



**APPENDIX B
BENCHMARKING OF OTHER MUNICIPALITIES**

APPENDIX B – BENCHMARKING OF OTHER MUNICIPALITIES

City of Brampton Official Plan		Town of Oakville Official Plan		City of Burlington Official Plan	
Section	Description	Section	Description	Section	Description
4.4	Environmental Management	Part B 9.0	<ul style="list-style-type: none"> • Oakville’s Greenlands are separated into Parkland, Natural Areas and Waterfront. • To promote an attitude of environmental Responsibility and leadership. • To promote energy conservation and efficiency through built form, urban design and building standards. • To preserve and enhance the level and quality of tree cover. • To maintain the natural drainage system. 		<ul style="list-style-type: none"> • Burlington’s Official Plan is divided into Functional Policies and Land Use Policies. The Functional Policies include the environment and storm water management.
	Introduction	Part B 9.0	<ul style="list-style-type: none"> • Ecosystem approach to planning. • To protect areas of high natural value and perform important ecological functions. • Rehabilitate natural features that have been degraded by urban influences and encourage naturalization. • Recognize policies and guidelines of regional, provincial and federal agencies. • To protect natural areas from incompatible adjacent uses. • To develop policies for the acquisition of significant natural features. • To promote scientific, recreational and educational use of natural features that do not impair ecological integrity. 	2.0 2.1a) 2.1b) 2.1c) 2.1d) 2.1e)	<ul style="list-style-type: none"> • The main focus of the plan is sustainability - to create links between the environment and the economy that can support an enhanced quality of life. • Recognize the importance of the environment, • Recognizes that there is a limited capacity for land, water and air and that there is a dynamic process between these components. • The environment is a responsibility to be shared by everyone. • The City’s role is to encourage environmental awareness. • Natural resources should be conserved and managed.
4.4.1 4.4.2 4.4.3 4.4.4	Storm Water Management Water Supply and Conservation Groundwater Recharge/Discharge Soils Conservation	Part C 10.5 10.2	<ul style="list-style-type: none"> • Water quality and quantity. • Storm water management techniques in all new communities. • Bioengineering solutions to stormwater management will be considered. • If there is no Subwatershed Study, an EIS will be required. • Requirements of Subwatershed Plans in Part F – Appendix II. • Groundwater recharge rates maintained in all new developments where possible. • Town shall encourage the use of permeable surfaces and soft landscaping. • Objectives related to contaminated soils ie ensuring that development takes place on sites safe from soil contamination. • The Town may enact by-laws that restrict activities that contaminate soils. 	9.0 9.1a) 9.2.3a) 9.2.3d)	<ul style="list-style-type: none"> • Emphasis on storm water management techniques that are naturalistic. • Maintain or restore natural hydrologic and ecologic function of significant watercourses. • Future development to maintain groundwater recharge and prevent decline and reduction in base flow to watercourses. • Restrict development in sensitive recharge areas.

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Section	Description	Section	Description	Section	Description
4.4.5 4.4.6 4.4.7 4.4.8 4.4.9	Valleylands, Watercourses and Natural Hazards Sensitive Areas Forestry, Trees and Planting Wetlands Habitat: Fisheries and Wildlife	Part D 4.3.2.1 Part C 10.3	<ul style="list-style-type: none"> States no development shall be permitted within the valley or within 15 meters of the top of bank of major valleys and 7.5 meters of minor valleys except for compatible recreation, essential public works and utilities. Where agriculture or urban use has impacted lands below top of bank, efforts will be made to naturalize where appropriate. Develop an urban forestry plan to reforest and replace Oakville's ageing trees, increase forests in the ROW's, promote the use of native species. No net loss of existing urban forest, for every tree removed from Town property or ROW's a replacement tree will be planted. 	2.1c) 2.2g) 2.2h) 6.2.2d) 6.2.2a)	<ul style="list-style-type: none"> Encourage private/Public Conservation efforts. Assess cumulative effects development will have on the environment. Encourage environmental industries in the City. Requires an Environmental Evaluation for all developments affecting significant natural resource features on lands designated greenlands. Outlines permitted uses in Greenlands (recreational, agricultural, essential transportation and utilities etc).
4.4.5 4.4.6 4.4.7 4.4.8 4.4.9	Valleylands, Watercourses and Natural Hazards Sensitive Areas Forestry, Trees and Planting Wetlands Habitat: Fisheries and Wildlife	Part D 4.3.2.3 Part D 4.3.2.4 Part D 4.3.2.7	<ul style="list-style-type: none"> Will not permit development within woodlands determined to be significant. Potential impact determined by a Subwatershed Plan or an EIS. Development is not permitted in regionally and locally significant wetlands (Class 4-7) unless demonstrated that either a Subwatershed Plan or an EIS will not reduce the function of the woodlot. Development within 120 meters of a wetland will require an EIS if it was not considered during a subwatershed planning study. Development is not permitted in regionally and locally significant ANSI's and ESA's unless demonstrated that the function of the feature will not be reduced through a Subwatershed Plan or an EIS. Development not permitted in the habitat of endangered or threatened species based on provincial or national scales of assessment. 	6.2.3d) 6.2.3e) 6.4.2e)	<ul style="list-style-type: none"> Includes a policy related to implementing the bonusing provisions in the Planning Act to encourage retention or dedication of natural features. Provides for the City to use other incentives to retain natural features such as density transfers and flexible development standards. New development will be subject to a setback from top of bank. (The width of the setback is not stated).
4.4.10	Buffers, Setbacks and Linkages	Part D 4.3.2.7	<ul style="list-style-type: none"> Development will not be permitted in significant corridors, based on an environmental impact statement. 		
4.4.11	Noise and Vibration Impacts	Part C 10.8	<ul style="list-style-type: none"> Encourage high noise generating industry to locate in non-noise sensitive areas Have regard for noise reduction measures in residential developments near highways, arterial roads and railroads. Town will establish employment areas reserved for non-noise sensitive uses. 		

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		Part B 9.0	<ul style="list-style-type: none"> Environmental Stewardship Section -Town to be a role model to businesses and individuals by adopting and promoting environmentally responsible practices in all municipal departments. Develop a strategic plan that establishes an environmental ethic for the Town. Air quality – to encourage public transit use, car pooling etc, to promote the planting of trees, to regulate land uses that may have a negative effect on adjacent uses. Waste management reduction related to Reduce, Reuse, Recycle and compost Energy conservation to encourage urban form that decreases dependence on private automobiles, promote planting of trees for shade, promote non auto travel and carpooling. 	2.3 2.4h) 2.5a)	<ul style="list-style-type: none"> There is a whole section on Resource Management related to sustainability, City operations, energy conservation, promote recycling, site design, waste diversion, water conservation, tree preservation etc. Practices that reduce the potential to pollute air, soil and water and will have beneficial effects on aquatic and terrestrial ecosystems will be encouraged. Environmental Evaluation Report will be required when developing within a Regionally Significant Wetlands or in proximity to Provincially significant environmental features.
4.5	Open Space Introduction	Part D 4.0	<ul style="list-style-type: none"> Plan envisages an integrated Greenland system which provides a continuous linkage between parks, open spaces, natural areas and the waterfront. 	6.3.2a)	<ul style="list-style-type: none"> Burlington's Parks are categorized as Parkette, Neighbourhood Park, Community Park, City Park and a Special Resource Area.
4.5.1	Open Space Designations	Part B 8.0 Part D 4.0	<ul style="list-style-type: none"> Emphasis on linking parks with other open space. Emphasis on access to open space for all ages, cultures and abilities. Provide for passive and active recreation. Parkland is divided into Community Park, Neighbourhood Park, tableland woodlot park, community link park, major valley park and minor valley park. Parks only 6 ha or greater are shown on General Land Use Schedule. Identifies that main purpose of natural areas is for preservation, they may have secondary recreational amenity for paths, trails and education. Municipal parkland within Natural Areas are tableland woodlot parks, community link parks, major valley parks and minor valley parks. 	6.3.1c) 6.3.2f) 6.3.2g)	<ul style="list-style-type: none"> Encourage joint use of parks and other recreation facilities by school boards, conservation authority and region. Promotes connections between neighbourhoods and parks. Encourages public acquisition of utility corridors for use to expand the City's walkway and bikeway system.
4.5.2	Conservation Areas		<ul style="list-style-type: none"> Conservation Areas are included within the Natural Areas. 		
4.5.3	Cemeteries		<ul style="list-style-type: none"> Private Open Space includes golf courses and private cemeteries. 		
4.5.4	Secondary Plan Considerations				
4.5.5	The Parks System			6.3.2e)	<ul style="list-style-type: none"> Park dist. Details in Parks Master Plan.

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4.5.6	The Parks Hierarchy	Part D 4.1.2 4.1.3	<ul style="list-style-type: none"> • Parkland designation includes Community Park and Neighbourhood Park. • Refers to Oakville Parks, Culture and Recreation Strategic Plan for more detail. • Policies say the town will endeavour to use native plants in natural areas and will reduce where appropriate the amount of grassed area to allow it to naturalize. • Includes implementation in this section which discusses CIL/Parkland Dedication. • Will generally not accept as part of minimum parkland conveyance lands required for drainage purposes, stormwater facilities, connecting walkways, greenway links, land susceptible to flooding, steep valley slopes, hazard lands, wetlands, buffers, top of bank setbacks and other natural lands unsuitable for development. 	6.3.2a) 6.3.2e)	<ul style="list-style-type: none"> • Burlington's Parks are categorized as Parkette, Neighbourhood Park, Community Park, City Park and a Special Resource Area. • Refers to Parks Master Plan for the function of each park type.
4.5.7	Open Space Linkages				
		Part D 4.2.1	<ul style="list-style-type: none"> • Private Open Space includes golf courses and private cemeteries. 		

City of Brampton Official Plan		Town of Markham Official Plan		City of Mississauga Official Plan	
Section	Description	Section	Description	Section	Description
4.4	Environmental Management	2.2.2.1	<ul style="list-style-type: none"> • Provide a framework for achieving ecologically linked, healthy and diverse natural features. 	1.2.2	<ul style="list-style-type: none"> • The Plan is based on the recognition that a healthy natural environment is the foundation for a healthy community and healthy economy.
	Introduction	2.2	<ul style="list-style-type: none"> • To protect, preserve and improve the natural environment. • To ensure the preservation, protection and management of forests, hedge rows, natural vegetation, watercourses and wetlands. • Ensure new development does has a minimum impact on the established natural environment. • To avoid unnecessary disturbance to the natural topography. • To ensure the preservation of flora and fauna reserves. 	2.7	<ul style="list-style-type: none"> • Protect and maintain significant natural heritage systems. • Promote an ecosystem approach to planning. • Proactive in the management and protection of its natural areas and features. • Promote community involvement and commitment to community stewardship. • Minimize impacts of urban drainage by reducing where possible impervious surfaces and structured channels.

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City of Brampton Official Plan		Town of Markham Official Plan		City of Mississauga Official Plan	
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4.4.1 4.4.2 4.4.3 4.4.4	Storm Water Management Water Supply and Conservation Groundwater Recharge/Discharge Soils Conservation	2.2.2.2 2.2.2.7	<ul style="list-style-type: none"> Subwatershed study is required for new Secondary Plans. Boundary of subwatershed study based on delineation of watersheds. Require a combination of Best Management Practices and control of urban run off. Opportunities to create wetland areas will be explored and encouraged in the design of new stormwater management ponds. Recognizes that due to drainage patterns, agreements may need to be made with adjacent municipalities to accommodate stormwater flow. 	2.2.3.5	<ul style="list-style-type: none"> Require subwatershed studies, where appropriate. City will establish, where appropriate, measures for on site storm water management.
4.4.5 4.4.6 4.4.7 4.4.8 4.4.9	Valleylands, Watercourses and Natural Hazards Sensitive Areas Forestry, Trees and Planting Wetlands Habitat: Fisheries and Wildlife	2.2.2.4 2.2.2.8	<ul style="list-style-type: none"> Designates lands/waterbodies containing natural features and/or ecological function of significant to the town as Environmental Protection Areas (EPA). If the EPA is willfully damaged, Council may require the replacement or rehabilitation of the feature. More accurate reflection of boundaries of EPA can be completed without the need for an Official Plan amendment. The town encourages the public conveyance of EPA lands that are not hazard lands (woodlots etc) through the development approval process, land trusts, easements, development agreements or other means at its disposal. To assist in the public acquisition of natural features the Town may consider acquiring features on tableland, if all needs for recreation are met, An EIS may be required for development adjacent to lands identified as EPA. Public conveyance of tableland woodlots is encouraged. Where lands are conveyed, the woodlot may be credited against required parkland dedication. Woodlots may be included into public parks. When trees are removed (as a result of an EIS), replacement trees will be grouped to contribute the most to existing natural areas. Encourage public conveyance of wetlands and buffers as a condition of development approval. 	4.2.2.1 4.2.2.2 4.2.2.3 4.2.2.4	<ul style="list-style-type: none"> Designate Natural Areas as Significant Natural Sites (ie Prov. Significant), Natural Areas (ie locally significant) and Natural Green Space (watercourses with some riparian cover.) Maintenance of the long term ecological integrity of the remnant Natural Areas will be critical in all development decisions. Proposals adjacent to Natural Areas require an EIS. Development will not be permitted within the greater of the regulatory beach standard, the regulatory flood standard, the regulatory erosion standard. All wooded areas are part of the Natural Areas System. Wherever possible, woodlots will be included into the open space network. Prior to development adjacent to a wetland, an EIS must be prepared and approved.

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4.4.10	Buffers, Setbacks and Linkages	2.2.2.3 2.2.2.9	<ul style="list-style-type: none"> Support the development of a linked Greenway system to support ecological functions; provide access to natural areas; and, provide linkages to the Oak Ridges Moraine and the Don River Valley. Defines a buffer for valleylands as 10 metres from the stable top of bank or the Regulatory Flood Line. Where significant vegetation form an integral part of the valley system, the Town may require the buffer to include these features. Buffer area may be adjusted based on the results of an EIS. Buffers around other features generally 10 meters of as defined by an EIS. Minimum 10 meter buffer from a Prov. Significant Wetland. 		
4.4.11	Noise and Vibration Impacts		<ul style="list-style-type: none"> Noise policies related to lands adjacent to major arterial roads, highways, railway lines and transformer stations; existing and proposed airports; and, aircraft noise mitigation for urban lands. 	4.2.3.8	<ul style="list-style-type: none"> Restrictions on development within the areas subject to high levels of aircraft noise. Specific policies related to infilling in areas within the Leaster B Pearson International Airport. Mitigate noise impacts by subdivision design as much as possible. Specific policies related to Airplane noise, road noise, rail noise and stationary noise.
		2.2.2.5 2.2.2.10 2.2.2.11 2.2.2.13	<ul style="list-style-type: none"> Specific policies are included for urban restoration sites including public parks, transformer station, miller pit, private landholdings and utility corridors. Specific policies related to Environmental Impact Studies Specific policies related to Community Design Plan, which is required, as part of a Secondary Plan will include protection and connection of natural features. Specific policies related to the Town's role in stewardship. 	4.4 and 4.5	<ul style="list-style-type: none"> Include specific police related to the Credit River Valley and Etobicoke Creek Valley.

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4.5	Open Space				
	Introduction	3.9.2	<ul style="list-style-type: none"> Linked open space system. Intention of Council to prepare a Parks and Recreation Master Plan. The Town will undertake naturalization of public parks where practical and feasible. 	2.8 2.8.2.4 2.8.2.6 2.8.2.11	<ul style="list-style-type: none"> Ensure that the population of the City of Mississauga has access to a range of recreation and natural appreciation activities in the open space network. System of open space which can adapt to changing public needs. To provide opportunities for a variety of indoor and outdoor activities; athletic challenge and stimulation; observation and appreciation of nature; relaxation and refuge; and social contact. Recognize the restricted recreational potential of environmentally significant and sensitive areas when incorporating such areas into the open space network.
4.5.1	Open Space Designations	3.9.2	<ul style="list-style-type: none"> Designated as Open Space, Greenway System. 		
4.5.2	Conservation Areas	3.9.2	<ul style="list-style-type: none"> The Town will work with the authority to develop a program to examine future locations for conservation areas/valleyland acquisition. 		
4.5.3	Cemeteries			5.8.5	<ul style="list-style-type: none"> Cemeteries located to minimize conflict with existing and future land uses and transportation.
4.5.4	Secondary Plan Considerations	3.9.3	<ul style="list-style-type: none"> Neighbourhood, community and town parks are shown on Secondary Plans, however ultimate size and location may vary without the need for an Official Plan amendment. 		
4.5.5	The Parks System				
4.5.6	The Parks Hierarchy	3.9.3	<ul style="list-style-type: none"> Parkettes, Neighbourhood Parks, Community Parks, Town Parks. Standards/requirements for parks and be modified slightly without the need for an amendment. 	5.8.3.1 5.8.4	<ul style="list-style-type: none"> City Parks and Community Parks. Specific policies related to the use of greenbelt lands as potential areas of passive recreation.
4.5.7	Open Space Linkages	3.9.3	<ul style="list-style-type: none"> Park dedications do not included connecting pedestrian/bicycle routes unless deemed appropriate by Council. 		

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City of Brampton Official Plan		City of Vaughan Official Plan	
Section	Description	Section	Description
4.4	Environmental Management		
	Introduction	2.7	<ul style="list-style-type: none"> To incorporate the philosophy of ecosystem planning within the City's future land use decisions. To protect, preserve and where possible enhance environmental features. To preserve and protect water quality and environmental function of the headwater streams and watersheds which originate in the City of Vaughan. Vaughan has prepared Environmental Management Guidelines to link the policies in the Official Plan with the form of future development.
		5.4.1	
4.4.1	Storm Water Management	5.5.2	<ul style="list-style-type: none"> Includes policies outlining the need to protect significant hydrogeological functions.
4.4.2	Water Supply and Conservation	5.5.2.2	<ul style="list-style-type: none"> Master Environmental/Service Plan shall address the role of the groundwater regime in the functions of the terrestrial/aquatic ecosystem, identify the impact of the proposed development and identify mitigation measures.
4.4.3	Groundwater Recharge/Discharge	5.5.2.2	<ul style="list-style-type: none"> Area of study may extend past the boundaries of the block plan.
4.4.4	Soils Conservation	5.5.2.7	<ul style="list-style-type: none"> Specific policy that building/structures requiring excavation deeper than 4 meters, will not be permitted in areas where there is a high potential for ground water interference.
		5.6.1.9	<ul style="list-style-type: none"> City will encourage minimizing the number of stormwater management ponds.
		5.6.1.12	<ul style="list-style-type: none"> Proponents must design and undertake a monitoring program for construction sites to ensure that sediment control measures remain effective during construction.
4.4.5	Valleylands, Watercourses and	5.8	<ul style="list-style-type: none"> Recognizes that the evaluation of fishery resources and aquatic habitat is a good general indicator of environmental health.
4.4.6	Natural Hazards		
4.4.7	Sensitive Areas		
4.4.8	Forestry, Trees and Planting		
4.4.9	Wetlands Habitat: Fisheries and Wildlife		
4.4.10	Buffers, Setbacks and Linkages		

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Section	Description	Section	Description
4.4.11	Noise and Vibration Impacts		
		5.4.2 and 5.4.3	<ul style="list-style-type: none"> Includes policies outlining related to Master Environmental /Servicing Plan and Environmental Impact Study.
4.5	Open Space		
	Introduction	2.5iii) 2.5v) 2.5viii)	<ul style="list-style-type: none"> Provide a quality and integrated parks and open space system. To support and encourage a commitment to a sense of community ownership and investment in Vaughan's leisure and open space system. To continue to provide high quality district and neighbourhood parks in future residential areas.
4.5.1	Open Space Designations		
4.5.2	Conservation Areas		
4.5.3	Cemeteries		
4.5.4	Secondary Plan Considerations		
4.5.5	The Parks System		
4.5.6	The Parks Hierarchy	4.2.5i) 4.2.5iv) 4.2.5viii) 4.2.5x)	<ul style="list-style-type: none"> City Wide Parks, District Parks and Neighbourhood Parks. Seek to expand open space in a specific area of the City . District parks should be readily accessible to major transportation and public transit services. Storm Water Management facilities shall be incorporated within the greenways system.
4.5.7	Open Space Linkages		