregate Resource Areas' of Municipality of Brighton Official Plan

207 Middle Ridge Road
Municipality of Brighton

Drawn by: ES

Project: 136413

Date: October 16, 2023



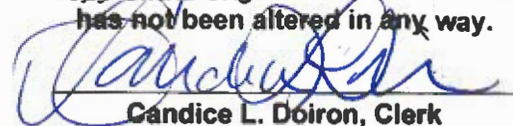
207 Middle Ridge Road

Official Plan Amendment No. 13

Municipality of Brighton

July 26th 2023

**Certified to be a true copy and correct
copy of the original document which
has not been altered in any way.**



**Candice L. Doiron, Clerk
Municipality of Brighton**


**Amendment No. 13 to the Official Plan
of the
Municipality of Brighton**

The attached explanatory text, constituting Amendment No. 13 to the Official Plan of the Municipality of Brighton, was prepared by the Council of the Corporation of the Municipality of Brighton under the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

The amendment was adopted by the Council of the Corporation of the Municipality of Brighton by By-law No. 06-7-2023 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the 26th day of July 2023.

Amendment No. 13 is subject to final approval by the County of Northumberland pursuant to Section 17(9) of the Planning Act, R.S.O. 1990 and Ontario Regulation 525/97, amended to O. Reg. 45/01. The decision of the Council of the Corporation of the County of Northumberland is final pursuant to Section 17(27) of the Planning Act, R.S.O. 1990, Chapter P. 13 if no appeals are received against Amendment No. 13 within the time allowed for appeal, in accordance with the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13.


Candice Doiron, Clerk


Brian Ostrander, Mayor

The Corporation of The Municipality of Brighton

By-law No.067-202³

Being a By-law to adopt an Amendment to the Official Plan of the Corporation of the Municipality of Brighton.

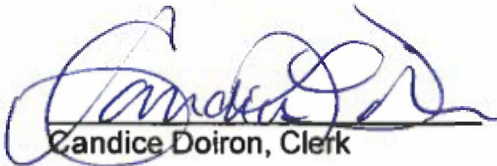
Whereas Amendment No.13 to the Official Plan of the Municipality of Brighton has been considered and recommended for adoption by the Municipality of Brighton Planning Council;

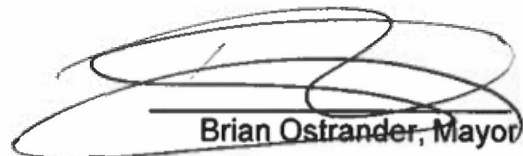
And Whereas a Public Meeting on the proposed amendment has been held pursuant to the requirements of Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended;

Now Therefore the Council of the Corporation of the Municipality of Brighton in accordance with the provisions of Section 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, hereby enacts as follows:

1. **That Amendment No.13** to the Official Plan of the Municipality of Brighton, consisting of the attached explanatory text is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the County of Northumberland for approval of Amendment No.13 to the Official Plan.
3. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17(23) of the Planning Act.
4. **This By-law** shall come into force and take effect on the day of final passing thereof.

This By-Law Read a First, Second and Third Time, and Finally Passed This 26th Day of July, 2023.


Candice Doiron, Clerk


Brian Ostrander, Mayor

The Constitutional Statement

- Part A - The Preamble - does not constitute part of this amendment.
- Part B - The Amendment - consisting of the following text and mapping
constitutes Amendment No. 13__ of the
Municipality of Brighton Official Plan.

**Amendment No. 13
To the Official Plan
of the Municipality of Brighton**

Part A - The Preamble

Introduction to the Amendment:

The purpose of this Amendment is to amend of the Municipality of Brighton's Official Plan to implement planning consultations and planning review regarding the property known as 207 Middle Ridge Road.

Location:

The lands subject to this Amendment are municipally known as 207 Middle Ridge Road, and legally known as Part of Lot 26, Concession 1 in the Municipality of Brighton.

Part B - The Amendment

This part of the document, entitled "Part B - The Amendment", and consisting of the following changes to the text, constitutes Amendment No. 13, File No. OPA05-2022 of the Municipality of Brighton Official Plan.

1. Title:

The following text constitutes Amendment No. 13 File No. OPA05-2022 to the Official Plan of the Corporation of the Municipality of Brighton. The Minister of Municipal Affairs and Housing approved the Official Plan on April 25, 2014.

2. Purpose and Effect of the Application:

The **Purpose** of Amendment No. 13 is to:

- Provide mapping changes to the Official Plan of the Municipality of Brighton in order to establish a policy framework pertaining to 207 Middle Ridge Road to allow for the severance of 3 new residential lots.

The **Effect** of the amendment will be to:

- Remove and modify designations, that are no longer appropriate for the property, redesignate other portions of the property and to provide to residential housing.

3. Location of the Affected Lands:

The lands subject to this amendment are the whole of 207 Middle Ridge Road.

4. Basis of The Amendment:

The basis for this Amendment is contained in the staff information report dated 26th July 2023. The Municipality has initiated an amendment to the Municipality of Brighton Official Plan to implement the staff recommendations of the report following municipal review regarding the rural residential development for the property located at 207 Middle Ridge Road. This amendment redesignates land uses and updates appropriate features on multiple schedules to ensure consistency with provincial policy framework. The OPA is part of a comprehensive regulatory framework including amendments to the Zoning By-law.

5. Details of The Amendment:

- a) The Municipality of Brighton Official Plan is amended by the following schedule changes which shall constitute Amendment Number 13 to the Municipality of Brighton Official Plan.

Schedule Changes:

- i. Amend Schedule A Map 1 'Land Use – Brighton Rural Area' to redesignate the area highlighted in red from "Aggregate Resource" and "Environmental Protection" to "Rural" and "Environmental Protection" as shown on Schedule 'A' to Amendment Number 13.
- ii. Amend Schedule B Map 1 'Natural Features – Brighton Rural Area' to remove the designations of "Wooded Areas," and a portion of "Wetlands" as shown on Schedule 'B' to Amendment Number 13.
- iii. Amend Schedule D Map 1 'Aggregate Resource Areas' to remove the designations of "Inactive Pits" and "Primary" as shown on Schedule 'C' to Amendment Number 13.

6. Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Municipality of Brighton Official Plan.

Appendices & Attachments

The following appendices and attachments are not intended to form part of Amendment No. 13 but are included only for the purposes of providing information in support of this Amendment.

Appendix I

Statement Certifying the Requirements of Sections 17(15), 17(17) and 17(23) of The Planning Act, R.S.O. 1990, Chapter P. 13 have been complied.

It is hereby certified that the requirements for the giving of Notice and the holding of at least one (1) Public Meeting, as required by Section 17 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, have been complied with.



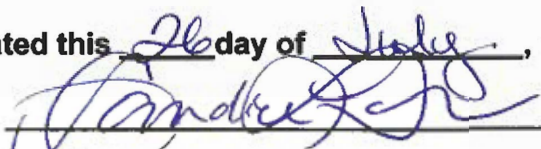
Candice Doiron, Clerk

Appendix II

Declaration Under Section 17(28) Of the Planning Act, R.S.O. 1990, Chapter P. 13.

I, Candice Doiron, Clerk for the Corporation of the Municipality of Brighton, hereby declare that Notice of Adoption of Official Plan Amendment No. 13 by Municipal Council on the July 26, 2023 was given as required by Section 17(23) of the Planning Act, R.S.O. 1990, Chapter P. 13. I also declare that the twenty (20) day appeal period expired on the 26 day of August, 2023 and to this date no notice of appeal under Section 17(24) of the Planning Act, R.S.O. 1990, Chapter P. 13 has been filed with any person in the Office of the Clerk of the Municipality of Brighton.

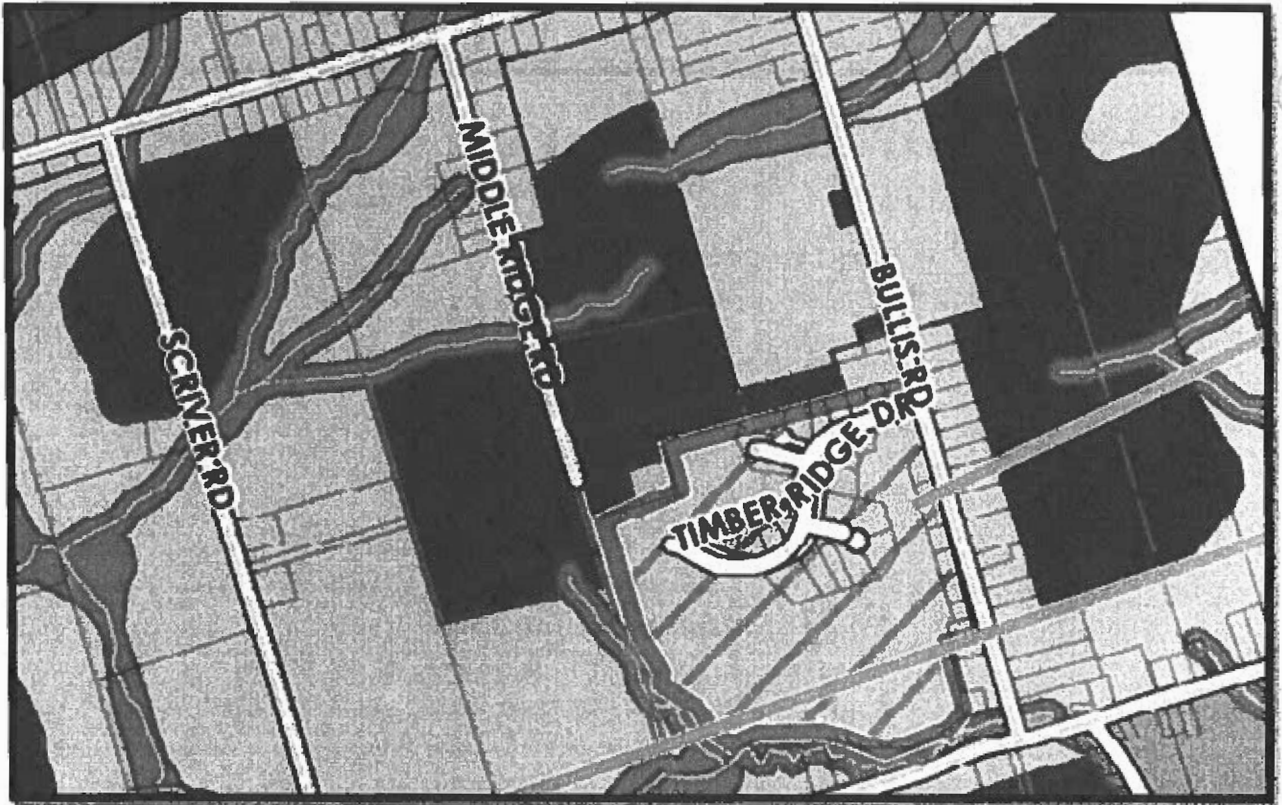
Dated this 26 day of July, 2023



Clerk, Candice Doiron

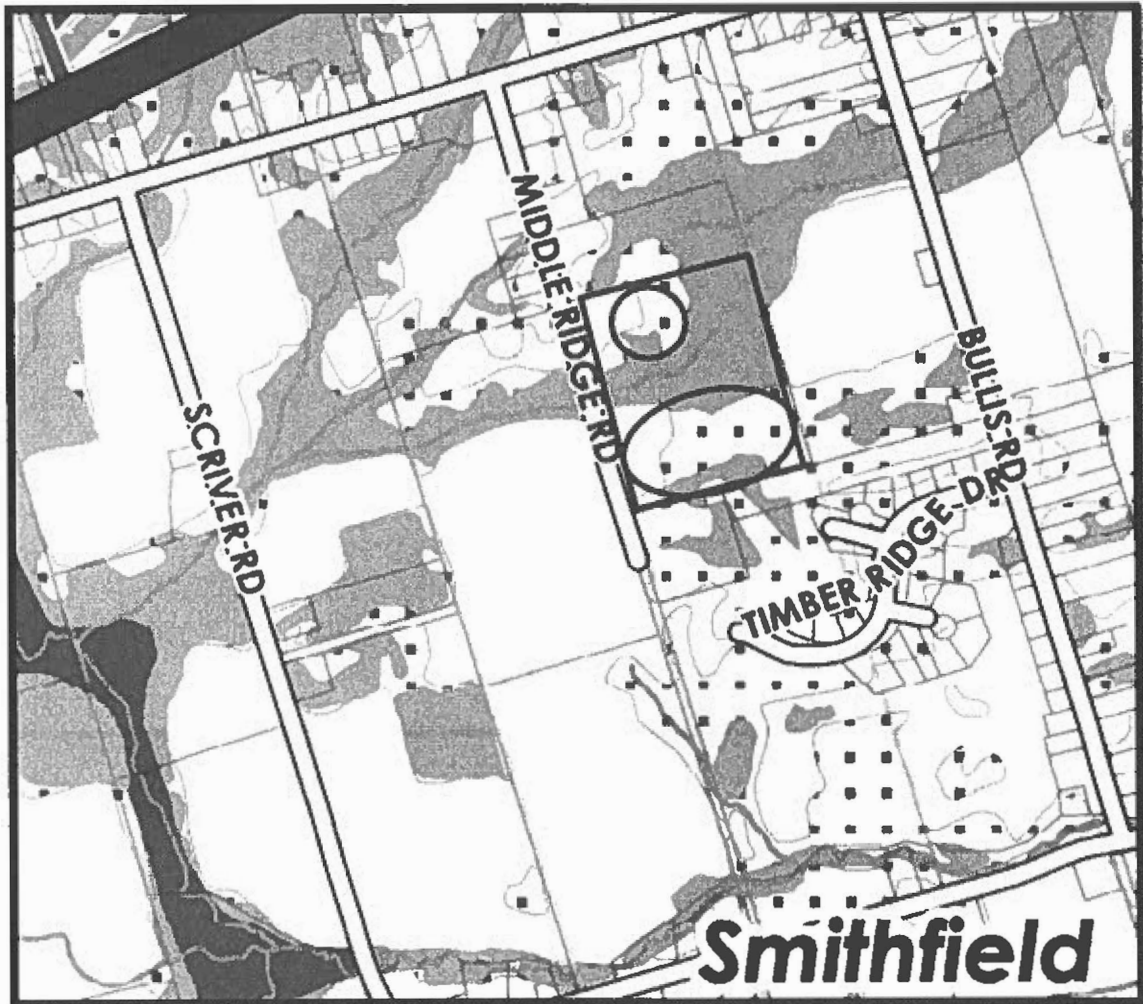
Appendix III



Schedule A



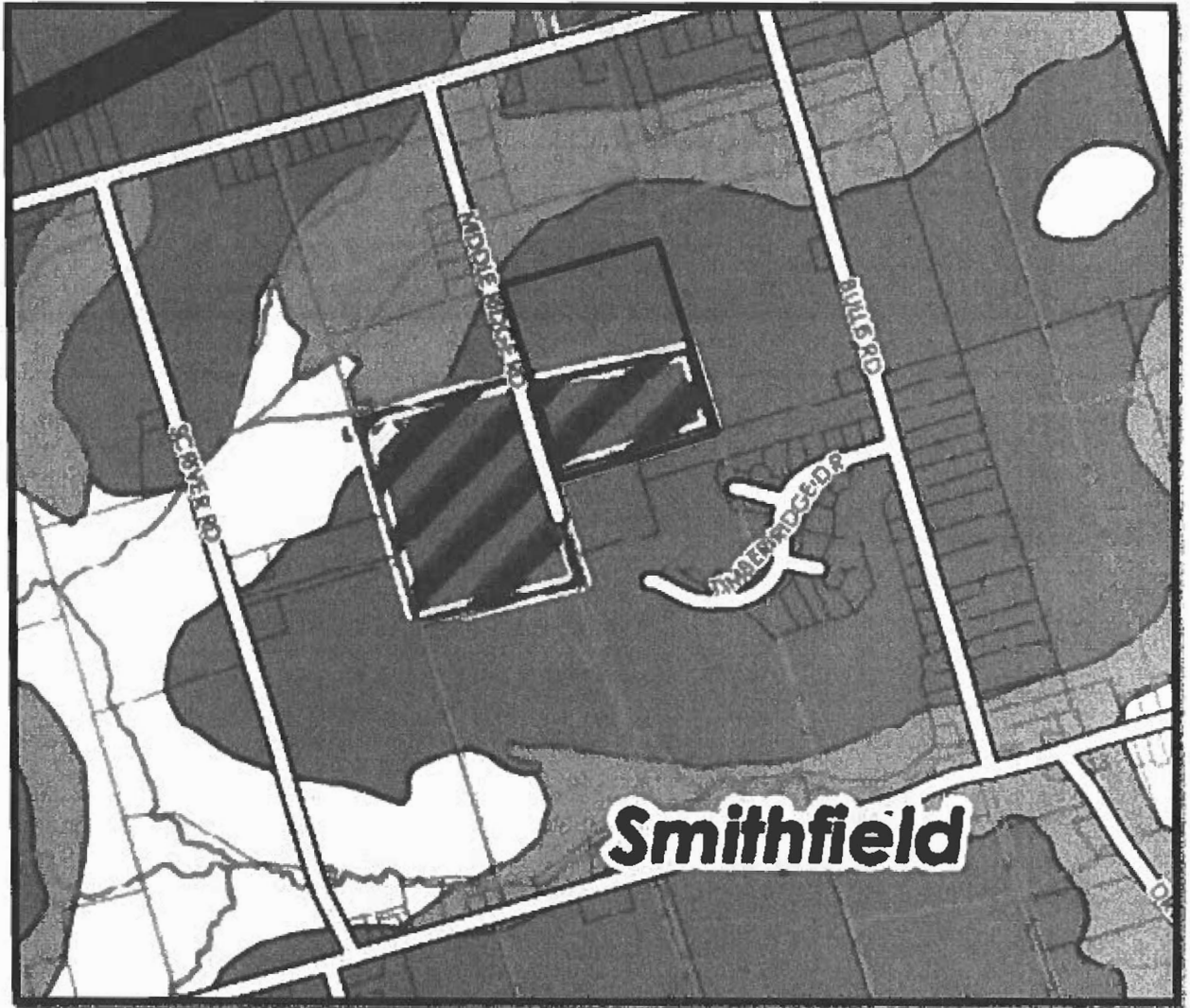
 Lands Subject to OPA

Schedule B



-  Subject Property
-  Lands Subject to OPA

Schedule C



 Lands Subject to OPA