

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
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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 and 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 – earth science</i>	50
Provincially <i>significant Areas of Natural and Scientific Interest – life science</i>	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
<i>Valleyland (significant)</i>	15 metres
<i>Regionally Important Wetlands</i>	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'.