

**AMENDMENT NO. 4**

**TO THE**

**DUFFERIN COUNTY**

**OFFICIAL PLAN**

**Location:** This Official Plan Amendment applies to the entire corporate limits of the County of Dufferin.

**Date:** March 14, 2024

**Approval Authority:** Ontario Ministry of Municipal Affairs and Housing

AMENDMENT NO. 04

To the Dufferin County Official Plan

The attached, constituting Amendment No. 04 to the Dufferin County Official Plan, as authorized by the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13, was adopted by Council of Dufferin County by By-law 2024-14 on the 14<sup>th</sup> day of March, 2024 in accordance with the Planning Act, R.S.O. 1990, c.P.13.

AMENDMENT NO. 04

To the Dufferin County Official Plan

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the text which constitutes Amendment No. 04

PART C - THE APPENDICES - do not constitute part of this Amendment.

## AMENDMENT NO. 04

### To the Dufferin County Official Plan

#### PART A - THE PREAMBLE

##### 1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment is to update the policies of the Official Plan to address general policy input received over the course of the Municipal Comprehensive Review, to respond to the changing needs of residents and businesses in the County, and to simplify and clarify the policies of the Official Plan. The amendment conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and is consistent with the Provincial Policy Statement, 2020.

##### 2.0 LOCATION

The Amendment applies to the entire corporate limits of Dufferin County.

##### 3.0 BASIS OF THE AMENDMENT

The County of Dufferin Official Plan was adopted in 2015. New Official Plans are required to be reviewed and updated within ten years of adoption, however the release of an updated Growth Plan in 2017 included a requirement for upper-tier municipalities to update their Official Plans to conform by July 2 ,2022.

The County undertook a comprehensive review to update population and employment growth forecasts and update mapping which were implemented through two previous Amendments. Over the course of preparing the previous amendments a number of general policy updates were recommended by County Staff, local municipalities and the general public. These include updates related to housing options, climate change, implementation and interpretation, among others.

#### PART B - THE AMENDMENT

##### 4.0 DETAILS OF THE AMENDMENT

The document known as the Dufferin County Official Plan hereby amended:

- 1) In Section 1.0 by adding “ and implements provincial policy” after “County significance” and by replacing the word “citizens” with “residents”.
- 2) By replacing all instances of “Provincial Policy Statement, 2014” or “PPS, 2014” with “Provincial Policy Statement, 2020” or “PPS, 2020”.
- 3) In Section 1.1.3., by deleting the words up to and including “conducted planning administration”.

- 4) In Section 1.1.3.3), by deleting the words that follow “Dufferin County”.
- 5) By deleting Section 1.1.3.4) and renumbering subsequent sections as appropriate.
- 6) In Section 1.1.4.2), by deleting the words “20 year”, and by replacing the date “2036” with “2051”.
- 7) By inserting the following as a new Section 1.1.4.9):

“Integrate climate change considerations in planning and managing growth to effectively mitigate greenhouse gas emissions and strengthen the County’s resilience in adapting to the evolving climate.”

- 8) In Section 1.1.5.f), by replacing the words “foster the creation of” with “implement”
- 9) In Section 1.1.5.h), by deleting the words “and defining *character*”.
- 10) In Section 1.1.5.j), by deleting the words “which is appropriate to the local context and character”.
- 11) In Section 1.1.5.k), by replacing the word “opportunities” with “options”,
- 12) By replacing all instances of the words “special needs housing” with “supportive housing”.
- 13) In Section 1.1.5.l), by deleting the words “and character”.
- 14) In Section 1.1.5.n), by inserting the words “Active Transportation network of complete streets” following the word “connected”, and by inserting an “s” to the word “trail”.
- 15) In Section 1.1.5.o), by inserting the word “, equitable” following the word “safe”, by replacing the word “tourists” with the word “visitors”, and by inserting the words “mobility and” before “economic development opportunities”.
- 16) In Section 2.0, by deleting the word “three”.
- 17) In Section 3.0 by replacing the words “that are on”, with the word “with”, and by adding the following to the end of the first paragraph: “on partial, or private servicing”.
- 18) In Section 3.1.b), by replacing the words “a 20-year planning horizon”, with “the long-term”.
- 19) In Section 3.1.e), by replacing the words “and of a scale and character of development that is compatible with”, with “to meet the future needs of”.
- 20) In Section 3.2.1 by replacing the first instance of the word “should” with “shall”.
- 21) In Section 3.3.1.e)., by deleting the words “where appropriate”.
- 22) By deleting Section 3.3.1.f) and replacing it with the following:

“f) Local municipalities will establish land use patterns based on densities and a mix of land uses which adhere to the following:

- i. Efficiently use land, resources, *infrastructure* and *public service facilities* which are planned or available.
- ii. Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.
- iii. Minimize adverse impacts to air quality and climate change and promote energy efficiency.
- iv. Prepare for the impacts of a changing climate.
- v. Support *active transportation*.
- vi. Are transit supportive and transit-oriented, where transit exists, is planned, or may be developed in the future.
- vii. Integrate *freight-supportive* infrastructure.
- viii. Are appropriate to the type of *sewage and water services* which are planned or available.
- ix. Accommodate the population allocations established in this plan, with an appropriate mix of housing sizes, types, and tenures to meet the diverse needs of residents.”

- 23) In Section 3.3.2.c), by replacing the words “alternative housing forms for special needs groups” with “supportive housing forms”.
- 24) In Section 3.3.2.f), by replacing the words “is compatible with the existing character” with “supports economic viability and cultural value”.
- 25) In Section 3.3.3.d), by replacing the word “character” with “scale”.
- 26) In Section 3.4, by deleting the first occurrence of the word “Agricultural” and replacing it with the word “Countryside”.
- 27) In Section 3.4.1.a), by deleting the last sentence.
- 28) In Section 3.4.2.b), by deleting the words “and character” and “and the protection of existing stable neighbourhoods”.
- 29) In Section 3.4.2.c), by replacing the words “a second unit” with “an additional residential unit”, by replacing “one or two units” with “additional residential units”, and by deleting both instances of the word “compatible”.
- 30) In Section 3.4.2.d), by deleting paragraph ix and replacing it with the following: “the proposed development supports the complete community policies of this plan and the future needs of the local municipality; and”.

- 31) In Section 3.4.2.f) iv., by replacing the word “character” with “density”.
- 32) In Section 3.5.1.1.b), by inserting the words “, while minimizing land consumption;” to the end of the sentence.
- 33) By adding the following as a new Section 3.5.1.1.d) and adjusting the numbering of the following sections as appropriate:

“d) the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the application of all of the policies in this Plan, including the following:

- i. there is sufficient capacity in existing or planned infrastructure and public service facilities;
- ii. the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;
- iii. the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;
- iv. the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;
- v. key hydrologic areas and the Natural Heritage System shall be avoided where possible;
- vi. prime agricultural areas shall be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:
  - a. expansion into specialty crop areas is prohibited;
  - b. reasonable alternatives that avoid prime agricultural areas are evaluated;  
and
  - c. where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;
- vii. the settlement area to be expanded is in compliance with the minimum distance separation formulae;
- viii. any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact

assessment;

- ix. the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and
- x. within the Protected Countryside in the Greenbelt Area:
  - a. the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village;
  - b. the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area;
  - c. the proposed expansion would support the achievement of complete communities or the local agricultural economy;
  - d. the proposed uses cannot be reasonably accommodated within the existing settlement area boundary;
  - e. the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and
  - f. expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited.”

34) In Section 3.5.1.1.d), by adding the word “public” prior to the word “services”.

35) By deleting the text of Section 3.5.1.1.i) and replacing it with the following: “the expanding settlement area supports active transportation, and the transportation system can accommodate the existing and proposed volume of vehicular traffic, *active transportation*, transit and demand for services;”.

36) In Section 3.5.1, by adding the following text as new sections prior to the sentence that starts with “An amendment to this Plan will be required...”:

#### “3.5.1.2 Settlement Area Adjustments

Municipalities may adjust settlement area boundaries outside of a municipal comprehensive review, provided:

- a) There would be no net increase in land within the settlement area;
- b) The adjustment would support the municipality’s ability to meet the intensification and density targets established pursuant to this Plan;
- c) The location of any lands added to a settlement area will satisfy the applicable



requirements

d) The location of any lands added to a settlement area will satisfy the applicable requirements

e) The affected settlement areas are not rural settlements or in the Greenbelt Area; and

f) The settlement area is serviced by municipal water, wastewater, or private communal systems and there is sufficient reserve infrastructure capacity to service the lands; and

g) Privately-initiated Settlement Area adjustment requests must identify the lands proposed to be added, as well as the lands proposed to be removed from the settlement area.

### 3.5.1.3 Settlement Area Expansion In Advance of a Municipal Comprehensive Review

A settlement area boundary expansion may occur in advance of a municipal comprehensive review, provided:

a) The lands that are added will be planned to achieve at least the minimum density target in policy 3.4.3, as appropriate;

b) The location of any lands added to a settlement area will satisfy the applicable requirements of policy 3.5.1.1;

c) The affected settlement area is not a rural settlement or in the Greenbelt Area;

d) The affected settlement area is not a rural settlement or in the Greenbelt Area;

e) The settlement area is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands; and

f) The settlement area is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands; and

g) The additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next municipal comprehensive review.”

37) In Section 3.5.1, by numbering the paragraph that begins with “An amendment to this Plan will be required...” as 3.5.1.4.

38) By deleting Sections 3.5.2. and 3.5.3. in their entirety and renumbering subsequent sections as appropriate.

39) In Section 3.5.4.b), by adding the following at the end of the sentence: “as well as population and employment projections and allocations in this Plan;”.

40) In Section 3.5.4.d), by adding the following at the end of the paragraph: “and consider alternative directions for growth or development”.

41) In Section 3.5.4.f), by adding the following at the end of the paragraph: “and determine how best to accommodate development while protecting provincial interests”.

42) In Section 3.6.a), by deleting the words “Require local municipal plans to designate” and replacing them with “Designate”.

43) In Section 3.6.2.a), by deleting the first paragraph and replacing it with the following:

“Proposals to convert lands within an *employment area* designation to another type of land use will be reviewed through a municipal comprehensive review. An Amendment to this Plan will be required to implement an *employment area* conversion for lands designated Employment in this plan. Lands that are designated for Employment in a local Official Plan, but not the County Official Plan, will not require a County Official Plan Amendment. The intent of this policy is to ensure that an adequate supply of employment land for a wide variety of employment uses is available at all times in the County.”

44) In section 3.7, by deleting the first paragraph and replacing it with “Planning for the human environment promotes the community’s quality of life and ensures that the housing needs of people of all ages, incomes and abilities are met.”.

45) In Section 3.7.1.1.a), by replacing “are encouraged to provide” with “shall plan”, by replacing both occurrences of “housing types” with “housing sizes, types, tenures”, by replacing the number “10” with the number “15”, by replacing the number “3” with “three”, and by replacing “those with special needs” with “supportive housing”.

46) In Section 3.7.2.d), by deleting the words “, where appropriate,”, and by adding “, people with disabilities” after “lower-income seniors”.

47) In Section 3.7.2.h), by replacing “affordable housing” with “affordable and *barrier-free* housing”.

48) By creating a new Section 3.7.2. I) with the following text: “The County will regularly review and renew the Housing and Homelessness Plan. The period for reviewing will be at least once every 10 years but may be more frequent to address changing affordable housing needs.”

49) In Section 3.7.3, by replacing “housing for those people with special needs” with “supportive and barrier-free housing”.

50) In Section 3.7.3.a), by replacing “with special needs” with “in need of supportive housing”.

51) In Section 3.7.3.d), by deleting the words “the use is compatible with adjacent uses and”.

52) By replacing all instances of “second residential unit” with “additional residential unit”.

53) By replacing Section 3.7.4 with the following:

“*Additional Residential Units* and *garden suites* are a means to provide a greater diversity of housing types, sizes and tenures, additional income and housing affordability. An Additional Residential Unit may take the form of a basement apartment, secondary suite, coach house dwelling, or other secondary residential dwelling unit located on the same lot as a primary residential dwelling.

It is the policy of the County that:

a) Up to two *Additional residential units* shall be permitted within single-detached house, semi-detached house, and townhouse ; *or*

b) Up to one *Additional Residential Unit* shall be permitted within an *accessory structure* secondary to a single-detached house, semi-detached house or townhouse provided there is no more than one *Additional Residential Unit* within the primary house.

c) Local municipal official plans and implementing zoning by-laws may contain detailed policies and requirements relating to *Additional Residential Units*, but must permit them in conformity with this plan.

c) Additional Residential Units shall be subject to all Building Code, Fire Code and sewer and water servicing requirements.

d) Local municipalities are encouraged to establish policies related to *garden suites* in their official plans, where appropriate.

e) Additional residential units shall generally be permitted wherever single-detached dwellings, semi-detached dwellings, and/or townhouse dwellings are permitted.”

54) In Section 3.8.1, by inserting the following as a new Section e):

“Local municipalities shall engage with the school board in larger development proposals’ pre-application consultations, and by circulating complete applications to the school board.”.

55) In Section 3.8.2.a), by replacing “County of Dufferin Active Transportation and Trails Master Plan (DCATT)” with “County’s current active transportation and trails master plan and/or strategy”.

56) In Section 3.9.1, by inserting the following after the first sentence: “Complete communities provide access to all the needs of everyday life, help support a greater sense of community safety and well-being by encouraging more public activities and help achieve climate change goals by supporting active transportation.”.

57) In Section 3.9.1.b), by deleting Section i. in its entirety and renumbering the subsequent sections.

58) In Section 3.9.1.b), by deleting the words “physical character, “.

59) In Section 3.9.1, by deleting section d. in its entirety and renumbering the subsequent sections.

60) In Section 3.91.e), by deleting the second sentence in its entirety and inserting the following: “Local municipalities may require the provision of certain transit supportive design elements, pedestrian, cycling and trail linkages, and other active transportation features through the development approvals process, in accordance with the policies of this Plan, local municipal official plans and associated master plans.”

61) In Section 3.9.1, by inserting the following as a new Section f.:

“The County or local municipalities may establish Green Development Standards, which establishes guidelines for development related to sustainability goals including, but not limited to, energy efficiency, renewable energy systems, water, wastewater and stormwater management, indoor air quality, environmentally preferable building materials, tree plantings, water efficient and drought resistant landscaping, green roofs, and waste diversion during construction.”

62) By replacing all instances of “Aboriginal” with “Indigenous”.

63) In Section 4.2.2.e), by inserting the following at the end of the paragraph: “The local municipality may permit on-farm diversified uses as of right.”.

64) In Section 4.3.3, by inserting the following as a new Section n): “All development and servicing shall conform to the applicable policies and guidelines of the Niagara Escarpment Plan.”

65) In Section 4.4.4., by deleting all the text and replacing it with the following:

“Throughout Dufferin there is a potential for the exploration, discovery and production of *petroleum resources*. The PPS (2020) protects petroleum resources for long-term use and generally discourages development and activities on those lands or adjacent lands that would preclude or hinder the establishment of new operations or access to petroleum resources, excepting if the resource is not feasible, or the proposed land use or development serves a long-term public interest, and issues of public health, public safety and environmental impact are addressed.

The extraction of *petroleum resources* is contrary to the County’s Climate Action Plan and community climate goals towards net zero emissions. The extraction of *petroleum resources* contributes to and increases the risks associated with climate change, and is contrary to the long-term public interest, public health, public safety, and the environment.”

66) By inserting the following as a new Section 4.4.6:

#### “4.4.6 Cultural Heritage and Archaeology

It is the policy of the County that:

- a) significant built heritage resources and significant cultural heritage landscapes shall be conserved;
- b) development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved;
- b) planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved;
- d) planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources; and

e) planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources”

67) In Section 5.0, by deleting “where possible”

68) In Section 5.3, by numbering the paragraphs.

69) In Section 5.3.1, by deleting the word “the” following “approval is obtained by”, and inserting the words “a qualified professional and submitted to the County and the”.

70) In Section 5.3.4.1, by inserting the following words to the end of the first paragraph: “any of the following criteria are satisfied”.

71) By deleting Table 5.1 and replacing it with the following:

<b>Extent of Adjacent Lands Natural Heritage Feature</b>	<b>Extent of <i>Adjacent Lands</i></b>
<b>Provincially Significant Wetlands</b>	120 (m)
<b>Significant Habitat of Endangered Species and Threatened Species</b>	120 (m)
<b>Significant Woodlands</b>	120 (m)
<b>Significant Wildlife Habitat</b>	120 (m)
<b>Significant Valleylands</b>	120 (m)
<b><i>Fish Habitat</i></b>	120 (m)
<b>Provincially Significant Areas of Natural and Scientific Interest – Life Science</b>	120 (m)
<b>Provincially Significant Areas of Natural and Scientific Interest - Earth Science</b>	50 (m)
<b>Unevaluated Wetlands</b>	120 (m)
<b>Locally or Regionally significant wetlands</b>	120 (m)

72) In Section 5.4.1.e), by inserting the word “acquiring” before the words “any water taking permits”, by inserting the words “and submitting any” before the words studies required”, and by inserting the words “and under the *Ontario Water Resources Act*” prior to the words “to ensure protection of the natural ecosystem”.

73) In Section 5.4.2., by inserting the following as a new Section f): “Local municipalities shall implement source water protection policies and regulations through the development approval process at the local level.”.

74) In Section 6.0, by replacing the words “of the County and property” with “, property and natural environment of the County”, and by adding the word “human” before the word “health”.

75) In Section 6.2., by replacing “managing” with “mitigating” and by replacing “occupants of loss of life” with “occupants including loss of life”.

76) In Section 6.2.1.b), by deleting the words “appropriate for”, and replacing it with the following: “, as defined by the applicable conservation authority, appropriate for emergency response resources,”.

77) In Section 6.2.1.f), by replacing sections ii. and iii. with the following:

“ii. an essential emergency service such as that provided by fire, police and ambulance stations, telecommunications and electrical substations;

iii. uses associated with the disposal, manufacture, treatment or storage of hazardous substances;

iv. Uses associated with the administration of government, justice, or corrections; and

v. Additional residential units.”

78) In the second paragraph of Section 6.2.2., by inserting the words “or other public agency” after “Conservation Authority, ”.

79) In Section 6.2.3.c), by replacing the word “should” with “must”.

80) In Section 6.3.1.c), by replacing the words “Certificate of”, with "Environmental".

81) In Section 6.3.1.e), by inserting at the beginning of the paragraph “Notwithstanding policy d)”, and changing the subsequent word to be lower-case.

82) In Section 6.3.5, by inserting the word “major facilities” after “relationships between”.

83) In Section 6.3.5.a), by inserting the following at the end of the paragraph:

“In addition, the proponent must demonstrate the following:

i) there is an identified need for the proposed use;

ii) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;

iii) adverse effects to the proposed sensitive land use are minimized and mitigated; and

iv) potential impacts to industrial, manufacturing or other uses are minimized and mitigated”

84) In Section 7.1.a), by inserting the words “mobility and” before “economic development objectives”.

85) In Section 7.1.c), by inserting the word “current” before “Dufferin County Active Transportation Master Plan”, and deleting “2010”.

- 86) In Section 7.1.e), by inserting the word “, transit” before “and public facilities”.
- 87) In Section 7.1., by replacing paragraph g) with the following: “Establish effective stormwater management measures and encourage innovative approaches to support water quality maintenance and flood management.”.
- 88) In Section 7.2.1.a), by inserting the words “and ongoing maintenance” after the words “the preparation”.
- 89) In Section 7.2.1.d), by inserting the words “, including support for active transportation,” after the words “appropriate transportation service”, and by inserting the words “*settlement areas,*” before “*employment areas*”.
- 90) In Section 7.2.1.i), by inserting the words “as described in Ontario’s Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe,” before the words “and is designed to avoid”.
- 91) In Section 7.2.1., by inserting the following as a new Section j): “The County will require a Transportation Impact Study for any proposal or development or site alteration in proximity to a County Road.”.
- 92) In Section 7.2.2.1.c), by replacing the words “is encouraged” with “will seek”.
- 93) In Section 7.2.2.1, by inserting the following as a new Section e): “The County will align planning processes with current and conceptual road infrastructure as identified in Ontario’s Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe.”
- 94) In Section 7.2.2.2, by inserting the following as a new Section a) and renumbering the subsequent sections: “Where development is proposed in proximity to a County Road, Ministry of Environment Noise Assessment Criteria will be applied.”.
- 95) In Section 7.2.2.2.a), by inserting the following at the end of the paragraph: “and entrance policies. Amongst several requirements in line with County policies and procedures, the relocation and/or removal of existing non-conforming access points will become conditions of approval where applicable.”.
- 96) In Section 7.2.3, by replacing the second sentence of the first paragraph with the following: “This Plan recognizes that *active transportation*, such as bicycle and pedestrian trails and paths contribute to healthy communities, supports *sustainable* modes of travel, and contributes to the achievement of reducing greenhouse gas emissions and the County’s Climate Action Plan.”, and by replacing the words “Dufferin County Active Transportation (DCATT) Master Plan, 2010”, with “Dufferin County Active Transportation (DCAT) Master Plan”.
- 97) In Section 7.2.3.c), by inserting the words “neighbouring municipalities, and community partners”, after “with the local municipalities”.
- 98) In Section 7.2.3.e), by inserting the following at the end of the sentence: “, including linkages to trail systems in neighbouring municipalities.”.
- 99) In Section 7.2.3.h), by inserting the words “and active transportation facilities” after “trail

systems”, and by replacing “the quality of neighbourhood character” with “safety”.

100) In Section 7.2, by inserting the following as a new Section 7.2.6: “The County shall plan for alignment with the transit services operating to and from, as well as within, the County, such as Orangeville Transit System, Grey Transit Route, and Go Transit.”

101) In Section 7.3.1, by placing the second paragraph in a new section “7.3.1.1 Servicing Strategy”, replacing the word “encourages” with “requires”, replacing the word “encouraged” with “required and by adding the following to the end of the paragraph:

“that will:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

i. municipal sewage services and municipal water services; and

ii. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;

b) ensure that these systems are provided in a manner that:

i. can be sustained by the water resources upon which such services rely;

ii. prepares for the impacts of a changing climate;

iii. is feasible and financially viable over their lifecycle; and

iv. protects human health and safety, and the natural environment;

c) promote water conservation and water use efficiency;

d) integrate servicing and land use considerations at all stages of the planning process; and

e) where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through in this plan provided that the specified conditions are met.”

102) In Section 7.3.1, by placing the third paragraph in a new section “7.3.1.2 Servicing Hierarchy”, and by deleting the text of existing sections a) and b) and replacing it with the following:

“a) Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.



b) Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.”

103) In Section 7.3.1, by inserting the following as a new Section 7.3.1.2.e) and renumbering subsequent sections as appropriate:

“Planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.”

104) In Section 7.3.2.a), by replacing the word “encourage” with “require”.

105) In Section 7.4.a), by deleting “(composting and recycling)”, and by inserting the words “in accordance with the County’s Long-Term Waste Management Strategy (LTWMS)” at the end of the first sentence.

106) In Section 7.4.e), by deleting the second occurrence of the word “the”, and by deleting “recycling program and improve”.

107) In Section 7.4.h), by inserting the word “collection, ” before the word “management”.

108) In Section 7.4, by inserting the following as a new Section 7.4.i): “Waste management systems shall be provided that are of an appropriate size and type to accommodate present and future requirements, and shall be located and designed in accordance with provincial legislation and standards.

109) By deleting Section 7.6 in its entirety and replacing it with the following:

“7.6 Energy Conservation, Air Quality and Climate Change Adaptation  
Energy efficiency and conservation is an important element of *sustainable* policy and contributes to the achievement of the County’s Climate Action Plan. Reduced energy demand allows for a more *sustainable* approach to the management of energy use and could provide additional opportunities for local *renewable energy projects*. By reducing the impacts of greenhouse gas emissions, energy conservation is an important part of lessening climate change. Energy conservation facilitates the replacement of non-renewable resources with *renewable energy sources*.”

It is the policy of the County that:

a) The County and local municipalities will pursue opportunities for the development of energy supply including *renewable energy systems*, electricity generation facilities and transmission and distribution systems to accommodate current and projected needs, and to contribute to the elimination of emissions that contribute to climate change. .

- b) The County and local municipalities will contribute to and promote a culture of conservation among all public, private, community groups and local citizens, which includes increasingly efficient and lower levels of energy use in all sectors.
- c) The County and local municipalities will be leaders in energy conservation and efficiency by incorporating considerations for renewable energy development, and energy conservation and efficiency into decision-making and operations.
- d) The County and local municipalities may prepare a Conservation and Demand Management Plan in accordance with the *Green Energy Act*.
- e) The County and local municipalities will promote *renewable energy systems*, wherever feasible, in accordance with provincial and federal requirements.
- f) The County and local municipalities will encourage and may require the design and development of *green buildings*, and neighbourhoods comprised of *green buildings* .
- g) The County and local municipalities will promote and encourage business and homeowner participation in programs that reward or incentivize investments in energy efficient technologies.
- h) The County and local municipalities support government programs and encourage industries to substantially reduce the production of chemical products known to have adverse effects on air quality, and eliminate emissions and activities known to adversely affect air quality.
- i) The County and local municipalities may undertake tree planting, landscaping, and naturalization initiatives, where appropriate, on municipal property to improve air quality.
- j) The County and local municipalities will promote a living snow fence, tree planting strategy along appropriate roadways to improve the safety of roadways and contribute to improved air quality.
- k) Opportunities for upgrades to municipal *infrastructure* will consider the impacts of climate change including more frequent and more severe rain events and floods, which may require the provision of stormwater management infrastructure that is designed for a larger capacity than is conventionally considered to prevent a failure of existing systems.
- l) The County and local municipalities will promote and may require *compact urban forms*, a mix of land uses and the use of *active transportation* and *transit-supportive development* as a means of mitigating adverse environmental and climate impacts
- m) The County and local municipalities will promote and may require the use of low impact development technologies when considering development and re-development proposals.
- n) The County and local municipalities will support and may require a heightened level of stormwater management facilities to accommodate extreme weather events.
- o) The County and local municipalities will consider trees and other vegetation as

infrastructure that has measurable benefits to quality of life and climate change adaptation, and which appreciates in value over time. The County supports the creation of tree planting and management plans and/or *green infrastructure* management plans.

p) The County and local municipalities will promote *development* that is resilient to the effects of climate change, especially in the *development* of sensitive land uses. This includes consideration for buildings that are safe, functional and accessible for all ages and abilities in cases of power outages. For example, tall buildings reliant on elevators and pumped water could pose a hazard during power outages, and poorly insulated and poorly ventilated buildings reliant on air-conditioning may not be habitable during power outages due to extreme heat.

q) The County will establish a telecommunications tower protocol to help streamline the review of applications for new infrastructure.”

110) In Section 7.7, by inserting the words “and ongoing maintenance” before the words “of a County-wide Transportation Master Plan”.

111) In Section 8.3.1.a), by deleting the first occurrence of “will” and replacing it with “shall”, by deleting “for the proposed change, ”, by deleting the first two occurrences of “if applicable”, by inserting the word “and” before “site plans”, and by inserting parentheses around “as appropriate and applicable”.

112) In Section 8.3.2, by inserting the following at the beginning of the first paragraph: “Local municipalities will report on their progress towards intensification and density targets annually.”, and by adding the words “and report on” before “progress towards achieving”.

113) In Section 8.4.a)ii., by inserting the following at the end of the paragraph: “Adjacent Indigenous communities include the Mississaugas of the Credit First Nation, Six Nations of the Grand River, Chippewas of Rama First Nation, Chippewas of Beausoleil First Nation, and the Chippewas of Georgina Island.”.

114) In Section 8.4, by inserting the following as a new Section d): The County and local municipalities will engage with Indigenous communities in land use matters and continue to build meaningful partnerships with Indigenous communities.”.

115) In Section 8.5.a)viii., by replacing “Provincial Policy Statements such as the Ontario Housing Policy Statement” with “policy statements issued under Section 3 of the Planning Act”.

116) In Section 8.6.1, by inserting the following after the first sentence of the third paragraph: “Copies of the official plan amendment application and other information will be forwarded to the County in accordance with the Planning Act.”.

117) In Section 8.6.1, by inserting the following as a new Section 8.6.1.1:

#### “8.6.1.1 Secondary Plans

A Secondary Plan serves as a valuable tool in developing a refined land use pattern within an established municipal boundary. Through an Official Plan Amendment (OPA), this plan provides guidance for land use and development in the specified area. It is essentially a detailed Official

Plan, used to enhance existing development areas and promote the orderly and appropriate development of vacant lands. The implementation of a Secondary Plan can greatly benefit a community by facilitating growth and development while adhering to established policies and regulations.

Secondary Plans play a key role in specifying the housing mix and density targets within Residential Areas, as well as identifying complementary permitted uses such as commercial, institutional, and public uses. By providing this information, these plans help to guide the development of the specified area and ensure that it aligns with established policies and regulations. Additionally, Secondary Plans can promote the integration of various land uses, which can contribute to the overall livability and functionality of a community.

- a) Secondary Plans identify detailed land use, density, mix targets and other requirements to address housing and employment needs.
- b) Secondary Plans may identify additional intensification corridors
- c) Secondary Plans are to identify the location of retail areas and all other commercial uses including live-work uses, Institutional and Public Uses
- d) Secondary Plans are to identify detailed open space system, connectivity and movements through the area
- e) Secondary Plans shall include general development policies regarding infrastructure, environmental protection, transportation/transit, phasing of development, and other implementation policies.”

118) In Section 8.6.2, by adding heading numbers 8.6.2.1 through to 8.6.2.4 to the following headings: “Local Zoning By-laws”, “Holding Zones”, “Temporary Use By-laws”, and “Interim Control By-laws”.

119) In Section 8.6.2, by deleting the first occurrence of “its character,”.

120) In Section 8.6.2, in the paragraph for Temporary Use By-laws, by inserting the following after the words “not to exceed three years”: “(except in the case of Garden Suites, which may be permitted for up to 20 years).”

121) In Section 8.6.2, by deleting text and policies following and including the heading “Height and Density Incentives”, and by inserting the following as a new Section 8.6.2.5:

#### “8.6.2.5 Community Benefits Charges

The local municipalities, in accordance with Section 37 of the *Planning Act*, may prepare a community benefits charge strategy that identifies the facilities, services and matters that will be funded with community benefits charges. This will enable the municipality to pass a by-law to impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies.

- a) A community benefits charge may be imposed only with respect to development or redevelopment that requires:

- i. the passing of a zoning by-law or of an amendment to a zoning by-law
  - ii. the approval of a minor variance under section 45;
  - iii. a conveyance of land to which a by-law applies;
  - iv. the approval of a plan of subdivision;
  - v. a consent
  - vi. the approval of a description under section 9 of the Condominium Act, 1998; or
  - vii. the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.
- b) A community benefits charge may not be imposed with respect to:
- i. development of a proposed building or structure with fewer than five storeys at or above ground;
  - ii. development of a proposed building or structure with fewer than 10 residential units;
  - iii. redevelopment of an existing building or structure that will have fewer than five storeys at or above ground after the redevelopment;
  - iv. redevelopment that proposes to add fewer than 10 residential units to an existing building or structure; or
  - v. such types of development or redevelopment as are prescribed.”
- 122) In Section 8.6.4, by deleting the first occurrence of “Council or”.
- 123) In Section 8.6.8 by replacing the heading with “Community Planning Permit System”.
- 124) In Section 8.7.1, by deleting the first occurrence of the word “or”, and by inserting the words “or files an application for a land located on a County road, a regional or provincial road within the County,” after the words “consent or minor variance”, and by deleting the words “may be” with “is”.
- 125) In Section 8.7.2, by inserting the following at the beginning of the paragraph: “The County will not accept any application for which a person or public body has not consulted with County Staff.”
- 126) In Section 8.7.3.c), by deleting items i. through xxxiii. and replacing them with the following:
- i. Affordable Housing Report;
  - ii. Agricultural Impact Assessment;
  - iii. Archaeological Impact Assessment;

- iv. Approved Class Environmental Assessment;
- v. Condominium Description;
- vi. Deed and/or Offer of Purchase;
- vii. Draft Plan of Subdivision;
- viii. Ecological Site Assessment
- ix. Environmental Impact Study (EIS);
- x. Employment Land Need Assessment
- xi. Erosion and Sediment Control
- xii. Floodplain Hazard Assessment
- xiii. Floor Plan and/or Elevations;
- xiv. Geotechnical Study;
- xv. Groundwater Impact Assessment;
- xvi. Growth Analysis
- xvii. Heritage Impact Assessment;
- xviii. Hydrogeological Study;
- xix. Land Use Compatibility Assessment
- xx. Lighting Study;
- xxi. Low Impact Development
- xxii. Market Research and Feasibility Study
- xxiii. Mineral Aggregate Assessment
- xxiv. Minimum Distance Separation (MDS) Calculation
- xxv. Natural Hazard Assessment;
- xxvi. Nitrate Loading Report
- xxvii. Noise and/or Vibration Study;
- xxviii. Parking Study;
- xxix. Phase I Environmental Site Assessment (ESA);
- xxx. Planning Rationale Report;
- xxxi. Preliminary Engineering Designs;
- xxxii. Record of Site Condition (RSC);
- xxxiii. Retail Market Impact Study;
- xxxiv. Site Plan (Conceptual);
- xxxv. Septic System Design
- xxxvi. Servicing Concept Plans;
- xxxvii. Servicing Feasibility Study / Functional Servicing Report;
- xxxviii. Sight Line Analysis
- xxxix. Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required;
  - xl. Slope stability assessment
  - xli. Social Impact Assessment
  - xl. Stormwater Management Plan;
  - xl. Topographic Plan of Survey;
  - xl. Transportation Traffic Impact Study;
  - xl. Trails Concept
  - xl. Tree Survey & Preservation Plan / Report
  - xl. Urban Design Strategy
  - xl. Viewshed or Visual Impact Assessment
  - xl. Water Resource Management Report and
    - I. Other information or studies relevant to the development and lands impacted by the proposed development approval application.

127) In Section 8.7.3.c), by inserting the following as new numbers xxxi. and xxxii. and

renumbering subsequent numbers: “Preliminary Engineering Designs;” and “Servicing Concept Plans;”

128) In Section 8.8.1.j), by inserting the following at the end of the paragraph: “Terms and words not defined in this Plan, or by any other planning documents or legislation, shall have the ordinary dictionary meaning.”

129) In Section 8.8.1.q), by replacing the words “2014 and conform” with “in effect at the time of adoption and to conform”.

130) In Section 8.8.2. by deleting the definition for “Active Transportation” and replacing it with the following: “means human-powered travel, including but not limited to walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed (PPS, 2020).”

131) In Section 8.8.2, by deleting the definition of the word “Areas of archaeological potential” and replacing it with the following: means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist. (Source; PPS, 2020).”

132) In Section 8.8.2.23, by inserting the word “delineated” before “built boundary”, and by replacing “2006” with “2020”.

133) In Section 8.8.2, by replacing paragraph 24 with the following: “Built Boundary, Delineated: The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target of the Growth Plan. (Source: Growth Plan for the Greater Golden Horseshoe, 2020)”.

134) By deleting 8.8.2.25, the definition of the word “Character”, and renumbering all subsequent paragraphs.

135) In Section 8.8.2.27, the definition of “Community Infrastructure”, by deleting the last part within parentheses, reading “(Source: Growth Plan for the Greater Golden Horseshoe, 2006)”

136) By deleting sections 8.8.2.28 and 8.8.2.29 and replacing them with the following:

“28. **Compact Built form:** A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation. (Source: Growth Plan, 2020)

29. **Complete communities:** Places such as mixed-use neighbourhoods or other areas within

cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts (Source: Growth Plan, 2020)”

137) In Section 8.8.2.32, by deleting the definition for the word “Cultural heritage landscape” and replacing it with the following:

“means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (Source: PPS, 2020)”

138) In Section 8.8.2.33 by replacing the definition for Density Targets with: “The density target for designated greenfield areas is defined in the Growth Plan. (Source: Growth Plan, 2020)”

139) In Section 8.8.2.34, by inserting the words “(Source: PPS, 2020)” to the end of the definition.

140) In Section 8.8.2.35 by deleting the definition of the word “Designated Greenfield Area” and replacing it with the following: “Lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands. (Source: Growth Plan, 2020)”

141) In Section 8.8.2.57, by inserting the following text after the sentence: “This may include conforming to energy efficiency standards, such as LEED and Passive House, the incorporation of sustainably-sourced and replaceable materials, designs that respond to and support ecological function, and/or building techniques that incorporate the same considerations in the building’s construction.”

142) In Section 8.8.2.77, by deleting the following words “(Source: Growth Plan for the Greater Golden Horseshoe, 2006)”

143) In Section 8.8.2.78, by deleting the definition of “Intensification target” and replacing it with the following: “the intensification target is as established in the Growth Plan. (Source: Growth Plan, 2020)”

144) In Section 8.8.2.90, by deleting the definition of the word “Municipal Sewage Services” and replacing it with the following: “means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality, including centralized and decentralized systems. (Source: PPS, 2020)”

145) In Section 8.8.2.91, by deleting the definition of the word “Municipal water services” and



replacing it with the following: “means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*, including centralized and decentralized systems (Source: PPS, 2020)”

- 146) In Section 8.8.2.98, by deleting the definition of the word “On-farm diversified uses” and replacing it with the following: “means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses. (Source: PPS, 2020)”.
- 147) In Section 8.8.2.121, by deleting the number “, 1990”.
- 148) In Section 8.8.2.128, by deleting the definition of “Second residential units” in its entirety and renumbering subsequent sections.
- 149) In Section 8.8.2.141, by inserting the words “Adapted from” in front of “PPS”.
- 150) In Section 8.8.2.148, by deleting the definition of the word “Transit-supportive” and replacing it with the following: “in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the transportation system. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2020)”
- 151) In Section 8.8.2.150, by deleting the words “(Source: Growth Plan for the Greater Golden Horseshoe, 2006)”.
- 152) In Section 8.8.2.161, by deleting the words “See also the definition for significant.”.
- 153) By replacing all instances of the words “Ministry of Natural Resources” with the words “Ministry of Natural Resources and Forestry”.
- 154) By replacing all instances of the words “*mineral aggregate resource operations*” with the words “*mineral aggregate operations*”.
- 155) By replacing all instances of the words “Ministry of Environment” with the words “Ministry of Environment, Conservation and Parks”.
- 156) By replacing all instances of the acronym “DCATT” with “DCAT”.