

DECISION

With respect to Official Plan Amendment No. 20 to the Official Plan for the City of Brockville Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve, as modified, all of Official Plan Amendment No. 20 to the City of Brockville Official Plan, adopted by By-Law No. 066-2022, subject to the following modifications, with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

Attachment 1 – Part B – Details of the Amendment

1. Table A – General Wording Amendments to the Official Plan, Item No. 5 is modified so that it reads:

Change “Ministry of Tourism and Culture” to **“Ministry of Citizenship and Multiculturalism”** ~~Ministry of Heritage, Sport, Tourism and Cultural Industries”~~

2. Table B – Amendments to Section 1 of the Official Plan, Item No. 21 (Policy 1.5(7)) is modified so that it reads:

Delete policy in its entirety.

Add:

The boundaries of Natural Heritage and Open Space Features and Constraints identified on Schedule 3 may be further refined through an Environmental Impact Study (EIS). Where the general intent of the Plan is maintained, and subject to approval ~~by the MNR~~ **and of the Conservation Authority within the jurisdiction of the Authority**, minor adjustments to boundaries shall not necessitate an amendment to this Plan.

3. Table B – Amendments to Section 1 of the Official Plan, is modified by adding the following new Item No. 21.1 (Policy No. 1.5.1):

Delete **Additional Dwelling Units or Secondary Dwelling Units** definition in its entirety.

Add:

Additional Dwelling Residential Units or Secondary Dwelling Units are a self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas. ~~They can be located on a house or property, above a laneway garage or in a coach house. (Source: Second Unit, Ontario Building Code Information, 2019)~~

4. Table B – Amendments to Section 1 of the Official Plan, is modified by adding the following new Item No. 33.1 (Policy No. 1.5.1):

Delete **Ecological Site Assessment (EcoSA)** definition in its entirety.

Add:

Ecological Site Assessment (EcoSA) means a study that would identify whether a potential significant habitat for endangered or threatened species is present within or adjacent to the study area by reviewing one or more of the following:

1. information about known occurrences within the recommended screening distance of at least 1 kilometre;
2. information provided by the **Province or relevant agency Ministry of Natural Resources (MNR)** to the City (e.g., screening information, species lists, range maps);
- ~~3. in the absence of such MNR information, guidance from the local MNR district office;~~
4. existing local knowledge (e.g., that of conservation authority and City staff) of the area and the species likely to occur, given their ranges and habitat needs; and
5. preliminary field investigations (if needed to confirm the presence of species).

5. Table B – Amendments to Section 1 of the Official Plan, Item No. 38 is modified so that it reads:

Delete **Flooding Hazard** definition in its entirety.

Add:

Flooding Hazard means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

1. Along the shorelines of the St. Lawrence River, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;
2. Along river and stream systems, the flooding hazard limit is the one hundred year flood ~~except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).~~

6. Table B – Amendments to Section 1 of the Official Plan, is modified by adding the following new Item 43.1 (Policy No. 1.5.1):

Delete:

~~**Heritage Resources means a feature of the landscape which by itself, or together with its associated environment, is unique or representative of past human activities or events. Such features may include a site or area of cultural heritage value or interest and it may include a building or structure of architectural and/or historical importance.**~~

7. Table B – Amendments to Section 1 of the Official Plan, is modified by adding the following new Item 55.1 (Policy No. 1.5.1):

Delete Site Plan Control definition in its entirety.

Add:

Site Plan Control means a process which requires the preparation of detailed site specific development plans, and enables the review of such matters as building location and massing, access, outdoor storage, amenity space, walkways, landscaping, loading and parking facilities, accessibility, lighting, grading, sustainable design elements, ~~and architectural~~ and urban design elements. Site Plan Control can only be used to establish on-site physical conditions such as setbacks and layout as well as road widening and intersection improvement.

8. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 84.1 (Policy No. 3.2.3.4 (iv):

Delete policy in its entirety.

Add:

the proposed expansion is a logical extension of the Urban Area and will be serviced by full municipal sanitary sewage, stormwater management and potable water services, **and such services are financially viable over their life-cycle and protect public health and safety and the natural environment** to the satisfaction of the City, in accordance with the policies of Section 5.3;

9. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 84.2 (Policy No. 3.2.3.4 (vii):

Delete policy in its entirety.

Add:

suitable community and public facilities are available, or can be provided to accommodate the expansion area **and such services are financially viable over their life-cycle;**

10. Table D – Amendments to Section 3 of the Official Plan, Item No. 91 (Policy No. 3.2.9.2) is modified by deleting subsection 8 in its entirety and replacing it with the following:

8. Prior to approving any STVR use with more than three guest rooms for a site, and as part of the assessment of the suitability of the proposal, consideration by Council shall include the following:

a. All licenced and approved STVRs shall be subject to a municipally approved STVR Code of Conduct;

b. Any STVRs with more than three guest rooms shall be defined in the zoning bylaw and **may be** subject to site plan control **in accordance with the policies of Section 6.4.6 of this Plan** to ensure:

i. Sufficient on-site parking is available;

ii. Occupancy Loads of the dwelling are not exceeded;

iii. Appropriate water and wastewater services are provided to the dwelling; iv. Operational fire and safety plans are approved by qualified municipal Inspectors;

v. Appropriate on-site signage is provided in accordance with the City's Sign By-law;

vi. Appropriate site landscaping and buffering is provided to mitigate potential impacts on neighbouring properties;

vii. Suitable privacy fences and/or screening is provided to further buffer and mitigate any potential impacts of the proposal on abutting and other nearby properties;

viii. Suitable on-site amenity area is provided for guests and residents;

ix. A development agreement is registered on title to ensure there are appropriate controls in place to ensure the site remains in good condition while operating as a short-term vacation rental; and

x. Establish that a Property Manager shall be on call 24/7 to address noise complaints, property maintenance, and any other nuisance related complaints arising through the use of residential properties for this purpose. The property manager's contact information shall be provided to the City upon registration.

11. Table D – Amendments to Section 3 of the Official Plan, Item No. 91 (Policy No. 3.2.9.2) is modified by deleting subsection 9 in its entirety and replacing it with the following:

9. As part of a submission in support of a site-specific zoning amendment for STVRs with more than three guest rooms, a proponent shall be required to:

i. Provide a planning justification report prepared by a qualified professional land use planner to be submitted with the rezoning application and provided to and reviewed by the City's Planners. This report shall provide an assessment of how the proposed use may impact the use and enjoyment of neighbouring properties, and how any negative impacts will be mitigated, including a proposal for ongoing management of the property, for property standards, noise, and any other potential nuisances that may be associated with short term vacation rentals.

Such on-site management proposals may later be addressed in specific detail ~~in~~ **the through a** site plan development agreement **in accordance with the policies of Section 6.4.6 of this Plan**; and

ii. Demonstrate availability and suitability of on-site and nearby public amenities and services for residents and guests.

12. Table D – Amendments to Section 3 of the Official Plan, Item No. 91 (Policy No. 3.2.9.2) is modified by deleting subsection 10 in its entirety and replacing it with the following:

“Additional **dwelling residential** units” (per *Planning Act*) approved for the site shall not be used for any form of temporary accommodation (i.e. additional units shall only be provided for permanent, long term housing supply); and

13. Table D – Amendments to Section 3 of the Official Plan, Item No. 125 (Policy No. 3.4.3) is modified so that it reads:

Delete the introductory paragraphs in Section 3.4.3 in their entirety.

Add:

Cultural heritage resources are an important component of the City’s history and community identity and shall be preserved and enhanced. The City’s rich cultural heritage resources include **built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people, buildings, structures, monuments or artifacts of cultural heritage value or interest, and areas of unique or rare settlement composition, streetscape, landscape and archaeological value or interest.**

It is the intent of the City to support the conservation of these cultural heritage resources for the benefit of the community and beyond. **The City will engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage resources.**

The City recognizes such resources as Heritage Brockville, Brockville Historical Society, Brockville Museum, Industrial Heritage Association, and Brockville Infantry Company and their value with regard to building upon and maintaining the cultural heritage resources of the City.

The City supports public awareness, participation and involvement in the preservation, restoration and utilization of heritage, through the implementation of the following policies.

14. Table D – Amendments to Section 3 of the Official Plan, Item No. 126 (Policy 3.4.3.1(1)) is modified so that it reads:

Delete policy in its entirety.

Add:

The City shall **conserve** significant cultural heritage **landscapes** and **significant built heritage** resources and should use the *Ontario Heritage Act* to do so.

15. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 126.1 (Policy No. 3.4.3.1(4))

Delete policy in its entirety.

Add:

The City shall work to prevent the demolition, destruction, or inappropriate alteration or use of **significant cultural heritage landscapes and significant built** heritage resources and encourage the adaptive reuse and investigation of the potential of repurposing ~~the heritage properties~~ **these resources** prior to entertaining the demolition **or removal** of any heritage ~~attributes, buildings and structures.~~ **property**

16. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 126.2 (Policy No. 3.4.3.1(5))

Delete policy in its entirety.

Add:

The City shall seek the acquisition of easements on properties with **cultural heritage value or interest** ~~heritage significance~~ in order to ensure the preservation of these properties in perpetuity.

17. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 127.1 (Policy No. 3.4.3.1(8))

Delete policy in its entirety.

Add:

The City shall maintain a **register list** of properties **which will include properties that have been designated under Part IV and V of the Ontario Heritage Act (OHA) and non-designated properties, in accordance with relevant provisions of the Ontario Heritage Act.** ~~worthy of designating under the Ontario Heritage Act and endeavour to have these properties designated.~~ Signage shall be erected to indicate that a property is a designated heritage property.

18. Table D – Amendments to Section 3 of the Official Plan, Item No. 130 (Policy 3.4.3.4(1)) is modified so that it reads:

Delete policy in its entirety.

Add:

Areas of archaeological potential shall be determined through the use of Provincial screening criteria. **The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist.**

19. Table D – Amendments to Section 3 of the Official Plan, Item No. 131 (Policy 3.4.3.1(10)) is modified so that it reads:

Delete policy in its entirety.

Add:

To ensure that **significant built** heritage **properties resources** remain in their context, the relocation of **any** heritage **attributes, including** buildings or structures shall be discouraged. Relocation shall only be considered subject to the review of a **cultural** heritage impact assessment prepared by a qualified professional.

20. Table D – Amendments to Section 3 of the Official Plan, Item No. 132 (Policy 3.4.3.2(2)) is modified so that it reads:

Delete policy in its entirety.

Add:

Heritage Brockville shall **advise on the addition or removal of properties from the City's register of properties, in accordance with the relevant provisions of the Ontario Heritage Act** ~~prepare and monitor an inventory of heritage resources within the City,~~ and generally advise on heritage matters. The City shall consult Heritage Brockville on decisions to designate a property under Part IV of the *Ontario Heritage Act*. Properties are encouraged to be assessed by a qualified professional cultural heritage consultant through a Cultural Heritage Evaluation Report prior to designation.

21. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 132.1 (Policy No. 3.4.3.2(3))

Delete policy in its entirety.

22. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 133.1 (Policy No. 3.4.3.3(2))

Delete policy in its entirety.

Add:

The City may utilize the *Ontario Heritage Act* to conserve, protect and enhance the cultural heritage resources of the City through the designation of individual properties, and heritage conservation districts ~~containing significant cultural heritage landscape characteristics and archaeological sites.~~

23. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 133.2 (Policy No. 3.4.3.3(4))

Delete policy in its entirety.

Add:

The City, in consultation with Heritage Brockville, the DBIA, and affected property owners, may choose to designate a Heritage Conservation District or Districts under Part V of the *Ontario Heritage Act*. Council may pass a by-law defining an area to be examined for future designation as such a district, or may prepare a study for the area to determine the feasibility and appropriateness of such a designation. Such a study should be prepared in accordance with the Province's Heritage Conservation District Guidelines. Pursuant to the *Ontario Heritage Act*, the City may prepare District Planning Guidelines, which may include policies to advise Council as to the approval of applications for new development, ~~demolition, removal~~ and ~~building~~ alterations on properties located within a Heritage Conservation District.

24. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 133.3 (Policy No. 3.4.3.4(2))

Delete policy in its entirety.

Add:

For a proposed development within an area of archaeological potential, an archaeological assessment shall be required prior to final planning approval, or as a condition of final planning approval. Archaeological assessment reports conducted by licensed archaeologists shall be in compliance with standards and guidelines set out by the Ministry of ~~Citizenship and Multiculturalism Tourism and Culture~~, as well as licensing requirements developed under the *Ontario Heritage Act*.

25. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 133.4 (Policy No. 3.4.3.4(3))

Delete policy in its entirety.

Add:

~~Where archaeological resources are identified, the City recognizes that there may be a need for archaeological preservation in situ or rescue excavation of significant archaeological resources as a result of development proposals. The City may consider archaeological preservation in situ to ensure that the integrity of the resource is maintained.~~ The City may also conserve maintain the integrity of archaeological resources by enacting a Zoning By-law to prohibit incompatible land uses and/or the erection of buildings or structures on land that is a site of a significant archaeological resource.

26. Table D – Amendments to Section 3 of the Official Plan, Item No. 134 (Policy 3.4.3.4(4)) is modified so that it reads:

Delete policy in its entirety.

Add:

The City, on the advice of the ~~Ministry of Tourism and Culture, Ministry of~~ Citizenship and Multiculturalism may undertake the preparation of an Archaeological Master Plan for all or a portion of the City. The Plan will identify and map known archaeological ~~resources sites registered with the Provincial Archaeological Sites Database, as well as areas within the City having and areas of~~ archaeological potential. The Master Plan may also outline policies, programs and strategies to ~~protect~~ significant conserve archaeological ~~sites resources~~. Indigenous communities shall be consulted prior to finalization of the Archaeological Master Plan.

27. Table D – Amendments to Section 3 of the Official Plan, Item No. 135 (Policy 3.4.3.4(5)) is modified so that it reads:

Delete policy in its entirety.

Add:

~~The City shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Tourism and Culture and the Indigenous Community, when an identified, marked or unmarked cemetery or previously unknown archaeological site is identified and impacted by development. The provisions of the Ontario Heritage Act and the Cemeteries Act shall apply. When development has the potential to impact a known or suspected cemetery or burial site, council shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply. Development shall be guided by this legislation and any direction from the Ministry of Public and Business Service Delivery.~~

28. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 135.1 (Policy No. 3.4.3.4(7))

Delete policy in its entirety.

Add:

The City shall ensure that cultural heritage resources, both on shore and in the water, are **conserved not adversely affected** when considering applications for waterfront development. A land and/or marine archaeological assessment may be required to mitigate any negative impacts on significant cultural heritage resources, where necessary.

29. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 135.2 (Policy No. 3.4.3.5(1))

Delete policy in its entirety.

Add:

In considering applications for waterfront development, the City shall ensure that cultural heritage resources, both on shore and in the water, within the City's jurisdiction are **conserved, not adversely affected. When necessary, the City shall require appropriate archaeological assessments (land and/or marine) and satisfactory measures to mitigate any negative impacts on significant cultural heritage resources. The City shall consult with the Ministry of Tourism and Culture, Ministry of Natural Resources, Department of Fisheries and Oceans, and appropriate agencies to determine the requirement for archaeological assessments for development applications that may impact archaeological resources outside of municipal jurisdiction. Where in water impacts are anticipated, as a part of a development proposal within an area of marine archaeological potential, a marine archaeological assessment shall be conducted by a licensed marine archaeologist to the satisfaction of the City and Ministry of Citizenship and Multiculturalism, pursuant to the *Ontario Heritage Act*.**

30. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 135.3 (Policy No. 3.4.3.6(1))

Delete policy in its entirety.

Add:

New development and redevelopment shall have regard for **cultural** heritage resources and shall, wherever feasible, incorporate these resources into any plan that may be prepared for such new development or re-development within the City.

31. Table D – Amendments to Section 3 of the Official Plan, Item No. 136 (Policy 3.4.3.6(2)) is modified so that it reads:

Delete policy in its entirety.

Add:

The City shall ~~encourage the conservation and protection of~~ conserve cultural heritage resources ~~or the mitigation of adverse effects on cultural heritage resources~~ through such measures as conditions of consent and through conditions of site plan approval, ~~consent~~, subdivision approval and agreements, and development agreements. ~~Where potential impacts to known cultural heritage resources are considered to be minor, as determined through consultation with Heritage Brockville, City staff, and the Ministry of Tourism and Culture, and relevant communities, the requirements for a Heritage Impact Assessment or Archaeological Assessment may be waived.~~

32. Table D – Amendments to Section 3 of the Official Plan, Item No. 137 (Policy 3.4.3.6(3)) is modified so that it reads:

Delete policy in its entirety.

Add:

~~In areas considered to be of cultural heritage value or interest, the~~ The City shall ~~encourage the preservation of the~~ conserve cultural heritage ~~resources buildings or sites to be and encourage their inclusion included~~ in proposals for redevelopment, intensification or infill. Properties and adjacent lands shall be assessed by a qualified professional cultural heritage consultant to provide opinion on how to best conserve the resources. incorporate, preserve and enhance cultural heritage buildings. Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved. by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site will be permitted.

33. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 137.1 (Policy No. 3.4.3.6(4))

Delete policy in its entirety.

Add:

The City may consider amendments to the Zoning By-law, ~~including increased density provisions, increased height allowances, modified building setbacks or coverage, etc.~~ which would facilitate the restoration of a heritage resource.

34. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 137.2 (Policy No. 3.4.3.6(7))

Delete policy in its entirety.

Add:

The City shall ensure that all cultural heritage resources to be demolished, **removed** or significantly altered are documented for archival purposes with a history, photographic record and measured drawings prior to demolition, **removal** or **alteration** and that such documentation will be the responsibility of the applicant in consultation with **City staff and the Heritage Committee.** ~~and the Ministry of Tourism and Culture.~~

35. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 137.3 (Policy No. 3.4.3.6(8))

Delete policy in its entirety.

Add:

The City shall ensure that development and site alteration on land adjacent to a **designated protected heritage resource property** is evaluated **through technical studies (e.g., conservation plan, heritage impact assessment and/or archaeological assessment) to be conducted by a qualified professional** and that it is demonstrated that the heritage attributes of the **designated protected heritage property resource** shall be conserved. Mitigative measures and/or alternative development approaches may be required to conserve the heritage attributes of the **protected heritage property resource affected by the adjacent development or site alteration. Where potential impacts to known cultural heritage resources are considered to be minor, as determined through consultation with Heritage Brockville, City staff, and the Ministry of Tourism and Culture, the requirements for a Heritage Impact Assessment or Archaeological Assessment may be waived.**

36. Table D – Amendments to Section 3 of the Official Plan, Item No. 138 (Policy No. 3.4.3.6(9)) is modified so that it reads:

Delete policy in its entirety.

Add:

In considering applications for waterfront development, the City shall ensure that heritage and potential marine **archaeological** resources are **conserved not adversely impacted. When appropriate and possible, Where in water impacts are anticipated within an area of marine archaeological potential, as part of a development proposal,** the City shall require that a marine archaeological assessment be **conducted by a licensed marine archaeologist to the satisfaction of the City and the Ministry of Citizenship and Multiculturalism, pursuant to the Ontario Heritage Act.** ~~completed by a qualified professional identifying potential impacts and mitigation measures.~~

37. Table D – Amendments to Section 3 of the Official Plan, Item No. 146 (Policy No. 3.5.1.5 is modified so that it reads:

Rename title to Additional Residential Units

Change references from Converted Dwellings to Additional Residential Units

Delete the following:

~~Converted dwelling units are defined as a dwelling, originally constructed as a single unit dwelling, the interior of which has been altered or is proposed to be altered, to form not more than three separate dwelling units that are contained within the existing structure of a single detached residential dwelling. The policies of Section 4 determine in which land use designations a converted dwelling unit shall be permitted.~~

Replace with:

Additional **dwelling residential** units are a means to create additional housing supply within existing neighbourhoods and homes.

38. Table D – Amendments to Section 3 of the Official Plan, Item No. 147 (Policy No. 3.5.1.5(1)) is modified so that it reads:

Delete policy in its entirety.

Add:

1. Additional **dwelling residential** units shall be permitted within the principal building and one additional unit shall be permitted in an accessory building.

39. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 152.1 (Policy No. 3.5.2.(3)):

Delete policy in its entirety.

Add:

The provision of social infrastructure, such as daycare facilities, shall be encouraged within larger development proposals. ~~The City may facilitate the provision of social infrastructure through bonusing policies that allow for increased development density where a developer provides certain facilities.~~

40. Table D – Amendments to Section 3 of the Official Plan, Item No. 159 (Policy No. 3.5.3.1(41)) is modified so that it reads:

Delete policy in its entirety.

Add:

Where land is to be developed for residential purposes, the City may require the conveyance of land for park purposes or in accordance with the maximum of the following criteria:

- i. 5 percent dedication of the gross area of the land proposed for development; and/or
- ii. dedication at a rate of one hectare per **300 600 net** dwelling units.

Where land is to be developed for residential purposes and the City accepts cash-in-lieu of parkland dedication in accordance with policy 3.5.3.1.45 of this Plan, the equivalent cash-in-lieu shall be calculated in accordance with the maximum of the following criteria:

- i. 5 percent dedication of the gross area of the land proposed for development; or
- ii. dedication at a rate of one hectare per **500 1000 net** dwelling units.

41. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 163.1 (Policy No. 3.6.1(5))

Delete policy in its entirety.

Add:

Under the very limited circumstances where permitted by this Plan, development applications that propose to make use of a private water source shall be required to submit a detailed hydrogeological study to determine the suitability of the lands for groundwater extraction. The hydrogeological study shall be prepared to the satisfaction of the City. ~~and the Conservation Authority, in consultation with the Province.~~ A Servicing Options Report shall also be required as supportive information in these circumstances. **Development on a private water source shall only be permitted where it is necessary to address failed on-site services in existing development; or within the settlement area boundary, to allow for infilling and minor rounding out of existing development provided that site conditions are suitable for the long-term provision of such services with no negative impacts.**

42. Table D – Amendments to Section 3 of the Official Plan, Item No. 164 (Policy No. 3.6.1(6)) is modified so that it reads:

Delete policy in its entirety.

Add:

The City shall require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality. The City shall promote naturalized and unfenced stormwater management facilities, constructed with gentle slopes. Applications for development shall be required to be supported by a stormwater quality/quantity management study and be reviewed by the Cataraqui Region Conservation Authority, **in accordance with their regulatory role.** The planning and design of stormwater facilities should be

undertaken in accordance with the Ministry of the Environment's Stormwater Management Planning and Design Manual and reflect best practices to the extent feasible. See Section 5.3.5 for more Stormwater Management policies.

43. Table D – Amendments to Section 3 of the Official Plan, Item No. 166 (Policy No. 3.6.3(4)) is modified so that it reads:

Delete policy in its entirety.

Add:

~~The City and the Cataraqui Region Conservation Authority, under the applicable regulation under the *Conservation Authorities Act*, shall establish an appropriate setback from the top of bank for all n~~
New development shall be setback a minimum of 30 metres from the high water mark of the lake, river or permanently flowing water body in order to prevent flooding hazards, erosion, improve water quality, enhance wildlife corridors and protect fish habitat. ~~The preferred setback is 30 metres, however it is acknowledged that there are circumstances where a lesser buffer is acceptable.~~ New development which occurs on existing lots of record which cannot meet the minimum of 30 metre setback ~~established by the City and CRCA~~ may be developed provided the structure is located as far back as possible from the waterbody. In these cases, an indication that there will be minimal disturbance of the natural vegetation and soils shall be required.

44. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 172.1 (Policy No. 3.6.5(8))

Delete policy in its entirety.

Add:

When considering applications or initiating projects under the *Drainage Act* or *Ontario Water Resources Act* for drainage works, the City, ~~in consultation with the Province and/or Conservation Authority~~ shall be satisfied that the works will be engineered and constructed to ensure no negative impact on Natural Heritage Features and functions. Such considerations may include completion of an EIS or an environmental evaluation/appraisal carried out under the *Drainage Act*.

45. Table D – Amendments to Section 3 of the Official Plan, Item No. 174 (Policy No. 3.6.5(10)) is modified so that it reads:

Delete policy in its entirety.

Add:

Development and site alteration shall not be permitted on land adjacent to a PSW, unless the ecological function of the adjacent land has been evaluated and it has been

demonstrated that there will be no negative impacts on the natural features or on their ecological and/or hydrologic functions. For the purposes of this policy, the extent of adjacent land shall be defined as 120 metres. In accordance with section 3.6.7 of this Plan, an Environmental Impact Study shall be required for all development proposals within 120 metres of a Provincially Significant Wetland. Prior to considering development and/or site alteration, the City, ~~in consultation with the Ministry of Natural Resources and the Conservation Authority~~, shall be satisfied that the EIS demonstrates that there will be no negative impacts on the PSW and the sustaining ecological and/or hydrologic functions.

46. Table D – Amendments to Section 3 of the Official Plan, Item No. 175 (Policy No. 3.6.5(11)) is modified so that it reads:

Delete policy in its entirety.

Add:

The identification and boundaries of PSWs shall be determined using the Ontario Wetland Evaluation System (OWES) which may be amended from time to time. ~~and must be approved by MNR the province prior to taking effect.~~ The boundaries of PSWs may be refined without an amendment to this Plan. ~~provided approval is obtained by MNR the province.~~ The addition or removal of a PSW shall require an amendment to this Plan.

47. Table D – Amendments to Section 3 of the Official Plan, Item No. 182 (Policy No. 3.6.5(18)) is modified so that it reads:

Delete policy in its entirety.

Add:

Any development or change in land use within 120 metres of an existing or potential fish habitat area shall be reviewed by the City ~~and Conservation Authority~~ in consultation with the DFO and the Province, where development is proposed within or adjacent to endangered and threatened species, with respect to the potential impact. Any such proposal shall be subject to an Environmental Impact Study, in accordance with the *Fisheries Act* and *Endangered Species Act*, to determine if proposed development will adversely impact the fish habitat. If it is determined that development will impact the fish habitat, development may not be permitted. For the purposes of this policy, all watercourses in the City shall be considered as potential fish habitat.

48. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 182.1 (Policy No. 3.6.5(19))

Delete policy in its entirety.

Add:

The City ~~in consultation with the Conservation Authority~~ may determine the minimum vegetative buffer zone adjacent to existing or potential fish habitat areas where development is proposed.

49. Table D – Amendments to Section 3 of the Official Plan, Item No. 188 (Policy No. 3.6.5(28)) is modified so that it reads:

Delete policy in its entirety.

Add:

Prior to considering development and/or site alteration on or within adjacent lands or abutting areas of a Significant Woodland, the City, ~~in consultation with the Cataraqui Region Conservation Authority and the Province~~, will be satisfied that the EIS demonstrates that there will be no negative impacts on the natural features and any related ecological functions.

50. Table D – Amendments to Section 3 of the Official Plan, Item No. 191 (Policy No. 3.6.5(33)) is modified so that it reads:

Delete policy in its entirety.

Add:

Prior to considering development and/or site alteration on or within adjacent lands to a Significant Valleyland, the City, ~~in consultation with the CRGA Conservation Authority and the Province~~, shall be satisfied that the EIS demonstrates that there will be no negative impacts on the natural features, and any related ecological functions.

51. Table D – Amendments to Section 3 of the Official Plan, Item No. 195 (Policy No. 3.6.5(37)) is modified so that it reads:

Delete policy in its entirety.

Add:

Prior to considering development and/or site alteration on or within adjacent lands or abutting areas of a Significant Wildlife Habitat feature or area, the City, ~~in consultation with the Conservation Authority and the Province~~, will be satisfied that the EIS demonstrates that there will be no negative impacts on the habitat values upon which the species depend directly and indirectly, and any related ecological functions.

52. Table D – Amendments to Section 3 of the Official Plan, Item No. 200 (Policy No. 3.6.5(42)) is modified so that it reads:

Delete policy in its entirety.

Add:

Prior to considering development and/or site alteration on or within adjacent lands or

abutting areas of a Coastal Wetland, the City ~~in consultation with the Conservation Authority and the Province~~, will be satisfied that the EIS demonstrates that there will be no negative impacts on the Coastal Wetland or its ecological functions.

53. Table D – Amendments to Section 3 of the Official Plan, Item No. 201 (Policy No. 3.6.5(43)) is modified so that it reads:

Delete policy in its entirety.

Add:

Wetlands may exist on the landscape that have not been previously evaluated. In such circumstances, the City shall, ~~in consultation with the appropriate Conservation Authority~~, determine if further evaluation is required prior to development and/or site alteration. In these circumstances, the City should require an evaluation (EIS) of the potential wetland, including adjacent lands within 120 m.

54. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 201.1 (Policy No. 3.6.6(1))

Delete policy in its entirety.

Add:

The City, ~~in cooperation with the Ministry of Natural Resources and the Conservation Authority~~, shall continue to work to evolve the Natural Heritage and Open Space System Strategy to identify, map and detail Natural Heritage Features, including the form and function of the identified features, and to identify linkages and connections between these features. The system strategy shall reinforce the protection, restoration and enhancement of identified Natural Heritage Features, and promotes the overall diversity and interconnectivity of Natural Heritage Features, functions and areas. An amendment to this Plan may be required to incorporate policies related to the Natural Heritage and Open Space System Strategy.

55. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 206.1 (Policy No. 3.6.7(1))

Delete policy in its entirety.

Add:

Under circumstances where an EIS is required, the study and specific scope of the EIS shall be prepared to the satisfaction of the City, in consultation with the CRCA (where it pertains to natural hazards) and the appropriate provincial Ministry. To assist proponents, the City may prepare the Guidelines or Terms of Reference to identify the scope of the EIS in consultation with the foregoing agencies.

56. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the

following new Item No. 206.2 (Policy No. 3.6.7(2))

Delete policy in its entirety.

Add:

The City ~~and CRCA~~ shall use aerial photography to assist with determining the alteration of a natural heritage feature(s) over time as one of the tools to establish the baseline from which the alteration will be assessed.

57. Table D – Amendments to Section 3 of the Official Plan, Item No. 209 (Policy No. 3.6.7(7)) is modified so that it reads:

Delete policy in its entirety.

Add:

The City, ~~in consultation with the CRCA~~, may scope/potentially waive the requirement for an EIS, where **the city is satisfied there will be no negative impact on a feature or an area's form and function. Circumstances which shall be considered in the potential scoping or waiving of an EIS may include:**

i. there is no negative impact on the natural environment;

ii. there is evidence that would demonstrate that development or site alteration within the extent of adjacent lands, as identified in this Plan, will not impact the feature or function triggering the EIS requirement; and/or

iii. there is intervening development between the land subject to the planning or building permit application(s) and the feature or function triggering the EIS requirement.

iv. Where the proposed development is small scale; or

v. Where the proposed development is not in an area regulated by the Conservation Authority; or

vi. Where the proposed development is on an existing lot of record; or

vii. Where the development is an addition located away from the feature; or

viii. Where the proposed development is separated from the feature by a road; or

ix. Where the development is wholly contained within the existing footprint or includes a minor addition that is > 15m from the feature.

58. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 209.1 (Policy No. 3.6.7(8))

Delete policy in its entirety.

Add:

The City, ~~in consultation with the CRCA Conservation Authority and/or the Ministry of Natural Resources appropriate provincial Ministry,~~ shall have consideration to the MNR's Natural Heritage Reference Manual to establish the specific scope of any particular EIS.

59. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 209.2 (Policy No. 3.6.7(9))

Delete policy in its entirety.

Add:

In the preparation and review of an EIS, the Conservation Authority shall be consulted as to the nature and extent of the physical hazard and/or sensitive features. The appropriate provincial ministry shall be consulted on an as-needed basis. The EIS shall be prepared to the satisfaction **of the City, based on consultation with the** aforementioned agencies.

60. Table D – Amendments to Section 3 of the Official Plan, Item No. 210 (Policy No. 3.6.7(10)) is modified so that it reads:

Delete policy in its entirety.

Add:

The City, ~~in consultation with the CRCA Conservation Authority~~ shall review and accept an EIS prior to scheduling a public meeting or committee meeting under the *Planning Act*, depending on the nature of the approval. If the City is of the opinion, upon reviewing the EIS, that it has been demonstrated that the proposed use will have no negative impact on the natural heritage features or on their ecological functions or on adjacent lands, the City may approve the proposed use subject to conditions.

61. Table D – Amendments to Section 3 of the Official Plan, Item No. 226 (Policy No. 3.7.1) is modified so that it reads:

Delete policy in its entirety.

Add:

It is the intent of the City to protect life and property by respecting natural and human-made hazards, which may represent constraints to development. New development should only take place in areas that are not susceptible to hazards. Hazard lands are lands that have inherent environmental hazards such as flood susceptibility, erosion susceptibility, instability and other physical conditions, that are severe enough, if developed upon, to pose a risk to occupants of loss of life, property damage and social disruption. It is also a goal of the City to reduce the risk to public safety and property from hazards, such as flooding, unstable slopes and human-made hazards.

The City, in consultation with the conservation authority, will consider the potential impacts of climate change that may increase the risk associated with natural hazards and will apply a precautionary and adaptive approach to natural hazards avoidance. This approach will allow for consideration of increased factors of safety as greater setbacks and standards where conditions warrant and based on the best information available.

62. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 226.1 (Policy No. 3.7.1.1(1))

Delete policy in its entirety.

Add:

Development and site alteration shall not be permitted within:

- a) **defined portions of the flooding hazard along connecting channels of the St. Lawrence River;**
- b) **the 1:100 year flood plain of Buell’s and Butlers Creeks; and**
- c) **areas that would be rendered inaccessible to people and vehicles during times of flooding unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the flooding hazard.**

63. Table D – Amendments to Section 3 of the Official Plan, Item No. 227 (Policy No. 3.7.1.1(2)) is modified so that it reads:

Delete policy in its entirety.

Add:

Development shall be directed away from areas within or adjacent to the regulatory floodplain, as identified generally on Schedule 3, as defined by the Conservation Authority, except under very specific conditions **as identified in 3.7.1.1(6)**. Any development and site alteration proposed in or adjacent to the regulatory floodplain shall be approved by the Conservation Authority under the applicable regulation.

64. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 227.1 (Policy No. 3.7.1.1(3))

Delete policy in its entirety.

Add:

Uses, which by their nature must locate within the floodplain or flooding hazard as identified on Schedule 3 (including flood and/or erosion control works, shoreline stabilization works, water intake facilities, marine facilities such as docks and boathouses, ~~and minor additions~~ or passive non-structural uses which do not affect flood flows), may be permitted in consultation with the appropriate federal and provincial agencies and the Conservation Authority.

65. Table D – Amendments to Section 3 of the Official Plan, Item No. 230 (Policy No. 3.7.1.1(6)) is modified so that it reads:

Delete policy in its entirety.

Add:

Development on an existing lot of record shall only be considered in those portions of the flooding hazard where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;**
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;**
- c) new hazards are not created and existing hazards are not aggravated;**
- d) no adverse environmental impacts will result and;**
- e) the use is not among those prohibited from locating in a flooding hazard in 3.7.1.1(4) of this Plan.**

66. Table D – Amendments to Section 3 of the Official Plan, Item No. 232 (Policy No. 3.7.1.1(10)) is modified so that it reads:

Delete policy in its entirety.

Add:

The following shall be considered in the review of development proposals within Screening Areas on Schedule 3, and the City shall consult the Conservation Authority on technical aspects **pertaining to natural hazards** in this regard:

- i. the existing physical hazards;
- ii. the potential impacts of these hazards;
- iii. the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering and resource management practices and techniques;
- iv. the costs and benefits in economic, social and ecological terms of any engineering works or resources management practices needed to overcome these impacts;
- v. protection of Natural Heritage Features identified in Section 4.9.43.6.5; and
- vi. the potential impact on surrounding lands, upstream lands and downstream lands.

67. Table D – Amendments to Section 3 of the Official Plan, Item No. 233 (Policy No.

3.7.1.2) is modified so that it reads:

Delete policy in its entirety.

Add:

There is land subject to hazards due to steep slopes, unstable soils and/or erosion in locations other than flood plains or the shoreline area. **Such areas are generally unsuitable for development. Development of such areas is generally discouraged but in some circumstances, where the risks are minor and the nature and scale of development is appropriate, development** may be considered provided that the existing or potential hazards can be **addressed in accordance with overcome-by accepted** engineering and resource management **guidelines**, practices and techniques, including setbacks from the stable top of bank.

68. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 233.1 (Policy No. 3.7.1.2(1))

Delete policy in its entirety.

Add:

Development **and site alteration** shall not be permitted within areas susceptible to erosion and other hazard areas, **including areas that would be rendered inaccessible to people and vehicles during times of erosion** except where approved by the Conservation Authority and an appropriate engineering evaluation of the erosion potential and/or slope stability has occurred to the satisfaction of the Conservation Authority **and it has been demonstrated that the site has safe access appropriate for the nature of the development and the erosion hazard.**

69. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. 236.1 (Policy No. 3.7.1.2(8)):

Delete policy in its entirety.

Add:

Development on an existing lot of record shall only be considered in those portions of an erosion hazard where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) development and site alteration is carried out in accordance with protection works standards, and access standards;**
- b) vehicles and people have a way of safely entering and exiting the area during times of erosion and other emergencies;**
- c) new hazards are not created and existing hazards are not aggravated;**
- d) no adverse environmental impacts will result and;**
- e) the use is not among those prohibited from locating in an erosion hazard in 3.7.1.2(3) of this Plan.**

70. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. Item No. 236.2 (Policy No. 3.7.1.2(9)):

Delete policy in its entirety.

71. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. Item No. 236.3 (Policy No. 3.7.1.2(10)):

Delete policy in its entirety.

72. Table D – Amendments to Section 3 of the Official Plan, is modified by adding the following new Item No. Item No. 236.4 (Policy No. 3.7.1.2(11)):

Delete policy in its entirety.

73. Table D – Amendments to Section 3 of the Official Plan, Item No. 247 (Policy No. 3.7.2(20)) is modified so that it reads:

Delete policy in its entirety.

Add:

The development of new employment uses shall have regard for the provincial guidelines respecting separation distances between industrial uses and sensitive uses. The City shall ensure that major facilities and sensitive land uses are planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible, the City shall protect the long-term viability of existing or planned industrial, manufacturing or other uses vulnerable to encroachment, by only permitting the new sensitive land-use where the following can be demonstrated in accordance with provincial guidelines, standards and procedures:

- a) **there is an identified need for the proposed use;**
- b) **alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;**
- c) **adverse effects to the proposed sensitive land use are minimized and mitigated; and**
- d) **potential impacts to industrial, manufacturing or other uses are minimized and mitigated.**

Guidance on land use compatibility, including minimum separation distances between industrial facilities and sensitive land uses, is provided in the Province of Ontario's D-series guidelines, and any successor to these guidelines.

74. Table D – Amendments to Section 3 of the Official Plan, Item No. 250 (Policy No. 3.7.2 (26)) is modified so that it reads:

Delete policy in its entirety.

75. Table E – Amendments to Section 4 of the Official Plan, Item No. 253 (Policy No. 4.2.2 (2)) is modified so that it reads:

Delete policy in its entirety.

Add:

Medium and High density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, small-scale apartments, low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings and other similar medium and high profile residential buildings. Additional **dwelling residential** units shall be **supported permitted** within existing dwellings **or and** in separate buildings (example: accessory building) on site. Forms of housing are supported such as laneway homes, tiny homes, and residential units that form part of a mixed-use building. separate buildings (example: accessory building) on site. Forms of housing are supported such as laneway homes, tiny homes, and residential units that form part of a mixed-use building.

76. Table E – Amendments to Section 4 of the Official Plan, is modified by adding the following new Item No. 295.1 (Policy No. 4.7.3(8))

Delete policy in its entirety.

Add:

Separation distances between sensitive land uses and industrial uses, or for industrial uses abutting Highway 401, Arterial roads, or Collector roads shall be implemented through the Zoning By-law, as a condition of draft plan approval and/or through site plan control and may include measures such as:

- i. building orientation, **sustainable**-design and setbacks;
- ii. landscaping and screening;
- iii. access controls;
- iv. road improvements and widenings; v. restrictions on the range of permitted uses; and
- vi. restrictions on outside storage.

77. Table E – Amendments to Section 4 of the Official Plan, is modified by adding the following new Item No. 296.1 (Policy No. 4.7.4.4.4(e))

Delete policy in its entirety.

Add:

Prior to development or site alteration, the City shall be satisfied that development will

meet the relevant MOE Guidelines for land use compatibility. An appropriate separation distance shall be established between an industrial land use and any sensitive land use or for lands abutting Highway 401 or City Roads and enforced through site plan control. Specific development requirements may include, but are not limited to:

- i. building orientation, sustainable-design and setbacks;
- ii. landscaping and screening;
- iii. access controls;
- iv. road improvements and widenings; v. restrictions on the range of permitted uses; and
- vi. restrictions on outside storage.

78. Table F – Amendments to Section 5 of the Official Plan, is modified by adding the following new Item No. 357.1 (Policy No. 5.3.5(1))

Delete policy in its entirety.

Add:

Prior to development approval of subdivisions or applications involving significant lot creation and/or development, the City shall require the preparation and approval of a stormwater management plan, which is acceptable to the City, ~~the Cataraqui Region Conservation Authority, and relevant provincial Ministry, the Ministry of the Environment,~~ and is completed in accordance with ~~guidelines of the Cataraqui Region Conservation Authority and~~ the current Ministry of the Environment Stormwater Planning and Design Manual. A stormwater management plan shall be required to ensure that runoff is controlled such that development does not increase peak flows from a quantity perspective and that potential pollution is reasonably mitigated on site, to address potential adverse impacts downstream from a quality perspective. This is to prevent the accelerated enrichment of watercourses from pollutants. Pre-submission consultation with the City is encouraged. Consultation with the Conservation Authority may also be required on matters related to stormwater and natural hazards. ~~Conservation Authority on measures of stormwater management works pursuant to MOE Guidelines is encouraged.~~

79. Table F – Amendments to Section 5 of the Official Plan, is modified by adding the following new Item No. 358.1 (Policy No. 5.3.5(4))

Delete policy in its entirety.

Add:

Stormwater management facilities shall be designed to manage stormwater quality and quantity, at an appropriate level, as defined by the most current Ministry of Environment Stormwater Planning and Design Manual, in consultation with the Cataraqui Region Conservation Authority, as it relates to matters of stormwater and natural hazards, and the statutory approval authority for the stormwater works being proposed. The integration of natural vegetative features adjacent to and within new facilities shall be

encouraged where appropriate, and the naturalization of the periphery of the existing stormwater management facilities is encouraged.

80. Table F – Amendments to Section 5 of the Official Plan, is modified by adding the following new Item No. 362.1 (Policy No. 5.3.5(16))

Delete policy in its entirety.

Add:

The City or the Cataraqui Region Conservation Authority (CRCA) shall own, operate and maintain all stormwater management facilities unless a private system has been approved by the City ~~and CRCA~~. In such cases, the owner shall be responsible for its installation, monitoring and maintenance.

81. Table G – Amendments to Section 6 of the Official Plan, is modified by adding the following new Item No. 401.1 (Policy No. 6.4.6(1))

Delete policy in its entirety.

Add:

The entire City is a Site Plan Control Area. However, to avoid undue restrictions, certain classes of development or geographic areas will be exempted from Site Plan Control in accordance with Section 41 of the *Planning Act* and as defined through the Site Plan Control By-law.

82. Table G – Amendments to Section 6 of the Official Plan, Item No. 402 (Policy No. 6.4.6 (5)) is modified so that it reads:

Delete policy in its entirety.

Add:

The City shall apply certain conditions to site plan approval, and may require that a certain standard of design be applied that are consistent with the urban design policies of this Plan including: exterior design controls to regulate external building, site, and boulevard matters ~~such as character, scale, appearance,~~ and sustainable design.

Examples of site plan design elements include:

- i. active and transparent street front design-to create accessible, ~~and safe~~ **and attractive** buildings and streetscapes;
- ~~ii. façade elements that complement adjacent buildings to better reflect community character;~~
- iii. curb cuts to improve universal accessibility and mobility;
- iv. permeable surfaces to reduce stormwater runoff;
- v. bicycle parking to facilitate active transportation choices; and
- vi. street furniture, tree planting, energy-efficient lighting and landscaping for sustainable and vibrant ~~and~~ public spaces.

83. Table H – Amendments to Schedules of the Official Plan, Item No. 427 (Schedule 3) is modified so that it reads:

Delete schedule in its entirety.

Add:

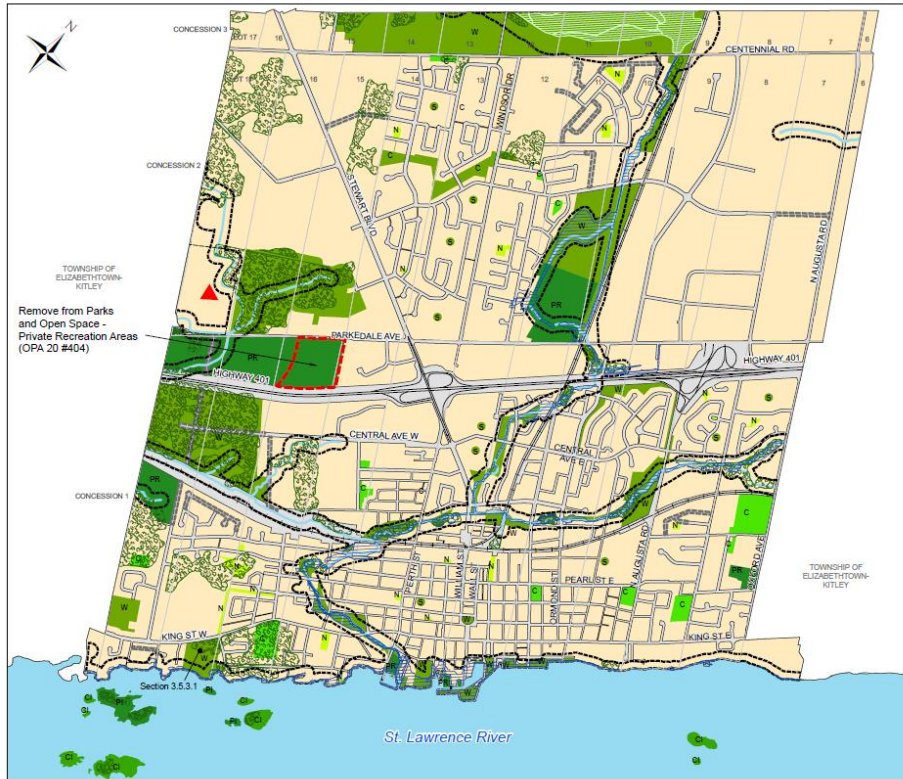
Schedule 3 dated July 16, 2024, which reflects current CRCA natural hazards mapping (See Appendix 1 – Updated mapping for Buell’s and Butler’s Creeks)

Dated at Toronto this 16th day of **August, 2024**



Hannah Evans, Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

Appendix 1



BROCKVILLE
official plan
our city, our plan
Schedule 3

**Natural Heritage System,
Open Space & Constraints**

Parks and Open Space (See Section 3.5.3.1)

- N Neighbourhood Parks
- C Community Parks
- W City-Wide Parks
- PR Private Recreational Areas
- CI City Island
- PI Private Island
- S Existing and Proposed Elementary or Secondary School Sites (See Section 3.6.5)

Natural Heritage Features

- Provincially Significant Wetlands
- Significant Woodlands (See Section 3.7.1)

Natural Hazards

- Flood Hazards

Legend

- Screening Area for the Cataraqui Region Conservation Authority
- ▲ Waste Disposal Site
- Provincial Highway
- Future Roads
- Railway
- Watercourses and Waterbodies

0 0.5 1 km

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

BROCKVILLE
CITY OF THE 1000 ISLANDS
Approved by MMAH XXXX, XXXX
Modified July 16, 2024