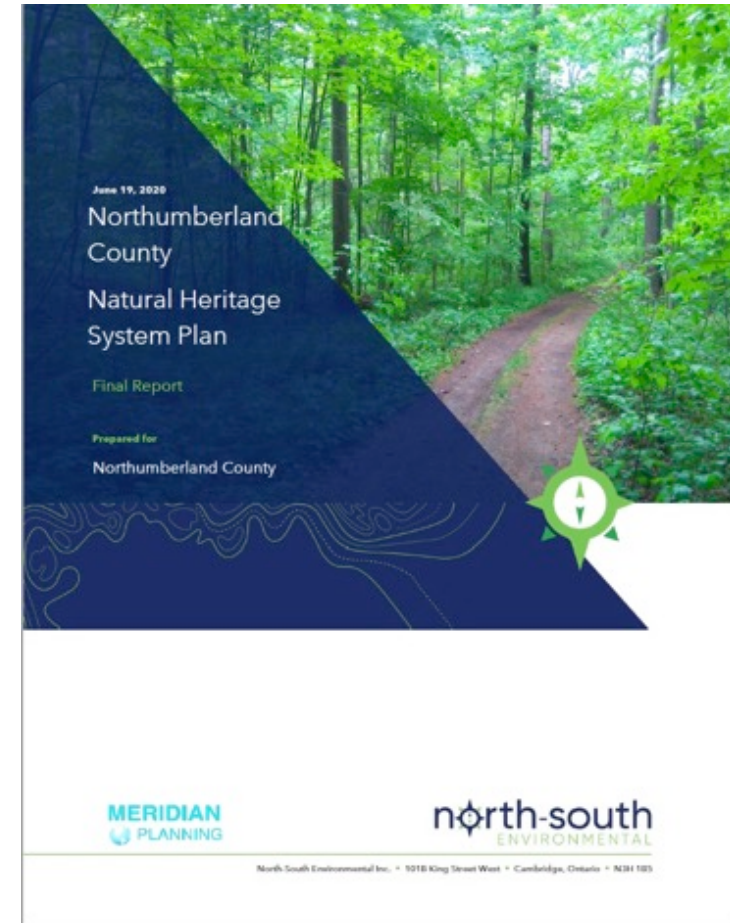


# RECOMMENDED OFFICIAL PLAN AMENDMENT 1 – NATURAL HERITAGE SYSTEM



# Overview of Presentation

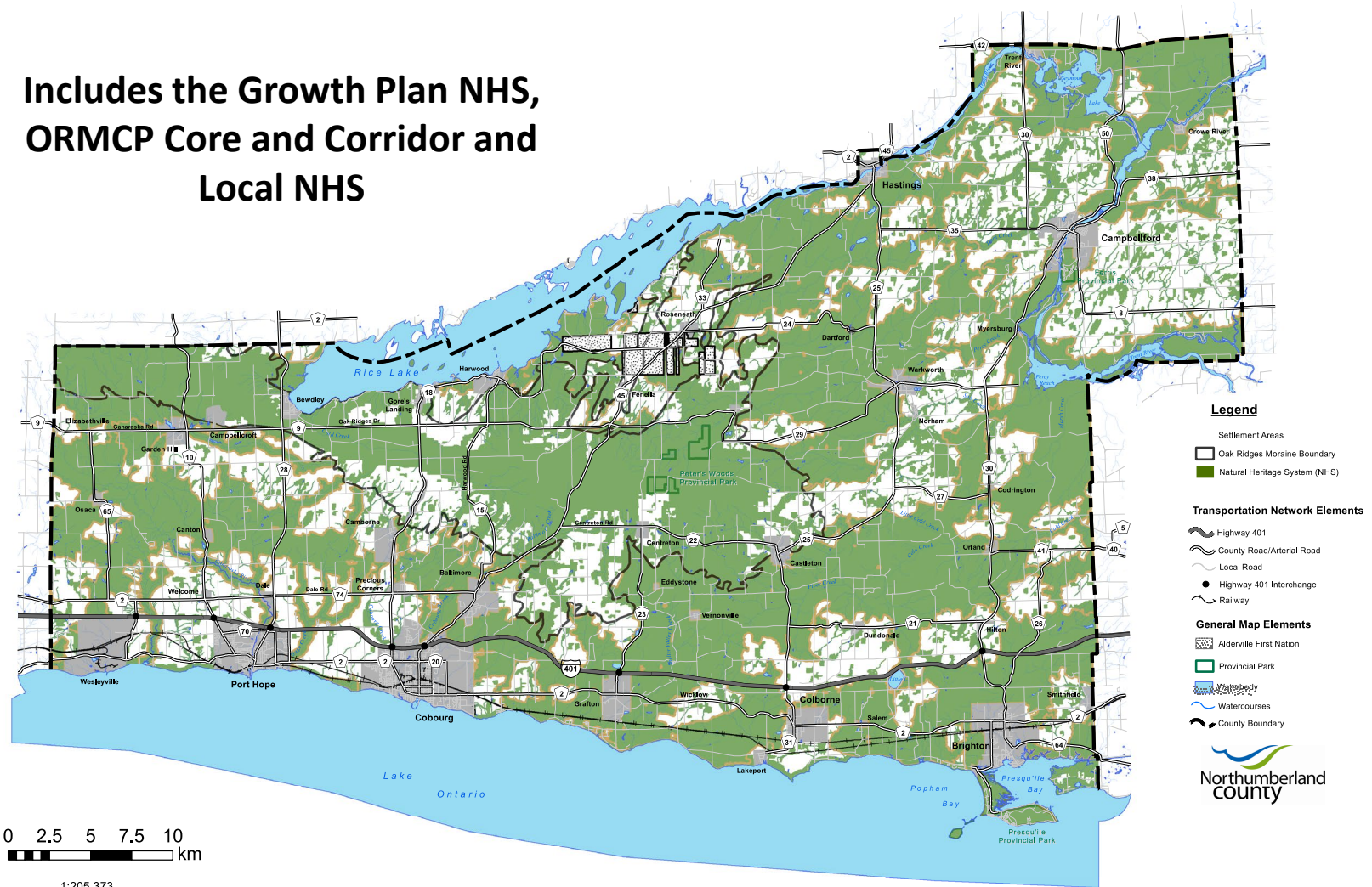
- Current Official Plan does not include a natural heritage system (NHS) policy framework as required by the Province
- Work initiated in 2018 and in July 2020, County Council endorsed a recommended NHS policy option
- Draft OPA prepared and submitted to Province for review – December 2020
- Statutory open house held on March 29, 2021
- Statutory public meeting held on April 7, 2021
- Purpose of presentation today is to:
  1. Provide an overview of the proposed NHS policy framework;
  2. Provide an overview of the changes made to the OPA since the public meeting; and
  3. Recommend that OPA 1 be adopted



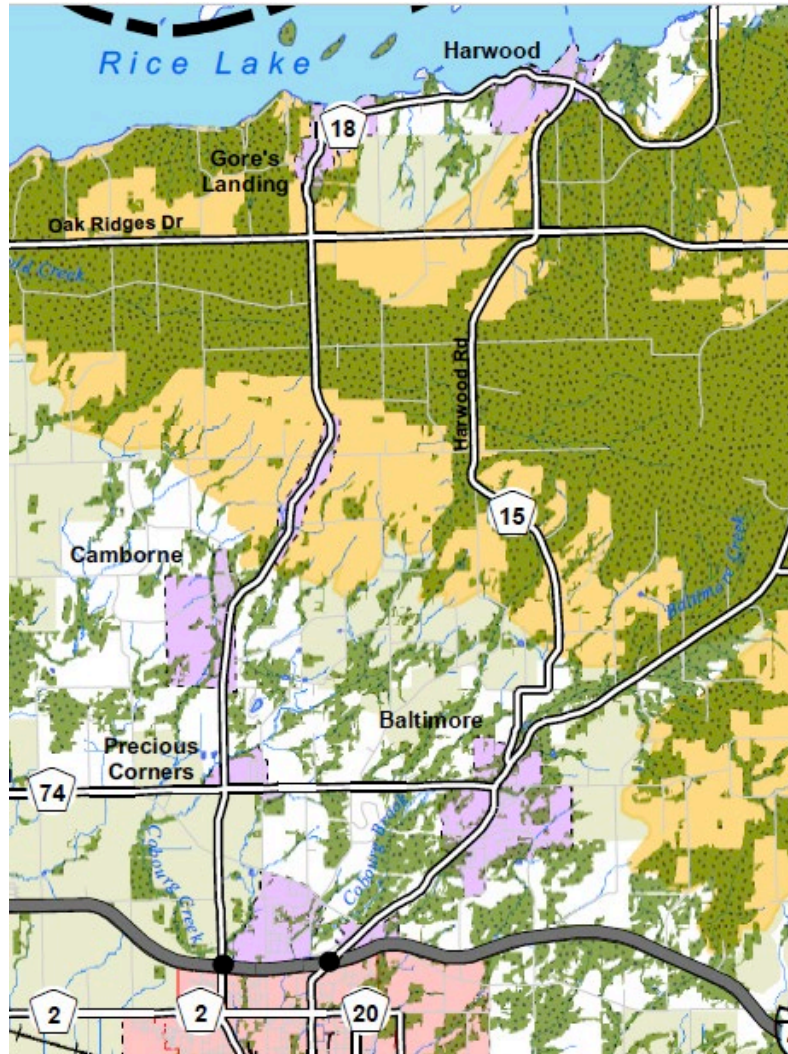


# Natural Heritage System Overlay (Schedule A-1)

Includes the Growth Plan NHS,  
ORMCP Core and Corridor and  
Local NHS



# Natural Heritage Area Designation (Schedule A-2)



Existing EPA designation to be replaced by new NHA designation – applicable Growth Plan, ORMCP and PPS policies would apply depending on geography



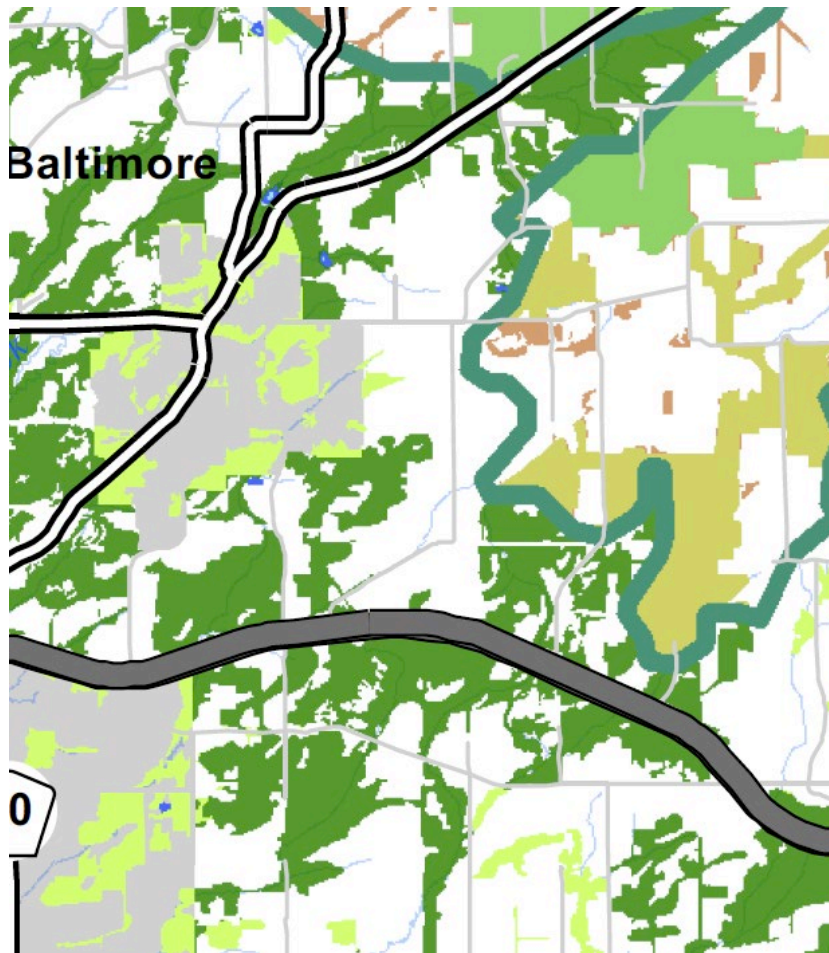
## Legend

### Land Use Designations

- Urban Area
- Rural Settlement Area
- Major Employment Area (Preferred Location)
- Natural Heritage Area (NHA)
- Oak Ridges Moraine-Countryside
- Agricultural Area
- Rural Area



# Natural Heritage Area Components (Schedule B-1)



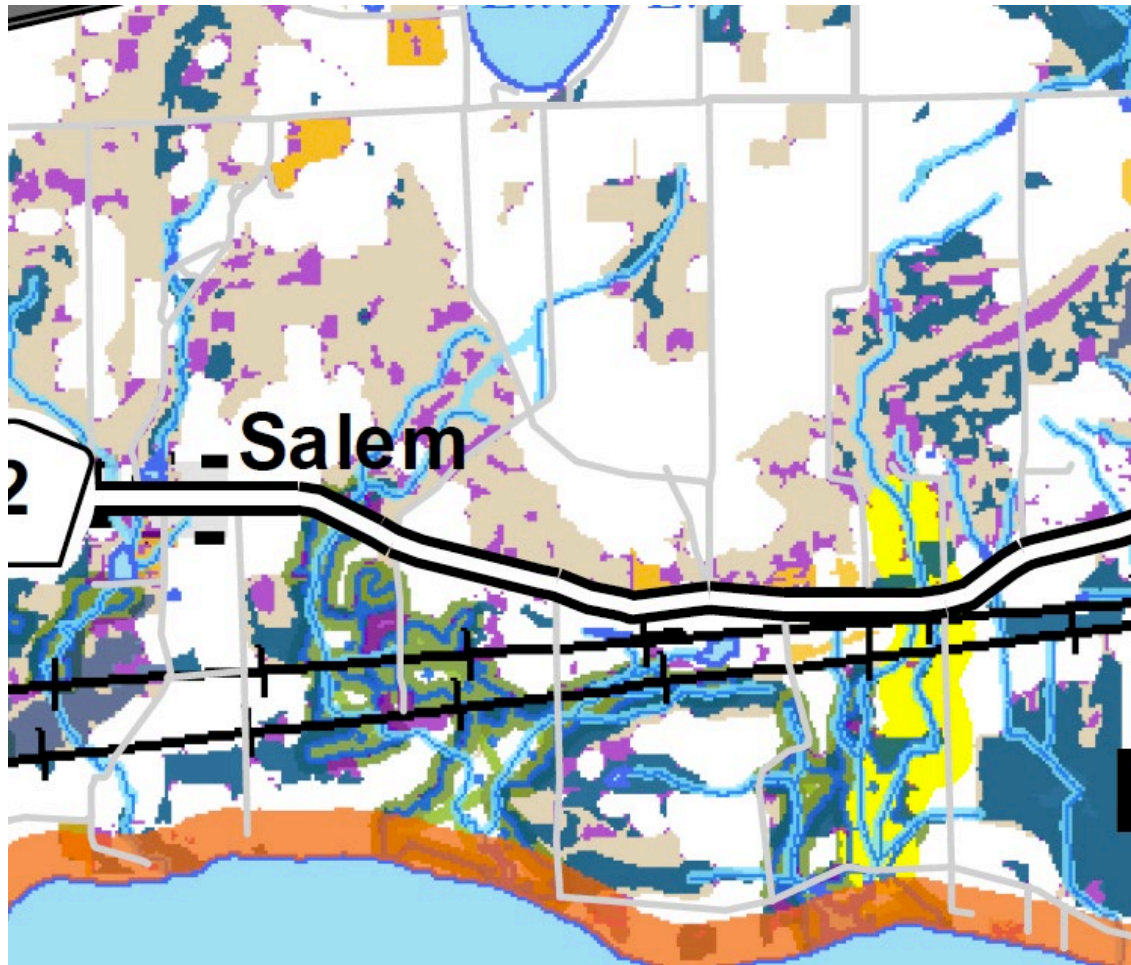
## Legend

### Natural Heritage Area (NHA)

- NHA-Growth Plan
- NHA-PPS
- NHA-ORM Core
- NHA-ORM Linkage
- NHA-ORM Countryside

# Supporting Features and Areas (Schedule B-2)

New SFA overlay designation would include other features that are not key or significant features



## Supporting Features and Areas

- Other Wetlands
- Watercourses Buffer
- Conservation Oriented Lands
- Shoreline Areas
- Linkages
- Enhancement Areas

# NHA in Growth Plan

1. Policies are very restrictive – lands that designated NHA are considered to be key features and development is prohibited – ***much like it is now for PSW's (except for Regionally important woodlands) – note infrastructure and aggregate extraction permitted***
2. Expansions to existing buildings and structures permitted – ***subject to criteria***
3. Expansions to existing agricultural buildings permitted – ***subject to criteria***
4. No new agricultural buildings or single detached dwellings permitted
5. Expansions to existing single detached dwellings permitted – ***subject to criteria***
6. 30-metre mandatory VPZ required adjacent to features – ***no opportunity for refinement***
7. Note that development prohibitions and minimum 30 metre VPZ also applies adjacent to key hydrological features outside of settlement areas – ***these would be all other wetlands***
8. Boundary of NHA designation can be refined through development review process without an OPA – ***this reflects current best practices***

# NHA outside of Growth Plan NHS

1. ORMCP Core and Corridor Areas are designated and the ORMCP continues to apply
2. Other features outside of Core and Corridor areas in ORM are also designated NHA
3. Policies in ORMCP as they relate to key features are very similar to the Growth Plan
4. For remainder of County, standard and known PPS policy framework applies – such as no negative impact test
5. No negative impact test also applies to Regionally important woodlands in the Growth Plan NHS (but does not apply to aggregates and agriculture)
6. Boundary of NHA designation can be refined through development review process without an OPA



# Supporting Features and Areas

## Included in this category:

- Other wetlands located in urban areas and rural settlement areas that are not considered to be key hydrologic features;
  - Watercourses located in urban areas and rural settlement areas that are not considered to be key hydrologic features;
  - Regionally important wildlife habitat;
  - Other woodlands;
  - Other valleylands;
  - Conservation oriented lands;
  - Shoreline features;
  - Linkages; and
  - Enhancement areas.
- ***These policies apply when there is a development (i.e. Planning Act application)***
  - ***Intent is that these features be studied to determine significance of feature and whether they should be protected***

# Implementing the new NHS Policy Framework

1. Once the policies in this Plan on the *natural heritage system* overlay have been approved, all subsequent Planning Act decisions shall conform to this Plan, unless this Plan explicitly states otherwise.
2. Local municipalities are required to incorporate the *Natural Heritage System* overlay in their local Official Plans.
3. While the limits of the *Natural Heritage System for the Growth Plan* cannot be modified, local municipalities may refine the limits of other aspects of the overlay designation in their local Official Plans
4. NHA designation also required to be included in local Official Plans and zoning by-laws – boundaries may be refined when this occurs

# Comments Received on OPA

1. Ministry of Municipal Affairs and Housing (August 3, 2021)
2. Ontario Stone, Sand & Gravel Association (OSSGA) - Letter dated May 28, 2021;
3. CBM Aggregates - Letter dated May 27, 2021;
4. Northumberland Summer Resorts Limited - Email dated May 31, 2021;
5. Stratega Consulting (March 26, 2021) on behalf of:
  - 1151677 Ontario Limited;
  - 2029547 Ontario Ltd.;
  - B.G. Newmarket Inc.;
  - BG Niagara Falls Inc.;
  - B.G. Schickedanz (Peel) Inc.; and
  - The Empress Building Corporation.
6. Blue Dot Northumberland - email dated June 7, 2021; and,
7. Joint Working Group - Wesleyville - Sub-Group of the Willow Beach Field Naturalists, Northumberland Land Trust and Lone Pine land Trust - email dated April 5, 2021.



# Changes Made to OPA (Appendix A to report)

1. Many concerns expressed at open house and public meeting on effect of proposed policies on development
2. In response, changes have been made to the OPA to:
  - Permit minor expansions to existing buildings in significant woodlands;
  - Permit new buildings below a certain size and minor expansions to existing buildings in required vegetation protection zones adjacent to significant woodlands only in the Natural Heritage System for the Growth Plan;
  - Expand the application of the policy that permits shoreline development in the Natural Heritage System for the Growth Plan to lands along the Trent-Severn waterway;
  - Provide guidance on how existing approvals and applications in process are to be dealt with; and
  - Permit the removal of significant woodlands that have been degraded in settlement areas or in developed shoreline areas that were designated and zoned for concentrations of such development as of July 1, 2017, provided a woodland enhancement plan is approved.
3. However, new dwellings will not be permitted within key features in Growth Plan NHS once policies implemented through zoning – 20 properties affected

# Changes Made to OPA (Appendix B to report)

Ministry of Municipal Affairs made a number of suggestions and the changes made:

1. Introduce a number of new aggregate-related policies that apply to lands within the Natural Heritage System for the Growth Plan;
2. Recognize that while regionally important woodlands are not considered to be a key natural heritage feature as defined, all or a portion of a regionally important woodland may be considered a key natural heritage feature if for example the lands were identified as significant wildlife habitat or other key natural heritage feature;
3. Recognize that regionally important woodlands are not to be considered in the same manner as significant woodlands for new or expanding mineral aggregate operations, agricultural uses, agriculture-related uses and on-farm diversified uses;
4. Clarify the policies that apply to significant earth science areas of natural and scientific interest;
5. Provide some additional guidance on who should complete environmental impact studies and what inventory methods should be used;
6. Provide some additional clarity on the policies that apply to non-Provincially significant wetlands in settlement areas; and
7. Provide direction on how changes to the boundaries of the NHA designation and SFA overlay are to be dealt with when applications for development are received.

# Changes Made to OPA (Appendix C to report)

1. OSSGA – extensive Growth Plan policies on aggregates have been added to OPA and some changes were made to ensure that policies on regionally important woodlands do not apply to aggregates (and agriculture)
2. CBM – NHA and SFA designations removed from Shelter Valley Pit and Codrington Pit
3. Northumberland Summer Resorts – while woodland in question is significant, policies have been added in OPA that recognize degraded woodlands in shoreline areas and settlement areas (changes also made will permit development in areas of designated and zoned shoreline development)
4. Stratega Consulting – above changes will also affect these lands
5. Blue Dot Northumberland – responses provided but no changes made
6. Joint Working Group - Wesleyville - Sub-Group of the Willow Beach Field Naturalists, Northumberland Land Trust and Lone Pine land Trust – responses provided but no changes made



# RECOMMENDATION

1. Final OPA 1 has been prepared and it is recommended that it be adopted
2. Council adopts OPA – it goes to Province for approval
3. If modifications proposed by Province – further report to be prepared and County Council direction will be sought
4. After Council provides direction on modifications – Province makes decision
5. Once decision made – no appeals permitted
6. Also, once final decision made, Growth Plan policies on development and site alteration within Growth Plan NHS come into effect