



APPENDIX A
APPLICABLE POLICY FRAMEWORK

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APPENDIX A – APPLICABLE POLICY FRAMEWORK

2005 Provincial Policy Statement	
Section	Policies
1.5	Public Spaces, Parks and Open Space
1.5.1	<p>Healthy, active communities should be promoted by:</p> <ol style="list-style-type: none"> planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling; providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, water-based resources; providing opportunities for public access to shorelines; and considering the impacts of planning decisions on provincial parks, conservation reserves and conservation areas.
1.8	Energy and Air Quality
1.8.1	<p>Planning authorities shall support energy efficiency and improved air quality through land use and development patterns which:</p> <ol style="list-style-type: none"> promote compact form and a structure of nodes and corridors; promote the use of public transit and other alternative transportation modes in and between residential, employment (including commercial, industrial and institutional uses) and other areas where these exist or are to be developed; focus major employment, commercial and other travel-intensive land uses on sites which are well served by public transit where this exists or is to be developed, or designing these to facilitate the establishment of public transit in the future; improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; and promote design and orientation which maximize the use of alternative or renewable energy, such as solar and wind energy, and the mitigating effects of vegetation.
2.1	Natural Heritage
2.1.1	Natural features and areas shall be protected for the long term.
2.1.2	The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems , should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas , surface water features and ground water features .
2.1.3	<p>Development and site alteration shall not be permitted in:</p> <ol style="list-style-type: none"> significant habitat of endangered species and threatened species; significant wetlands in Ecoregions 5E, 6E and 7E¹; and significant coastal wetlands.
2.1.4	<p>Development and site alteration shall not be permitted in:</p> <ol style="list-style-type: none"> significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹; significant woodlands south and east of the Canadian Shield²; significant valleylands south and east of the Canadian Shield²; significant wildlife habitat; and significant areas of natural and scientific interest <p>Unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p>
2.1.5	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements .
2.1.6	Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.3, 2.1.4 and 2.1.5 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions .

APPENDIX A – APPLICABLE POLICY FRAMEWORK (CON'T)

2005 Provincial Policy Statement (con't)	
Section	Policies
2.2	Water
2.2.2	<p>Planning authorities shall protect, improve or restore the quality and quantity of water by:</p> <ol style="list-style-type: none"> using the watershed as the ecologically meaningful scale for planning; minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts; identifying surface water features, ground water features, hydrologic functions and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watershed; implementing necessary restrictions on development and site alteration to: <ol style="list-style-type: none"> protect all municipal drinking water supplies and designated vulnerable areas; and protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions; maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and natural heritage features and areas; promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality; and ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
2.2.3	<p>Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.</p>
3.0	<p>Protecting Public Health and Safety</p> <p>Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.</p> <p>Accordingly:</p>
3.1	Natural Hazards
3.1.1	<p>Development shall generally be directed to areas outside of:</p> <ol style="list-style-type: none"> hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards; hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and hazardous sites.
3.1.2	<p>Development and site alteration shall not be permitted within:</p> <ol style="list-style-type: none"> the dynamic beach hazard; defined portions of the one hundred year flood level along connecting channels (the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers); areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

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2005 Provincial Policy Statement (con't)	
Section	Policies
3.1.3	Despite policy 3.1.2, development and site alteration may be permitted in certain areas identified in policy 3.1.2:
	<ul style="list-style-type: none"> a. in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the site-specific policies or boundaries applying to a Special Policy Area, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or b. where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
3.1.4	Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:
	<ul style="list-style-type: none"> a. an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion; b. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and c. uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
3.1.5	Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe , subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.
3.1.6	Further to policy 3.1.5, and except as prohibited in policies 3.1.2 and 3.1.4, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of all of the following:
	<ul style="list-style-type: none"> 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; and d. no adverse environmental impacts will result.
Regional Official Plan	
Section	Policies
2.1.3.1	Rationalize the regulatory framework for the natural environment across the Region on an ecosystem basis, jointly with the area municipalities, conservation authorities and provincial agencies, to increase the defensibility and effectiveness of protection measures.
2.1.3.2	Protect, maintain and enhance the quality and integrity of ecosystems, including air, water, land and biota jointly with the area municipalities, conservation authorities and provincial agencies.
2.1.3.3	Identify and regulate development on lands exposed to natural hazards jointly with the area municipalities, provincial agencies and conservation authorities.
2.1.3.4	Adopt policies and establish programs for the restoration of the natural environment in Peel jointly with the area municipalities, conservation authorities and provincial agencies.
2.1.3.5	Ensure, jointly with the area municipalities and the conservation authorities in consultation with the Department of Fisheries and Oceans, that no negative impacts, as defined in the P.P.S, occur to fish habitat as a result of development and site alterations.
2.1.3.6	Encourage the area municipalities, in consultation with the conservation authorities, to promote and enforce soil conservation measures on developing sites.

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Regional Official Plan (con't)	
Section	Policies
2.2	Large Environmental Systems
2.2.1.1	To recognize and promote the connections between local ecosystem functions and large environmental systems and contribute to the protection of these larger non-localized systems.
2.2.1.2	To conserve and maintain the integrity of Peel's air, water and land resources.
2.2.2.1	Study and protect the overall integrity of Peel's ecosystems, which are part of larger biotic (living) and abiotic (non-living) systems.
2.2.2.2	Study & create databases for the larger environmental systems.
2.2.2.3	Participate in, and support broader scale environmental studies in order to assess the carrying capacity of ecosystems and the potential cumulative effects of development in areas where development is likely to have a major impact on the integrity of broader ecosystems and the Greenlands System in Peel (see Section 2.3)
2.2.3.1	It is the policy of Reg. Council to evaluate the climatic and air quality objectives of this Plan.
2.2.4	Watersheds
2.2.4.1.1	Promote and participate in watershed and subwatershed plans within Peel Region.
2.2.4.1.2	Determine jointly with the area municipalities, CA's and provincial agencies the requirement for a subwatershed plan where planning initiatives are likely to have a significant immediate or cumulative impact on water resources and related natural systems in a watershed or subwatershed. Such a determination shall include consideration of the Water Resources policies contained in Section 3.4 of this Plan.
2.2.4.1.3	Determine jointly with the area and neighbouring municipalities, CA's, and other provincial agencies, a schedule prioritizing the need for watershed and subwatershed plans in Peel Region.
2.2.4.1.4	Work jointly with the area and neighbouring municipalities, CA's and other provincial agencies to determine planning and monitoring information requirements for inclusion in watershed and subwatershed plans.
2.2.4.1.5	Work jointly with the CA's, area municipalities, and where applicable the NEC to integrate subwatershed planning and monitoring information on a regional and watershed basis, in order to assess the cumulative effects of land use changes and the implementation of subwatershed plans.
2.2.4.1.6	Integrate ground and surface water quality and/or quantity monitoring conducted by Regional departments with watershed and subwatershed plans and other environmental monitoring, including the analysis of cumulative effects.
2.2.5.1	Groundwater
2.2.5.1.1	Protect, maintain and enhance the integrity of ecosystems through the proper planning and management of groundwater resources and related natural systems in Peel.
2.2.5.1.2	Work with the area municipalities, CA's and other provincial agencies to protect, maintain and enhance groundwater resources.
2.2.6	Lake Ontario
2.2.6.1.1	Participate in international, national, provincial, interregional and area municipal initiatives, including the implementation of the Lake Ontario Greenway Strategy and the preparation and implementation or remedial action plans, to protect and restore the aquatic ecosystems of Lake Ontario and its associated shoreline.
2.2.6.1.3	Protect, maintain and enhance the quantity and quality of water resources for the supply of potable water and maintenance of ecosystem integrity in Peel.
2.2.7	Bioregions
2.2.7.1	To promote coordinated planning initiatives that recognize, protect, restore and enhance ecosystem integrity in a bioregional context jointly with the area municipalities, conservation authorities, Niagara Escarpment Commission and neighbouring municipalities.
2.2.8.1	Policies relating to NEP
2.2.9.1	Policies relating to ORM

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Regional Official Plan (con't)	
Section	Policies
2.3.2	Greenland System Policies
2.3.2.1	<p>Define the Greenlands System in Peel as being made up of:</p> <ul style="list-style-type: none"> a) Core Areas, which are shown generally on Schedule A, and which are protected in this Plan and in the area municipal official plans. b) Natural Areas and Corridors, which will be interpreted, protected and shown, as appropriate, in the area municipal official plans; and c) Potential Natural Areas and Corridors, which will be interpreted, protected and shown, as appropriate, in the area municipal official plans. Potential Natural Areas and Corridors will be analyzed to determine their functional role in supporting and enhancing the integrity of the Greenlands System in Peel.
2.3.2.2	<p>Define the Core Areas of the Greenlands System in Peel as:</p> <ul style="list-style-type: none"> a) Provincial significant wetlands (Class 1-3); b) woodlands that are a minimum of 30ha (75 acres) in area; c) Environmentally Sensitive or Significant areas; d) Provincial Life Science Areas of Natural and Scientific Interest; e) Habitats of vulnerable, threatened or endangered species; f) Escarpment Natural Areas of the Niagara Escarpment Plan; and g) Only those valley and stream corridors shown on Schedule A associated with the main branches of the Credit River, the Etobicoke Creek, the Mimico Creek, the West Humber River and the Humber River and with the other identified watercourses draining directly to Lake Ontario; except for those portions in the Rural Service Centres and the rural settlements in the Rural System as designated in an area municipal OP.
2.3.2.3	Direct area municipalities, in consultation with the conservation authorities, the MNR and the NEC, to include objectives and policies in their official plans for the interpretation, protection, enhancement, proper management and stewardship of the Core Areas of the Greenlands System in Peel which conform to the intent of this Plan, have regard to provincial policies and are consistent with the NEP, where applicable.
2.3.2.4	The area municipalities may define local core areas and policies in their Official Plans, which will, at a minimum, incorporate the Core Areas of the Greenlands System in Peel.
2.3.2.5	<p>Prohibit development and site alterations within Core Areas of the Greenlands System in Peel, except for:</p> <ul style="list-style-type: none"> a) development permitted within approved Two Zone and/or Special Policy Areas for Flood Plans as outlined in provincial policy; b) minor development, minor site alterations and passive recreation; c) essential servicing; d) works for conservation purposes' and e) compatible recreation within the Urban System, as shown on Schedule D.
2.3.2.6	In the event that portions of the Core Areas area damaged or destroyed, there shall be no adjustment to the boundary or redesignation of these areas in the area municipal official plans and the Region will require replacement or rehabilitation of the ecological features, functions and/or landforms. Regional Council will support the area municipalities in applying this policy to other environmental features that are protected in an approved area official plan.
2.3.2.7	Direct the municipalities to interpret woodlands to include plantations except where a more detailed environmental study has demonstrated that the plantation does not exhibit the characteristics necessary to satisfy the definition of woodlands in his Plan, in which case, the plantation shall not be considered to be a woodland for the purpose of this plan.
2.3.2.8	Direct the area municipalities to require environmental impact studies for development, site alterations and new and expanded mineral aggregate extraction sites proposed on lands adjacent to Core Areas of the Greenlands System. This requirement may be reduced if detailed development criteria have been applied to a site through a comprehensive joint planning process, a comprehensive environmental impact study, on the basis of a subwatershed plan, or if an appropriate scooping exercise has been jointly undertaken or supported by the relevant agencies.
2.3.2.9	Determine planning and monitoring information requirements for inclusion in environmental impact studies jointly with area municipalities and other agencies.
2.3.2.10	Allow established agricultural activities on adjacent lands without an environmental impact study.

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Regional Official Plan (con't)	
Section	Policies
2.3.2.11	<p>Define the Natural Areas and Corridors of the Greenlands System in Peel as:</p> <ul style="list-style-type: none"> a) Class 4 to 7 wetlands; b) Woodlands that are greater than 3 hectares (7.4 acres) in area up to 30 hectares (75 acres); c) Escarpment Protection Areas of the Niagara Escarpment Plan; d) The Lake Ontario Shoreline and littoral zone and other natural lakes and their shorelines; e) Valley and stream corridors that have a drainage area of 125 hectares or greater which have not been defined as part of the Core Areas; f) Portions of Historic shorelines g) Open space portions of the Parkway Belt West Plan Area; h) Potential ESA's identified as such by the conservation authorities; and i) Any other natural features and functional areas interpreted as part of the Greenlands System Potential Natural Areas and Corridors, by the individual area municipalities in consultation with the conservation authorities.
2.3.2.13	Direct the area municipalities, in consultation with the conservation authorities, the Ministry of Natural Resources and the NEC, to include objectives and policies in their official plans for the interpretation, protection, restoration, enhancement, proper management and stewardship of the Natural Areas and Corridors and potential Natural Areas and Corridors having regard to provincial policies, the requirements of this Plan, and local considerations and consistent with the NEP, where applicable.
2.3.2.14	Support the area municipalities in consultation with the conservation authorities, the NEP where applicable, and the MNR to define the boundaries of the Greenlands System in Peel in terms of functions, landforms, attributes, linkages, critical elements, and rehabilitation and natural habitat restoration opportunities, including the preparation of technical documents.
2.3.2.15	Recognize the environmental value of all wetlands as part of the Greenlands System in Peel and support their identification and protection through the land use planning process, as appropriate.
2.3.2.16	Direct the area municipalities in conjunction with the conservation authorities and the MNR to study and evaluate unevaluated wetlands and protect them, as appropriate.
2.3.2.17	Recognize the environmental value of all valley and stream corridors as part of the Greenlands System in Peel and support their identification and protection through the land use planning process, as appropriate. Appropriate policies for valley and stream corridors through Rural Service Centres and rural settlement areas and/or Special Policy areas for Flood Plains will be contained in the area municipal official plans.
2.3.2.18	Direct the CA's, jointly with the area municipalities, to continue to refine the boundaries of valley and stream corridors including headwater areas, and setbacks from the watercourses and corridor limits, including appropriate alterations approved through subwatershed studies or comparable environmental and/or engineering studies and field work.
2.3.2.19	<p>Direct the area municipalities, in their official plans, to generally prohibit new development, site alterations and the establishment or expansion of aggregate extraction sites in valley and stream corridors that have a drainage area of 125ha or greater and are identified as Natural Areas and Corridors in this Plan, except for:</p> <ul style="list-style-type: none"> development permitted within approved Two Zone and/or Special Policy Areas for Flood Plains as outlined in provincial policy. Minor development, minor site alterations and passive recreation; Essential servicing; Works for conservation purposes; and Compatible recreation within the Urban System, as shown on Schedule D.
2.3.2.20	Encourage the area municipalities to protect significant landforms, landscapes, vistas and ridgelines, as appropriate.
2.3.2.21	Promote planning, design and construction practices, which conserve landform, particularly within the Oak Ridges Moraine Study Area and the Niagara Escarpment Plan Area, and to protect ecological features, forms and/or functions from the disruption or destruction of landform.

APPENDIX A – APPLICABLE POLICY FRAMEWORK (CON'T)

Regional Official Plan (con't)	
Section	Policies
2.4	Natural Hazards
2.4.1.1	To ensure that development and site alterations are not permitted in areas where site conditions or location may pose a danger to public safety, public health or result in property damage.
2.4.1.2	To encourage a coordinated approach to the use of the land and the management of water in areas subject to flooding in order to minimize social disruption.
2.4.1.3	To ensure the methods used to protect existing development at risk from natural hazards, do not negatively impact the integrity of the ecosystem.
2.4.2	Regulatory Shore Line – NA to Brampton, no Lake Ontario Waterfront.
2.4.3	Ravine, Valley and Stream Corridors
2.4.3.2.1	Support as appropriate, the policies and programs of the CA's related to ravine, valley and stream corridor management and protection.
2.4.3.2.2	Direct the area municipalities, in consultation with the conservation authorities, to include in their official plans policies that support non-structural risk
2.4.3.2.3	Management measures and generally prohibit development and site alterations within the one hundred year erosion limit.
2.4.3.2.4	Direct the area municipalities, in consultation with the CA's, to only consider development and site alterations within the one hundred year erosion limit, consistent with provincial policy if: <ul style="list-style-type: none"> a) the erosion and/or slope instability hazards can safely be addressed; b) new or existing hazards are not created or aggravated; c) no adverse environmental effects will result; d) vehicles and people have a way of safely entering and exiting the area during times of flooding and erosion emergencies; and e) development and site alterations are carried out in accordance with established standards and procedures.
2.4.3.2.5	Discourage the creation of additional tableland within valley and stream corridors.
2.4.3.2.6	Generally prohibit the creation of new lots within valley and stream corridors.
2.4.4	Riverine Flood Plains
2.4.4.2.1	Direct the area municipalities, in consultation with CA's, to identify the lands subject to flooding hazards, in the appropriate planning documents, and in their official plans formulated objectives and policies for these lands.
2.4.4.2.2	Direct the area municipalities, in consultation with CA's, to continue to address riverine flood susceptibility through the application of the one zone approach to Flood Plain planning and limited exceptions to the one zone, where appropriate, through the two zone and special policy area concepts, as outline in provincial policy.
2.4.4.2.3	Encourage the CA's to coordination their regulations and Flood Plain and fill line identification regulations to ensure consistent application throughout the region.
2.4.4.2.4	Direct the area municipalities to include in their official plans, objectives and policies for the management of stormwater quality and quantity.
2.4.5	Other Natural Hazards
2.4.5.2	It is the policy of Regional Council to direct the area municipalities to include policies in their official plans which address other naturally occurring hazards, such as those created by topographic constraints, in accordance with the objectives and policies in this Plan, provincial policy and related planning documents.
2.5	2.4 Restoration of the Natural Environment
2.5.2	Promote a wide range of environmental enhancement and restoration opportunities.
2.5.2.2	NA – Lake Ontario
2.5.2.3	Encourage and promote jointly with the conservation authorities, the area municipalities and other agencies, habitat restoration and enhancement programs through the planning approvals process.
2.5.2.4	NA Caledon

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Regional Official Plan (con't)	
Section	Policies
2.5.2.5	Ensure that the possibility of the Parkway Belt West Plan Area providing Natural Areas and Corridors in the Greenlands System is explored, evaluated and protected, as appropriate, in cooperation with the area municipalities and the MMAH.
2.5.2.6	Support and encourage all efforts, including those of the area municipalities and CA's, in restoring and enhancing components of the Greenlands system.
2.5.2.7	Work jointly with agencies and landowners to rehabilitate abandoned extraction areas and progressively rehabilitate operating pits and quarries and peat extraction areas to the highest level of ecological integrity practicable within the context of the area municipal official plans.
2.5.2.8	Work jointly with the agencies and landowners to implement reforestation programs across the Region with the highest priority on those areas that will enhance the Greenlands System in Peel.
City of Brampton Strategic Plan	
Section	Policies
3.0	Protecting our Environment, Enhancing our Community
	<ul style="list-style-type: none"> Brampton is committed to conserving and protecting significant environment features for citizens of Brampton to enjoy. We shall build a community that preserves our heritage and achieves a high standard of civic design for the whole city.
3.1	Protecting our Natural Environment
	<ul style="list-style-type: none"> Brampton strives to be an effective partner in environmental stewardship to ensure our rich natural resources are conserved for future generations. Brampton follows best practices in an ecosystem approach to land use planning so that new development protects, and is sensitively integrated with, the natural environment whenever practical.
3.2	Conserving our heritage
	<ul style="list-style-type: none"> Brampton shall conserve our natural and architectural heritage for future generations to enjoy and appreciate.
3.3	Building attractive communities
	<ul style="list-style-type: none"> The city shall implement its civic and development design guidelines to achieve architectural excellence. When planning and designing transportation corridors to achieve transit-oriented, mixed-use development, the city recognizes the importance of pedestrian-friendly streetscapes The city shall continue to be a municipal leader in developing attractive and useful pathways and open spaces to serve the recreational needs of residents, including themes focused on Brampton's Flower City initiatives.
3.4	Conserving woodlots and wetlands
	<ul style="list-style-type: none"> Council is committed to conserving significant environmental features, such as woodlots, forests, wetlands, marshes, and the Credit and West Humber River main branch and tributary systems within the city.
3.5	Applying leading environmental design standards
	<ul style="list-style-type: none"> The City of Brampton will use best practises in environmental management through all facility development, capital works and municipal maintenance programs. As City Hall delivers services and operates our community facilities, we will protect the environment to the greatest extent possible.
5.0	Community Lifestyle
	<ul style="list-style-type: none"> Achieve a higher level of service excellence related to the attributes Brampton residents are most proud of, namely: parks, recreation and sports; fire and emergency services; cleanliness; multiculturalism; arts and culture; and Brampton's rich history.
5.3	Recreation and Sports Excellence
	<ul style="list-style-type: none"> Brampton will be a leading community that promotes healthy lifestyles of leisure, wellness, sports excellence, and offers a remarkable range of recreational activities, programs and facilities.
5.4	Enjoyment of Public Open Spaces
	<ul style="list-style-type: none"> Brampton will be a community where all residents can use our parks and open spaces for family outings and other leisure activities.

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City of Brampton Official Plan	
Section	Policies
3.3	<p>FUNDAMENTAL ENVIRONMENTAL MANAGEMENT GOALS AND OBJECTIVES</p> <p>Overall: To maintain a liveable and environmentally responsible community which utilizes, manages and conserves resources in a pro-active manner to achieve an attractive built and natural environment. To consider the environment within all stages and aspects of the planning process (ecosystem approach) to ensure environmental sustainability.</p> <p>Stormwater Management: To ensure the planning and design of stormwater management systems is undertaken on a watershed or subwatershed basis, comprehensive subwatershed management plans shall be prepared for such watersheds.</p> <p>Valleylands</p> <p>Watercourses & Natural Hazards: To maintain and enhance the natural condition of valleylands, watercourses and natural hazards and to incorporate the same into the City's open space system.</p>
4.4	ENVIRONMENTAL MANAGEMENT
4.4.1	<p>Storm Water Management</p> <p>Policies 4.4.1.1-4.4.1.10</p> <p>These policies relate to Storm Water Management. The policies address design, BMP's, construction sites, quantity and quality of storm water run-off including first flush retention, infiltration trenches and oil grit separators, minimal impacts on the features and functions of valleylands.</p> <p>Also, these policies outline the review process for EIR's and stormwater management plans and require prior to the approval of an Official Plan Amendment implementing a development concept for a new secondary plan area, require that a subwatershed management study – master drainage plan be undertaken for the affected subwatersheds.</p> <p>It is specifically stated that prior to the approval of any site specific development proposal, the City requires the approval of a stormwater management plan which implements a management concept endorsed by a subwatershed management plan, if applicable.</p>
4.4.2	Water Supply and Conservation
4.4.2.1	<p>The City shall request the Region of Peel adopt the following long range policies:</p> <ul style="list-style-type: none"> (i) That water purification supply facilities and distribution works be installed and maintained in accordance with Provincial requirements to adequately service the City's developed and developing areas. (ii) That the design of water supply and distribution facilities be based on ultimate development within the South Peel Servicing Scheme area. (iii) That new development be encouraged to obtain water via the South Peel Servicing System; however, development serviced by private well(s) or which is dependant upon a significant level of water-taking may be subject to the approval of a hydrogeological investigation/study. These studies must demonstrate there are adequate groundwater resources to accommodate the resources, private wells in the immediate area, water related resources/habitat, or the natural environment. (iv) That as a condition of development approval, a proponent may be required to guarantee to rectify any adverse impacts on a private well by providing a new water source for the affected party.
4.4.2.2	The City shall endeavour to preserve and protect from potential sources of contamination any area of significant groundwater recharge to the extent practicable, in addition to the use of BMP's in storm water management systems which promote the infiltration of stormwater to groundwater resources.
4.4.2.3	The City shall encourage the education of the public on methods of water conservation which are of benefit to the water related ecosystem, and support the Region of Peel in any programs related to water conservation.
4.4.2.4	The City shall encourage the development of program(s) to ensure the long-term protection of groundwater resources such as well-head protection program, including recharge areas and wetlands.
4.4.2.5	The City shall consult and co-operate with the MNR, MOE, the CA's and the Region of Peel with respect to issues or concerns pertaining to groundwater resources. To this end, subwatershed management studies may contain some level of assessment with respect to groundwater resources within the applicable subwatershed.

APPENDIX A – APPLICABLE POLICY FRAMEWORK (CON'T)

City of Brampton Official Plan (con't)	
Section	Policies
4.4.2	Groundwater Recharge/Discharge
4.4.3.1	The City and the Region may, where new development is to be serviced by private well(s) and septic tank systems, require the completion of a hydrogeological investigation/study. These studies must demonstrate that the development will not have a negative impact on the quantity or quality of groundwater resources. Such studies may involve two phases, the first phase being an assessment of existing information to determine if potential or real problems exist. The second phase, if required, would entail a detailed and area specific investigation to assess problems and impacts.
4.4.3.2	The City shall, through the development of site or area specific stormwater management studies, master drainage or subwatershed management plans, require that areas of significant groundwater recharge and/or discharge be identified, inventoried and assessed. In the development of a site or area, the study shall address the necessary measures or restrictions, if any, to maintain the quality and quantity of recharge and discharge functions.
4.4.3.3	The City shall, by the implementation of BMP's promote the use of infiltration devices and strategies in stormwater management systems to promote and maximize natural groundwater recharge, where appropriate.
4.4.3.4	The City shall discourage land uses or agricultural practices which exert excessive impacts on groundwater resources.
4.4.3.5	The City shall consult and co-operate with the MNR, MOE, the CA's and the Region of Peel with respect to issues pertaining to groundwater resources.
4.4.4	Soils Contamination
4.4.4.1	The City shall, prior to the initiation of any grading on a subdivision construction site, require the proponent to obtain a topsoil removal permit and to enter into a pre-servicing and grading agreement which shall set out the measures to be observed with respect to the timing and extent of top-soil stripping and stockpiling.
4.4.4.2	The City shall, prior to the initiation of any grading or servicing of a specific site not subject of a current subdivision agreement, require the proponent to obtain site plan approval where necessary which shall include a grading plan and a sediment/erosion control plan setting out the measures to be taken with respect to the prevention of soil erosion and resulting siltation/sedimentation of surface waters through all phases of the construction and development process. These plans shall meet the requirements of the City, the CA with jurisdiction and any other appropriate agency.
4.4.4.3	The City shall, with respect to storm water management, encourage practices which reduce the levels of soil erosion and resulting siltation/sedimentation by approving BMP's which promote the infiltration and treatment (ie. Detention) of stormwater.
4.4.4.4	The City may enact and enforce Topsoil and Fill By-laws to assist in arresting erosion and siltation.
4.4.4.5	The City may specify construction practices which minimize the length of time over which top soils on construction sites are exposed to the elements.
4.4.4.6	The City shall encourage agricultural practices which are conscious of soil conservation methods which also result in the maintenance and enhancement of surface and ground water quality.
4.4.4.7	The City shall consult and co-operate with the appropriate Provincial ministries and other agencies as necessary with respect to issues pertaining to soil resources.
4.4.5	Valleylands, Watercourses and Natural Features
4.4.5.2	The City shall, where new development is proposed on a site, part of which is identified valleyland, watercourse or natural hazard, endeavour to obtain such valleylands for public ownership by appropriate means. Such lands are not considered acceptable as part of the dedication for parkland purposes required under the <u>Planning Act</u> . All valleylands conveyed to the municipality, including any required buffers, shall be in a condition satisfactory to the municipality.
4.4.5.3	Building, property line and development setbacks may be imposed from a valleyland, watercourse or natural hazard, so as to discourage the fragmentation of such lands and have regard for the extent and severity of existing and potential hazards and the sensitivity of associated natural areas. Such setbacks will be determined site specifically by the City in conjunction with the relevant Conservation Authority and any other necessary agency. The illustrations attached to this Plan as Appendix H may serve as a guide.
4.4.5.4	Where any land deemed to be valleylands is under private ownership, this Plan does not intend that these lands will remain under private ownership indefinitely, nor that the land will be purchased by the municipality or any other public agency.
4.4.5.5	The City shall, where development or site alteration is proposed within a floodplain, apply the One Zone Concept which prohibits development within a floodplain. For those floodplain areas where Two Zone or Special Policy Area status has been approved, site specific policies related to development and redevelopment will be detailed in the relevant Secondary Plan.

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4.4.5.6	<p>The City may, with respect to any site specific development proposal, require studies and assurances that proposed development will not exert negative impacts upon any valley system or the natural features and functions within that system.</p> <p>Although development is generally prohibited, When considering an application for development of a designated valleyland/ floodplain area, the following shall be taken into account:</p> <ul style="list-style-type: none"> (i) the existing environmental and physical conditions and hazards, including consideration of the 100-year erosion limit in accordance with provincial policy; (ii) hazards and the natural ecosystem, or opportunities for enhancement or restoration of natural features and functions; (iii) the proposed methods by which these impacts may be mitigated in an environmentally sound manner consistent with accepted engineering techniques and resource management practices; (iv) the impact of the proposed trail systems, valleyland and biotic/abiotic habitats and systems, and the contribution to the scenic quality and visual and physical continuity of the greenspace system, including public access where appropriate and feasible; (v) the costs and benefits in monetary, social and biological terms of any engineering works or resource management practices needed to mitigate these impacts; and, (vi) the comments and approval, where required, of the appropriate Conservation Authority and Provincial Ministry.
4.4.5.7	The City shall zone Valleylands in a separate classification in the implementing Restricted Area By-laws(s), and existing uses will be recognized as legal non-conforming, where appropriate, despite the characteristics of such areas.
4.4.5.8	The City shall, in the formulation of Secondary Plans for any new development area, require a Subwatershed Management Study, master drainage plan or stormwater management report as a prerequisite to the adoption of any official plan amendment constituting a Secondary Plan. Such study will examine the valleylands, floodplains and watercourses within the area in the context of the natural ecosystem and their maintenance, restoration or enhancement relative to the development process, to ensure that such systems are not impacted in a negative manner by development and impacts are mitigated. The subwatershed management study will describe and assess the water and land related natural environment, its features and functions, indicate what environmental effects are likely to occur, suggest alternative methods and measures for mitigation, provide opportunities for enhancement and propose a monitoring plan to measure potential effects. Similarly, the City will also require a Master Open Space and Recreation Study which will examine, among other matters, the role of valley systems within the overall open space system.
4.4.5.9	In order to maintain the open character and linkage functions of valleylands, the City shall require, to the extent practicable, that structures crossing a valley system shall provide for a suitable open span to accommodate through movements.
4.4.5.10	The City shall consult and co-operate with the Ministries of Natural Resources and Environment, the Conservation Authorities or any other agency as necessary with respect to issues or concerns relating to valleylands, watercourses and natural hazards.
4.4.6	Sensitive Areas
4.4.6.1	Where all or part of a Sensitive Area is privately owned, this plan does not imply that such land is free and open to the general public or will necessarily be purchased by the City of Brampton or any other public agency.
4.4.6.2	The City shall discourage the undertaking of grading, buildings and other works within a Sensitive Area.
4.4.6.3	<p>The City shall, in applications for site plan approval, amendment to a Zoning By-law or subdivision approval within those sensitive areas not deemed to be of provincial significance or adjacent to the outer limits of any Sensitive Area, require an Environmental Impact Study, the main purpose of which shall be to document existing ecosystem features and functions and show what impacts the proposed development would have on the Sensitive Areas. Development may be permitted within or adjacent to a Sensitive Area subject to the outcome of an Environmental Impact Study, the requirements of which would address concerns related to development within/ adjacent to such areas. The Environmental Impact Study may include but is not limited to:</p> <ul style="list-style-type: none"> (i) inventories of the natural environment sufficient to plan reasonably with respect to trees and vegetation, soils and the physical environment, groundwater, surface water hydrology, aquatic biology and wildlife; (ii) a discussion of the environmental effects that are expected to occur as a result of the proposed development; (iii) the consideration and evaluation of alternatives including locational, land-use, engineering and design, and mitigation possibilities; and (iv) a commitment to establishing measures for evaluation, maintenance, enhancement and the management of natural features and functions comprising the ecosystem.

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4.4.6.4	The City shall exercise discretion when requesting an Environmental Impact Study (E.I.S.) from the proponents of development for lands which include or abut features designated as Sensitive Areas. Additionally, the City will consider the practicality of a Scoped E.I.S. should it be deemed appropriate. The analysis of the E.I.S. or Scoped E.I.S. shall be based upon the perceived risk of compromising the integrity of the Sensitive Area by approving the proposed development, despite the application of mitigation measures or other controls and regulations which normally comprise the Development Agreement.
4.4.6.5	Environmental Impact Studies shall consider an area adjacent to sensitive areas and shall consider such additional related or linked features and areas as are appropriate in the circumstances.
4.4.6.6	The City may request an Environmental Impact Study in conjunction with any development, which in the opinion of Council, may have an impact on a Sensitive Area, even though the proposed development is neither within nor adjacent to the subject area.
4.4.6.7	Should the proponent of a development be unable or unwilling to provide a Sensitive Area adequate protection in the opinion of Council, the application for development may be denied.
4.4.6.8	The policies of this section, shall not affect an undertaking authorized pursuant to the provisions of the <u>Environmental Assessment Act</u> .
4.4.6.9	The City shall consult and co-operate with the Ministries of Natural Resources, Environment and Transportation, the Conservation Authorities and any other applicable agencies with respect to issues pertaining to Sensitive Areas.
4.4.7	Forestry Trees & Planting
4.4.7.1	The City shall continue to promote forestation of developing areas and to emphasize the best selection and placement of plant material to suit local conditions and aesthetic objectives.
4.4.7.2	Schedule "D" to this Plan identifies woodlots and other vegetative (i.e. hedgerows) features within the City. An inventory of these woodlots and vegetative features is contained with the <u>Environmental Component Study</u> (AgPlan 1992) of the Official Plan Review which forms part of the Appendix to this Plan. For a detailed evaluation of the woodlot/vegetative feature characteristics and their expected tolerance to development pressures, reference should be made to the <u>Environmental Component Study</u> . The City shall use this inventory, among other methods and considerations, as a basis for evaluating the preservation of woodlots or other vegetative features and their functions upon lands subject to a development application.
4.4.7.3	The City shall undertake to conserve and enhance those woodlots and vegetative features which are identified on Schedule "D" to this Plan (or in the <u>Environmental Component Study</u>) and incorporate such features into the urban fabric as appropriate, by means of sensitive subdivision and site design/construction.
4.4.7.4	The City shall generally require the proponent or builder of a proposed development to submit a detailed assessment of any significant existing vegetation on the subject site to be approved by the City prior to final approval of the development application. The proponent is then required to incorporate appropriate tree protection measures on the applicable approved drawings for the development and to implement any such requirements prior to, during and after site construction or alteration.
4.4.7.5	The City shall, where a proposed development is on or adjacent to a woodlot, require the proponent to submit a Woodlot and Tree Protection and Mitigation Plan to be approved by the City prior to the issuance of a grading or building permit. The Woodlot and Tree Protection Plan may identify preservation and/ or buffer zones and shall provide a rationale for preservation, identify trees to be cut and state specific management measures that will be observed to protect the woodlot and individual trees and mitigate potential impacts.
4.4.7.6	The City has a policy entitled <u>Woodlot Development Guidelines</u> which sets out the expectations and requirements of the City with respect to conserving woodlots through the development process. Proponents of a development project will be required to observe the contents of the <u>Woodlot Development Guidelines</u> .
4.4.7.7	The City shall promote the maintenance of ecological diversity within vegetative systems and a compatible naturalistic approach to restoration and landscaping.
4.4.7.8	The City may set standards for tree species selection and planting which pursue long term ecological and community objectives.
4.4.7.9	The City may, as a condition of development approval, require the retention or transport and re-use of local biomass materials such as seedbanks, topsoil or mulches in the promotion of naturalized and locally compatible vegetative environments.
4.4.7.10	The City shall, in conjunction with Secondary Plans and related Official Plan Amendments, require that Subwatershed Management Studies consider all woodlots and significant vegetative features within the study area in the context of the terrestrial and aquatic ecosystems, their functions and how such woodlots and vegetative features will be accommodated within the development process.
4.4.7.11	The City may, as a component of Secondary or Draft Plan approvals, require the identification and documentation of potential seedbank, topsoil and/or mulch sources and set out guidelines for the re-use of such materials.
4.4.7.12	The City shall consider the enactment and enforcement of a Tree Cutting By-law by either the City or the Region, pursuant to the <u>Trees Act</u> .

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4.4.7.13	The City shall, where woodlots have been lost either through destructive or development means, in consultation with the Ministry of Natural Resources, require as a condition of development approval the reinstatement of an appropriate quantity and quality of urban forest on the subject site or require some other form of compensation such as tree planting at some other location, as appropriate.
4.4.7.14	The City shall encourage public education and involvement in such activities as land stewardship programs to generate appreciation, protection and enhancement of the urban/rural forest and related natural features.
4.4.7.15	The City may consider and implement planting programs of desired and compatible species on public lands or private lands in conjunction with landowners.
4.4.7.16	The City shall encourage other public and private bodies and agencies to pursue the preservation and enhancement of the City's urban and rural forest.
4.4.7.17	The City shall consult and cooperate with the Ministry of Natural Resources, the Conservation Authorities, the Region of Peel or any other agency as necessary with respect to issues or concerns pertaining to forestry.
4.4.8	WETLANDS
4.4.8.1	The City shall require an Environmental Impact Study, in accordance with the <u>Wetlands Policy Statement</u> , where development is proposed upon lands within 120 metres of a provincially significant wetland. Such study will be subject to the approval of the City, Conservation Authority and Ministry of Natural Resources. Development may be permitted adjacent to such wetlands or within/ adjacent to non-provincially significant wetlands subject to the outcome of an E.I.S. The requirements of the E.I.S. would address concerns related to development within/ adjacent to such areas.
4.4.8.2	The City may require an Environmental Impact Study when urban development is proposed within or adjacent to any other wetland, subject to the approval of the City, the appropriate Conservation Authority and the Ministry of Natural Resources.
4.4.8.3	The City shall not permit the fill, removal or loss of wetlands upon lands or within valleylands or watercourse corridors subject to flooding.
4.4.8.4	The City may require vegetation buffer areas or the establishment thereof adjacent to wetlands. Such buffers shall not be construed to constitute any of the parkland dedication required under the <u>Planning Act</u> .
4.4.8.5	The City shall restrict the use of wetlands to low impact activities which will not threaten wetlands. Agricultural activities and drains shall be discouraged in wetland areas.
4.4.8.6	The City shall locate new public/facilities outside of the wetlands wherever possible. If such facilities are situated within wetlands, alternative methods of minimizing impacts on wetland functions will be considered and evaluated.
4.4.8.7	The City shall, in conjunction with Secondary Plans and related Official Plan Amendments, require that Subwatershed Management Studies consider all wetlands within the study area in the context of the terrestrial and aquatic ecosystems, their functions and how such wetlands will be accommodated within the development process.
4.4.8.8	The City may, to encourage the conservation of wetlands, consider such implementation procedures as density bonusing or density transfers from wetland areas to other lands owned by affected property owners.
4.4.8.9	The City shall consult and co-operate with the Ministry of Natural Resources, the Conservation Authority with jurisdiction and any other appropriate agency with respect to issues relating to the conservation and enhancement of wetland resources within the City of Brampton.
4.4.9	HABITAT: FISHERIES AND WILDLIFE
4.4.9.1	The City may require an impact assessment for fisheries or wildlife habitat on sites/areas proposed for development. This assessment should address the impact of the proposed development through all stages of the development process. Such impact assessment shall include an inventory of existing populations and the consideration of relocation, redesign and mitigation measures in assessing the potential impacts on habitat. Longer term management practices necessary to maintain and enhance such populations and habitat will also be addressed.
4.4.9.2	In new development areas requiring Secondary Plan approval, the prerequisite Subwatershed Management Study shall address fisheries and wildlife populations and habitat, and the measures necessary for their maintenance and enhancement.
4.4.9.3	The City shall consult and co-operate with the Department of Fisheries and Oceans, Environment Canada, Ministry of Natural Resources, the Conservation Authority with jurisdiction and any other appropriate agency with respect to issues relating to the conservation and enhancement of habitat resources within the City of Brampton.

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4.4.10	BUFFERS, SETBACKS AND LINKAGES
4.4.10.1	The City shall endeavour to identify potential land use conflicts caused by new development, and proponents of new development which may result in land use conflicts, may be required to submit a report containing a statement and assessment of land use compatibility before and after buffer techniques have been employed.
4.4.10.2	The City shall in assessing land use compatibility; consider such matters as noise, air particulates, separation distances, and/ or other conditions applicable to a specific development application to mitigate adverse effects, with regard to the policies and guidelines of other agencies and ministries. Where residential or other sensitive land uses are adjacent to industrial uses, the City shall ensure their compatibility through consideration of measures such as building and site design, landscaping, and spatial separation requirements.
4.4.10.3	The City shall require that naturalized buffers or setbacks be imposed from the margin of natural features so as to have regard for the hazardous nature, ecological function or sensitivity of such features. Such buffers or setbacks may be imposed in Secondary Plan documents (Official Plan Amendments), plan of subdivision approvals, zoning by-law amendments, consent approvals, or site plan approvals.
4.4.10.4	The City shall, where a Subwatershed Management Study, Master Drainage Plan, Stormwater Management Report, Master Open Space and Recreation Study, Environmental Sensitivity Report or Tree Protection Plan is required in conjunction with development, require that such studies examine in appropriate detail the need for buffers and/or setbacks from the natural features of interest.
4.4.10.5	The City shall encourage the retention, enhancement and development of natural and man-made linkages between elements of the natural feature framework or ecosystem. This may include such measures as alignment of tableland parks and valley systems, pedestrian and cyclist trail systems, utility corridors where appropriate, incorporation of hedgerows, woodlots and tributary watercourses and their associated corridors into development and subdivision designs and the conservation of new natural linkages through landscaping and development design.
4.4.10.6	The City shall consider the establishment of buffers, setbacks and linkages in recognition of site specific and local conditions, and shall co-operate with the relevant Conservation Authority, Provincial Ministry or any other agency as appropriate. In this regard, the policies and guidelines of the relevant Conservation Authority or the City may be used but generally such features shall not be construed to constitute part of the park dedication permitted by the <u>Planning Act</u> .
4.4.10.7	The City may set policies and guidelines based upon technical justification for the establishment of standard buffers and/or setbacks from any type or class of natural or environmental feature.
4.4.10.8	The City shall consult and cooperate with the Ministries of Natural Resources and Environment, the Conservation Authorities, the Region of Peel and any other appropriate agency with respect to issues pertaining to buffers, setbacks and linkages.
4.5	OPEN SPACE
4.5.1.1	The City shall interpret the Open Space designations identified on Schedule "E" of this Plan to include public and related private outdoor and indoor recreation areas and facilities of city-wide significance.
4.5.1.2	The City will prepare and periodically update a Parks and Recreation Master Plan as a detailed basis for the location of recreational facilities and the dedication of lands for parks and recreation purposes. Such a plan will be formulated on the basis of the policies contained in this Plan and will be adopted by resolution of Council.
4.5.1.3	The City will review pertinent documentation of all City Departments, the Credit Valley Conservation Authority and the Metro Toronto and Region Conservation Authority and will periodically amend its standards for parks and recreation facilities if necessary to reflect the utilization of existing facilities, anticipated demand, and the financial status of the municipality.
4.5.1.4	The City will review pertinent documentation of all City Departments, the Credit Valley Conservation Authority and the Metro Toronto and Region Conservation Authority and will periodically amend its standards for parks and recreation facilities if necessary to reflect the utilization of existing facilities, anticipated demand, and the financial status of the municipality.
4.5.1.5	The City shall, in the Secondary Planning process, identify the specific existing or potential use of lands designated Public Open Space on Schedule "E" of this Plan.
4.5.1.6	Where land designated Open Space is under private ownership, it shall not be construed that such areas are free and open to the general public or will be purchased by the municipality or any other public agency.
4.5.1.7	The City may, where appropriate, employ such methods as special zoning categories and the purchase of easements and in conjunction with other agencies, stewardship and management programs, to preserve the environmental qualities of a privately-owned area designated Open Space.
	The City may, in appropriate circumstances and in consultation with the appropriate Conservation Authority, consider the use of lands designated Open Space on Schedule "E" of this Plan which are also identified as Valleylands/ Floodplains on Schedule "E" for predominantly passive recreational purposes.

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4.5.2	CONSERVATION AREAS The Conservation Area designations identified on Schedule "E" of this Plan identify areas to be used for land and resource management, water management, flood control or related conservation purposes, or for public indoor/outdoor recreation and related facilities which serve a population base extending beyond the City of Brampton.
4.5.2.2	The City shall co-operate with the Conservation Authorities in coordinating the planning, development and activity programming of Conservation Areas and have regard for opportunities to develop local, regional and inter-regional linkages as a component of the total Open Space system.
4.5.3	CEMETERIES
4.5.3.1	The Cemeteries designation identified on Schedule "E" of this Plan identifies land set apart or used as a place for the interment of human remains, and shall include crematoria, columbaria and mausoleums and other facilities that are ancillary or related to cemeteries.
4.5.3.2	The City shall permit cemeteries uses in areas designated Cemeteries and Agricultural.
4.5.3.3	The City shall discourage the acquisition of additional lands within the urban development area for the purpose of enlargement of existing cemeteries. However, subject to conformance with licensing limits and the criteria of policy 4.5.3.4, expansion of existing cemeteries will be permitted.
4.5.3.4	The City shall, in considering applications for new cemeteries or the enlargement of existing cemeteries, have regard for the following matters pursuant to the Planning Act and the Environmental Management and Urban Form sections of this Plan: <ul style="list-style-type: none"> (i) the impact of traffic on surrounding properties and the road system; (ii) the appropriate limitations of ingress and egress points; (iii) the adequacy of off-street parking and internal traffic circulation; (iv) the use of tree planting and landscaping particularly encouraging the use of native species to complement the plot plan, existing contours and the surrounding uses (v) the provision of screening where deemed appropriate; (vi) the soil and sub-soil conditions including drainage; (vii) natural features as well as environmental and ecosystems impacts; (viii) the impact on agricultural land; (ix) massing and the relationship of proposed buildings to each other and to adjacent roads and properties
4.5.3.5	The City may consider designating one or more historic cemeteries subject to the provisions of the <u>Heritage Act</u> and the advice of the Citizen Advisory Committee for Heritage, and in accordance with the Heritage section of this Plan.
4.5.3.6	The City will continue to maintain abandoned cemeteries as required under the <u>Cemeteries Act</u> .
4.5.4	SECONDARY PLAN CONSIDERATIONS Objective To ensure that open space lands are adequately addressed in development areas through the secondary planning process. Policies
4.5.4.1	The City shall ensure that the Secondary Plan process shall adequately addresses the appropriate factors to support the selection and designation of those more detailed elements of the open space system that are not identified on Schedule "A" or "E" of this Plan. These elements include Neighbourhood Parks, Community Parks, City Wide Parks and Environmental Parks as described in the definitions and policies of this Plan.
4.5.4.2	The Secondary Plan studies shall also include appropriate analysis and evaluation to support designations and policies prescribing the detailed role and locations of open space elements that are on Schedules "A" and "E" of the Plan, including special parks.
4.5.4.3	The City may require that a financial analysis study be undertaken at the Secondary Plan stage to plan for the phasing of open space acquisition and development, to ensure that such phasing matches forecasts of overall development rates and of the associated open space related revenue flows.
4.5.4.4	The City will require that a pedestrian/cyclist circulation system analysis will form part of the Secondary Plan transportation component study to address the mechanisms for the future development of the system and its integration into the planned land use fabric.

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4.5.4.5	<p>The City shall require a Master Open Space Landscaping and Pedestrian Concept Plan study as a component of each Secondary Plan study and shall ensure that it addresses the following matters:</p> <ul style="list-style-type: none"> (i) the relationship of the Secondary Plan Area recreational facilities and opportunities to a defined or appropriate role for adjacent areas and facilities; (ii) the appropriate use of all the open space lands which shall be consistent with the concurrent results and findings of the subwatershed management study and the evolving overall land use concept for the Secondary Plan; (iii) the alternative ways of integrating natural features, valleylands, school sites and adjacent parkland elements with each other, both within the Secondary Plan area and for adjacent external parkland areas; (iv) a listing and proposed locations of all recreation activities and facilities to be developed within or in the immediate vicinity of the Secondary Plan area; (v) the appropriate detailed means of providing pedestrian and cyclist access to all school sites, libraries, commercial sites and other key destination points within and adjacent to the Secondary Plan area, in conjunction with the findings of the pedestrian/cyclist system analysis component of the transportation study; and, (vi) the design and landscaping guidelines to be employed to ensure that subsequent design and landscaping plans for all elements of the open space system will be functionally effective and compatible with each other and with an acceptable theme or design concept for the overall Secondary Plan open space system.
4.5.4.6	The Master Open Space Landscaping and Pedestrian Concept Plan study for each Secondary Plan will be undertaken by a single consultant or study team to ensure proper continuity and integration in the use, design and landscaping of open space areas and pedestrian links throughout the Secondary Plan area.
4.5.4.7	<p>All of the following open space elements addressed in the designations and policies of a Secondary Plan are to be acquired or received for public use by the City in accordance with parkland dedication and acquisition policies of the Plan:</p> <ul style="list-style-type: none"> • all City Wide Parks, Community Parks, Neighbourhood Parks and some Parkettes; • woodlot parks; • valleylands; • ponds and wetlands; • major drainage facilities; • the TransCanada Pipeline right-of-way, electric transmission facilities or easements; and, • the necessary portions of pedestrian/bicycle links including through block walkways.
4.5.4.8	Parkettes or other additional public open space or other public use land requirements related to matters such as tree preservation, walkways, buffers or minor drainage facilities including detention ponds may be required in conjunction with development or subdivision plan approval, notwithstanding the fact that such land areas are not identified on Secondary Plans.
4.5.4.9	The City shall, where feasible, acquire, protect, maintain and enhance valleys, watercourses and other linear natural features as open space links between parks.
4.5.5	<p>THE PARK SYSTEM</p> <p>Objective</p> <p>To create a system of parks, recreation facilities and programs that provide a wide selection of leisure opportunities for residents of all ages and socio-economic groups, and that optimize public expenditures.</p> <p>Policies</p>
4.5.5.1	The City shall ensure that parks and recreation facilities are designed and developed to accommodate a wide range of activities in accordance with assessed need.
4.5.5.2	The City shall provide for Open Space use based on a service level of a minimum tableland area of 1.7 hectares (4.25 acres) per 1,000 population exclusive of Conservation Authority lands, school lands, private commercial recreation areas, connecting walkways and pedestrian grade separations, woodlots, valley lands and channelized storm drainage systems, and protective buffer areas between conflicting land uses through the provisions of the <u>Planning Act</u> and/ or other applicable legislation.
4.5.5.3	The City shall only permit tableland portions of utility easements or rights-of-way including associated buffers to be credited for active park tableland purposes where they are incorporated into a major park which would otherwise have to include an equivalent additional amount of space to accommodate required internal buffers or active park facilities.

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4.5.5.4	The City recognizes that connecting walkways, pedestrian grade separations, valleylands, channelized storm drainage systems and protective buffer areas between conflicting land uses may provide opportunities for passive and for selected active recreational pursuits while achieving an overall connected public open space system. Accordingly, the City shall require that all such areas shall be conveyed to the City or, in appropriate circumstances, to the relevant Conservation Authority in connection with all forms of development.
4.5.5.5	The City shall require, in conjunction with development, the public dedication of all valleyland, hazard land, related natural features and areas and an appropriate amount of tableland for recreational facility development.
4.5.5.6	The City may accept cash in lieu of the tableland conveyance requirements, or the City may accept a park dedication on lands other than those contained in the particular subdivision or development plan.
4.5.5.7	The City shall require that all lands dedicated to the City be conveyed in a physical condition satisfactory to the City. Tablelands lands shall be fully serviceable and ready for parkland or recreation facility development on soils that satisfy Ministry of the Environment guidelines.
4.5.5.8	The City shall, where permitted by legislation, collect charges in conjunction with all development and redevelopment to fairly apportion the cost of required erosion control and landscaping in valleys or on hazard lands, in recognition of the important role of valleylands and other hazard lands in the total open space system.
4.5.5.9	The City shall co-operate with the Peel Board of Education and the Dufferin-Peel Roman Catholic Separate School Board in coordinating the planning, locations, acquisitions, development, maintenance and activity programming of school sites with recreation sites and park facilities.
4.5.5.10	The City shall continue to satisfy part of the demand for neighbourhood and community recreation facilities by: <ul style="list-style-type: none"> (i) arranging with school authorities for the joint use of school grounds and buildings; and, (ii) encouraging developers of multiple residential developments to provide on-site recreational facilities with consideration given to the anticipated family composition and incomes of future residents.
4.5.5.11	The City recognizes that planned school sites are an important component of the supply of open space and recreation opportunities and the maintenance of the school share of this supply has been assumed in the derivation of the additional public open space requirements of the City. Therefore, the City shall monitor the share of the open space and recreation opportunities provided on school lands and, if significant shifts are evident, will amend its requirements accordingly. On a sub-area basis, the City may endeavour to purchase school sites or a portion thereof which are released by the school boards so that such lands can be used to provide some of the recreation facilities which would otherwise have been provided on the school sites.
4.5.5.12	The City may lease undeveloped private or public land within any land use designation and contribute to site improvements for recreation facilities to satisfy public demand for such facilities.
4.5.6	<p>PARK HIERARCHY</p> <p>Objective</p> <p>To identify and establish within the City's open space system, a hierarchy of parks that are characteristic of distribution and demand needs.</p> <p>Policies</p> <p>4.5.6.1 The City shall, where feasible, base the requirements for and development of public parks and recreation facilities on the Parkette, Neighbourhood Park, Community Park, City Wide Park and Environmental Park policies and standards contained herein. Future Parkettes, Neighbourhood parks, and some Special Parks, Link Parks and Environmental Parks are not identified on Schedules "A" and "E" of this Plan since the precise distribution of such parks is to be determined in Secondary Plans, Subdivision or Development Plans in accordance with the policies of this Plan.</p> <p>4.5.6.2 The City shall require, on the average, 1.7 hectares (4.25 acres) of park tableland per 1,000 population to be allocated in terms of the Open Space hierarchy as indicated in Appendix J of this Plan.</p> <p>Parkettes</p> <p>The City shall, where appropriate, promote the acquisition and development of lands for parkettes to provide visual relief in the urban area and sitting areas for shoppers, workers and neighbouring residents and for play areas to provide young children with opportunities for active play.</p> <p>4.5.6.3 The City shall consider the need for Parkettes within neighbourhoods at the draft plan of subdivision stage of the planning process based on the following criteria:</p> <p>4.5.6.4</p> <ul style="list-style-type: none"> • Location relative to another neighbourhood park or existing or planned parkette • Separation from a neighbourhood park or another parkette by a major or minor arterial road, natural feature or other barrier • Density of the neighbourhood

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4.5.6.5	<ul style="list-style-type: none"> • Total population of the neighbourhood in relation to planned facilities • Expressed community needs <p>The Community Services Department shall provide and maintain for inclusion as an appendix to each of the new developing secondary planning areas a general land use map showing intended parkette locations to provide guidance to the process of subdivision design and review.</p>
4.5.6.6	<p>The City shall plan for the provision of Parkettes having regard for matters including, but not limited to, the following guidelines:</p> <ul style="list-style-type: none"> (i) <u>Spaces and Facilities</u>: Parkettes may include sitting areas, lighting and landscaped areas, buffer areas, walkways, floral displays, playfields or junior-intermediate playgrounds for young children from the host neighbourhood. They may also contain or abut environmental lands such as woodlots or valleylands wherever appropriate. (ii) <u>Size of Parks</u>: Parkettes which are provided to preserve significant groups of trees, or which are provided for aesthetic, and resting purposes in medium and high density areas, commercial areas, and industrial areas, and along major traffic routes (particularly at intersections) shall be of varying sizes. Parkettes catering primarily to the play needs of the young should generally be in the range of 0.6 to 1.2 hectares (1.5 to 3.0 acres). (iii) <u>Service Radius and Population</u>: Active Parkettes will generally be provided to serve areas containing 2,000 to 5,000 residents who are located farther than 0.8 kilometres (1/2 mile) from another such park or a Neighbourhood park or elementary school playground.
4.5.6.7	<p>Neighbourhood Parks</p> <p>The City shall plan for the provision and development of Neighbourhood Parks and recreation facilities having regard for matters including, but not limited to, the following guidelines:</p> <ul style="list-style-type: none"> (i) <u>Activity Spaces and Facilities</u>: Neighbourhood parks will contain facilities that are primarily intended to serve residents from a neighbourhood sized area, and, <ul style="list-style-type: none"> a. generally contain a Junior-Senior playground; b. generally contain an open active area, or junior ball diamond or soccer field with appropriate parking and washroom facilities; c. may also contain a junior toboggan slope, tennis courts, wading pool or other neighbourhood serving facilities; d. may contain or abut environmental lands such as woodlots or valleylands; and, e. will contain adequate space for sitting, supervision of children and other passive uses and for horticultural development, buffer areas and walkways. (ii) <u>Size of Parks</u>: Neighbourhood parks will range in size according to population served and facilities to be accommodated, however a size ranging from 1.2 to 2.0 hectares (3 to 5 acres) is desirable to accommodate essential activity spaces. (iii) <u>Service Radius and Population</u>: Neighbourhood parks will generally be located to serve 4,000 to 5,000 people within a 0.8 kilometre (1/2 mile) radius.
4.5.6.8	<p>Community Parks</p> <p>The City shall plan for the provision and development of Community Parks and recreation facilities having regard for matters including, but not limited to, the following guidelines:</p> <ul style="list-style-type: none"> (ii) <u>Activity Spaces and Facilities</u>: Community Parks will contain facilities that are primarily intended to serve residents from a community scale or larger area, and: <ul style="list-style-type: none"> a) generally contain a variable number of facilities from one or more groupings such as: <ul style="list-style-type: none"> • junior and senior ball diamonds, soccer fields and other sports facilities which may include floodlighting; • a recreation centre complex containing meeting rooms and halls which may include an arena, indoor racquet courts, an indoor swimming pool, a fitness centre, or social and specialized facilities; • a major playground, an outdoor skating rink, a minor bandshell, a multi-court tennis facility, bocce courts, horseshoe pitches, volleyball, basketball, badminton areas, a curling club, mini golf; and, • any of the minor facilities commonly provided in more minor parks when they are provided in conjunction with a number of the major facilities listed above; (b) may contain or abut environmental lands such as woodlots and valleylands; and, (c) will contain adequate space for sitting, supervision of children and other passive uses, and for horticultural development, buffer areas and walkways.

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4.5.6.9	<p>(ii) <u>Size of Parks:</u> To accommodate the spaces and facilities noted above, community parks shall contain a minimum range of 10 to 12 hectares (25 to 30 acres) of tableland. The size of a community park in a specific location will depend on its relationship to major roads or other Open Space amenities and facilities required to serve the recreation needs of the specific community.</p> <p>(iii) <u>Service Radius and Population:</u> Community Parks will generally be located to serve 15,000 to 20,000 persons within a 3.0 kilometre (1.86 mile) radius.</p> <p>(iv) <u>Integration with Major School Sites:</u> Wherever practical, Community Parks should be properly located adjacent to senior or high school sites to allow for the construction of joint use buildings, sports fields and parking facilities.</p> <p>City Wide Parks</p> <p>The City shall interpret the City Wide Parks designation to include those parks that:</p> <p>(i) are based on and would contain or abut significant natural or physical features (such as water bodies, bog area, and major woodlots); or</p> <p>(ii) contain recreation facilities that have specialized locational requirements (such as senior citizen recreation centres); or</p> <p>(iii) contain facilities that are primarily intended to serve residents from the whole City or a major sector thereof (i.e. 100,000 or more residents); or,</p> <p>(iv) contain a number of interrelated "family attraction" types of facilities (i.e. formal gardens, display greenhouses, animal farms, etc.); or</p> <p>(v) contain other facilities or features that could be considered to be specialized in a City-wide context for any other specific reasons.</p>
4.5.6.10	<p>The City shall plan for the provision and development of City Wide Parks to have regard for matters including, but not limited to, the following guidelines:</p> <p>(i) <u>Activity Spaces and Facilities:</u> Depending on available space, topography, natural features and ecosystem functions, the City Wide Parks may contain a wide variety of indoor and outdoor facilities. They should also contain adequate facilities for sitting, supervision of children and other passive uses, and for horticultural development, buffer areas and walkways. It is also recognized that certain specialized facilities may be accommodated in conjunction with Community Parks or neighbourhood parks.</p> <p>(ii) <u>Size of Parks:</u> The size of City Wide Parks depends on the number and type of facilities to be accommodated and the characteristics of a particular site.</p>
4.5.6.11	<p>The City plans to establish a number of City Wide Parks throughout the City in conjunction with the development of new urban areas. The detailed location of these City Wide Parks will be determined prior to or in conjunction with the detailed open space and recreation studies contributing to the background information for relevant new Secondary Plans. When locations for these City Wide Parks have been determined, they shall be considered to be a permitted use within all other designations shown on Schedule "A" to this Plan and may also be specifically recognized on Schedules "A" and "E" without the necessity of an amendment to this Plan.</p>
4.5.6.12	<p>Environmental Parks</p> <p>The City shall plan for all parks in the hierarchy, where feasible, to contain or abut appropriate scale environmental open space lands such as woodlots, valleylands, channels, ponds and lakes to incorporate opportunities for walking, running, cycling, skiing, nature observation and aesthetic appreciation. Such activities will be considered in light of the ecological sustainability and integrity of the park environment.</p>
4.5.6.13	<p>Notwithstanding the previous policy, the City may designate areas containing such environmental features to be free standing Environmental Parks where appropriate on Schedule "E" or in appropriate Secondary Plans.</p>
4.5.6.14	<p>Application of the Park Hierarchy</p> <p>The City shall utilize the Park Hierarchy defined in the preceding policies as the basis of park planning for the purposes of this Plan, the Parks and Recreation Master Plan and the Secondary Plans.</p>
4.5.6.15	<p>The City may, where appropriate, use flexibility in the interpretation of the Park Hierarchy in respect of various matters such as:</p> <p>(i) the inclusion or exclusion of specific facilities;</p> <p>(ii) the gradation of one class into another; and,</p> <p>(iii) the inclusion of lower order facilities in higher order parks or vice versa.</p>

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4.5.7	<p>OPEN SPACE LINKAGES</p> <p>Objective</p> <p>To promote the development of a continuous uninterrupted system of open space to provide physical and visual linkages and to provide opportunities for walking, hiking and cycling in a pleasant safe environment separated from vehicular traffic where feasible.</p> <p>Policies</p> <p>4.5.7.1 The City shall, where practicable and consistent with public safety and environmental management, utilize pedestrian underpasses, acquire, maintain and enhance valleys, swales and other linear natural features as open space links between parks.</p> <p>4.5.7.2 The City may acquire land above the top of valley bank by dedication or purchase where necessary to provide safe and convenient pedestrian or bicycle movement along a valley, provide property access to a valley or to protect the visual amenities or ecosystem function of a valley.</p> <p>4.5.7.3 The City may develop a system of pedestrian and bicycle trails along open space links for recreational walking, jogging and cycling, and to provide safe and convenient access to parks, schools and other facilities.</p> <p>4.5.7.4 The City shall provide, where necessary, walkways which can accommodate two-way pedestrian and bicycle traffic to provide safe and convenient access from the road system to parks and open space links.</p> <p>4.5.7.5 The City shall utilize, where appropriate, utility rights-of-way, easements across private lands and similar means to establish open space links.</p>
4.5.8	<p>BIKEWAY SYSTEMS</p> <p>Objective</p> <p>To promote the development of a safe and efficient road and path system that accommodates bicycles for recreational and utilitarian trips as referred to in the City's Pedestrian and Cyclist Trail (P.A.C.T.) Report.</p> <p>Policies</p> <p>4.5.8.1 The City may, in cooperation with other levels of government and private organizations, consider the establishment of a system of bikeways.</p> <p>4.5.8.2 The City shall, in the Parks and Recreation Master Plan, set out a bikeway system plan for Open Space lands.</p> <p>4.5.8.3 The City shall design the network of bicycle paths with due regard for the desirability of selecting routes:</p> <ul style="list-style-type: none"> (i) along major open space links and utility corridors; (ii) along major arterial roads particularly in areas of high traffic volumes and congestion; (iii) along the perimeters of parks, golf courses, school and other institutional sites, and commercial centres; or, (iv) in other appropriate locations given circumstances. <p>4.5.8.4 To achieve a complete bikeway system, the City may:</p> <ul style="list-style-type: none"> (i) provide special improvements (such as signage, separate lanes and safe catch basin covers) to safely accommodate bicycle traffic on selected road segments where feasible; (ii) construct or require the construction of grade separated intersections of bicycle-pedestrian paths with roadways where practical and financially feasible; and, (iii) require the construction of bicycle path links in new areas as a condition of subdivision approval. <p>4.5.8.5 Notwithstanding the preceding, the City recognizes that it is not intended to provide a completely continuous and separate bikeway system, and that a cyclist may have to become a pedestrian at various points in the system.</p>

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4.5.9	NATURAL FEATURES Objective To encourage the conservation of significant natural topographic, geological and botanical features in the urban area and the development of parks that contain such features for aesthetic and recreation purposes.
4.5.9.1	Policies The City shall, when considering the location of parks, have regard for the integration of natural features such as: features such as: <ul style="list-style-type: none"> (i) woodlots and hedgerows that can tolerate the type of recreational usage expected in a particular park; (ii) significant natural features and undulating topography; and, (iii) areas performing an important ecosystem function.
4.5.9.2	The City may, where a park site is located on relatively flat topography and it is deemed to be appropriate, regrade certain areas of the site to create topographical relief.
4.5.9.3	The City shall, in the development of parks, ensure that the natural landscape, flora, fauna and ecosystem function are not disturbed beyond that which allows for access, where appropriate, and the provision of active and passive recreational opportunities.
4.5.9.4	The City, in conjunction with other public agencies, when considering development activities, shall endeavour to acquire all valley systems and areas of significant natural relief that are environmentally sensitive or support significant natural vegetation and areas which perform an important ecosystem function.
4.5.10	SPECIAL NEEDS Objective To create recreation areas, facilities and programs that accommodate the special requirements of physically or mentally challenged persons.
4.5.10.1	Policies The City shall, where feasible, ensure that indoor and outdoor recreation facilities are designed or improved in a manner that will allow physically challenged persons to have access to the facilities and to participate in recreation programs.
4.5.10.2	The City shall consider the establishment of recreation programs for the physically and mentally challenged.
4.5.10.3	The City shall, where appropriate, initiate and encourage integration of physically and mentally challenged persons in programs offered to the non-disabled segment of the population.
4.5.11	NOISE CONSIDERATION Objective To protect residential areas from recreation activities that generate significant noise levels.
4.5.11.1	Policies The City shall restrict high noise generating activities such as rock concerts, motorized recreation vehicle use, model boating and model airplane flying to areas where high noise levels will not adversely affect residential areas.
4.5.11.2	The City shall give consideration to developing facilities for high noise generating recreational activities in areas well removed from residential development.
4.5.11.3	The City shall ensure that the design and administration of parks and recreation facilities is such that adjacent residential areas are reasonably well buffered from high noise levels or glare associated with floodlit recreation facilities and activities.
4.5.12	SPECIFIC NEEDS OF RESIDENTS Objective To provide recreation areas, facilities and programmes in accordance with assessed need in the service area.
4.5.12.1	Policies The City may involve residents served by a particular park or recreation facility in the design, redesign and programming of such a facility. Such means as public meetings, surveys and workshop sessions may be used to foster the involvement of residents.

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4.5.12.2	Notwithstanding these informal resident consultations, a formal public meeting will still be held in conjunction with any development applications required pursuant to the <u>Planning Act</u> for the implementation of Parks and Recreation projects.
4.7 4.7.3 4.7.3.1 4.7.3.2	AGRICULTURE ENVIRONMENT Objective To maintain and enhance the environment through farm Best Management Practices such as soil conservation, pesticide reduction and manure handling systems that will assist in the improvement of environmental indicators such as water quality. Policies The City shall encourage the use of soil conservation, manure handling systems and other farm management practices which result in the maintenance and enhancement of ecosystem function and environmental indicators such as the quality of surface and ground waters. The City may, if and when information is available to accurately direct controls for agricultural practices, implement regulations for farm management practices in the comprehensive zoning by-law or by other appropriate means which will be environmentally conscious yet minimize any negative impacts on the economic sustainability of agriculture.
4.7.4 4.7.4.1	CONSENTS Objective To permit the limited severance of lands and creation of new parcels in agricultural areas as appropriate. Policies The City shall discourage land severances in areas designated Agricultural which are located outside of the urban use area as shown on Schedule "A" to achieve the following objectives: (i) preservation of good agricultural land, particularly agricultural lands identified by the Canada Land Inventory as having a Class 1 to Class 4 soil capability for agricultural pursuits; (ii) prevention of conflicts between agricultural activities and non-agricultural activities; (iii) preservation of the agricultural landscape; and, (iv) prevention of the pollution of ground and surface water, or other negative environmental impacts.
5.17 5.17.17	CONSENT POLICY Rural Areas Consent applications in respect of land within the urban use area and designated for urban use, as shown on Schedule "A", but situated within an area which is not yet developed or developing for urban uses shall be considered and may only be granted: (i) in light of the policies of this Plan and the general consent policies of this subsection; (ii) only when it is clearly not necessary in the public interest that plan of subdivision be registered, according to the criteria in subsection 5.16.16; (iii) if the general conditions and criteria of this subsection are complied with; and, (iv) the following conditions and criteria are satisfied: (a) parcels created by consent shall be so located relative to the agricultural remainder that they do not interfere with the agricultural use; (b) the resulting parcel from a residential consent should generally be not more than 0.8 hectares (2 acres) in size; (c) where a conveyance is approved on a Provincial Highway, Regional Road or Local Road, access to it may be limited by a 0.3 metre reserve along the road frontage; (d) no more than two consent per 40.5 hectare (100 acre) original farm half lot shall be permitted even if the proposed consent complies with all of the preceding policies and criteria. Past and future conveyances for public purposes and for private utility installations shall not be considered in determining the number of conveyances permitted per each 40.5 hectare (100 acre) original farm lot;

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5.17.18 5.17.19	<p>(e) there shall be no transfer of the number of consents permitted from one 40.5 hectare (100 acre) half lot to another 40.5 hectare (100 acre) half lot; and,</p> <p>(f) notwithstanding paragraphs (i) and (iv) above, when two or more farms are amalgamated and an existing house, other than a mobile home, becomes surplus to the needs of the farmer owning the newly amalgamated farm, the land upon which this house is located may be considered for severance.</p> <p>For provisions relating to severance of lands located outside the urban use area within agricultural areas, see the policies of the Agricultural section of this Plan.</p> <p>For provisions relating to lands located outside the urban use area within Estate Residential or Village Residential areas, refer to the policies of the Residential section of this Plan.</p>
5.23	<p>CONSERVATION AUTHORITIES</p> <p>Conservation Authorities assist in the regulation of valley systems, flood plains, watercourses and other environmentally related features. Among other duties, the Authorities administer flood and fill line regulations, participate in processing and approve subdivision plans, master drainage plans and subwatershed management plans as well as obtain lands for conservation purposes and operating conservation areas.</p> <p>Within the City of Brampton, the Credit Valley Conservation Authority has jurisdiction within the Credit River and Fletchers Creek Watersheds. The Metro Toronto and Region Conservation Authority has jurisdiction within the West Humber River, Mimico Creek and Etobicoke Creek watersheds.</p> <p>Objective</p> <p>To consult and cooperate with the Conservation Authorities on matters and concerns of mutual interest.</p> <p>Policies</p> <p>5.23.1 The regulations and policies of the Credit Valley Conservation Authority and the Metropolitan Toronto and Region Conservation Authority shall be considered when evaluating development proposals. Policies and regulations of the Ministry of Natural Resources and other conservation bodies will also be considered.</p> <p>5.23.2 The City shall consult and cooperate with the Conservation Authorities, the Ministry of Natural Resources and other conservation bodies to, among other concerns:</p> <p>(i) define the physical limits of valleylands, watercourses and natural hazards and to plan for their protection, conservation and enhancement;</p> <p>(ii) establish criteria for the identification and preservation of hazard lands and environmentally sensitive areas;</p> <p>(iii) participate in the preparation of watershed and subwatershed management plans; and,</p> <p>(iv) support the development and implementation of projects to conserve, restore and enhance the natural environment as appropriate.</p> <p>5.23.3 The City shall encourage the Conservation Authorities to participate in the management and acquisition of lands for conservation and recreation purposes as part of an overall open space and recreation system within the City.</p>
5.30	<p>5.30 IMPACT STUDIES</p> <p>Objective</p> <p>To require, as appropriate, impact studies in conjunction with development related applications to the City, in order to properly assess such proposals.</p> <p>Policies</p> <p>5.30.1 The City may require one or more impact studies in conjunction with the application and/or approval of a development-related application such as, but not limited to:</p> <p>(i) an official plan amendment;</p> <p>(ii) a secondary plan amendment;</p> <p>(iii) a zoning by-law amendment;</p> <p>(iv) a plan of subdivision;</p> <p>(v) a site plan control submission;</p> <p>(vi) a Committee of Adjustment application; and,</p> <p>(vii) a Land Division Committee application.</p> <p>5.30.2 An impact study may relate to, but is not limited to, an assessment of one or more of the following matters: any physical, social, economic or environmental consideration such as transportation network, environmental function, sun shadowing, wind, micro and/or macro-climate, noise, recreation opportunities, heritage resources, services or infrastructure and financial considerations.</p>

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Credit Valley Conservation – Watercourse and Valleyland Protection Policies	
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20	<p>PREAMBLE</p> <p>The objects of an Authority are to establish and undertake, in an area over which it has jurisdiction, a program designed to further the conservation, restoration, development and management of natural resources other than gas, oil, coal and minerals.</p> <p>For the purpose of accomplishing its objects an Authority has power,</p> <p>(a) To study and investigate the watershed and to determine a program whereby the natural resources of the watershed may be conserved, restored, developed and managed.</p>
21	
1.0	<p>GENERAL</p> <p>All applications for lot creation, development or construction, affected by or in proximity to, a valley, Environmentally Significant Area and/or watercourse, received by the Authority through the Planning and/or Regulations programs, shall be reviewed with regard to existing and future stability of the valley slope and/or channel bank, the nature of the Regulatory Flood Plain, and the maintenance of natural environmental integrity, including the conservation of land.</p> <p>In support of the role of the Authority under the Conservation Authorities Act, the Planning Act, the Environmental Assessment Act, the Niagara Escarpment Planning and Development Act and the Building Code Act, the Authority shall identify and define, where appropriate and feasible, watercourses and valleys and/or valley systems, to further its objectives related to flooding and erosion, and the maintenance of natural environmental integrity, including the conservation of land.</p> <p>The Authority shall recognize erosion as a natural process, and that in part, it reflects the 'dynamic equilibrium' associated with the continuing physical evolution of watercourses and their associated valley systems. In this regard, the Authority does not support, in principal, the provision of structural erosion control measures under circumstances where future off-site or downstream impacts are probable, where the environmental impacts would be significant, or where the maintenance of such measures may pose an unacceptable financial burden on the public in the future.</p> <p>The following policies shall be implemented so as not to conflict with other relevant Authority policy and/or technical requirements.</p>
1.1	
1.2	
1.3	
1.4	
2.0	<p>MUNICIPAL LONG RANGE PLANNING</p> <p>The Authority recognizes that effective long term protection of the general public from the hazards of flooding and erosion, and the protection of wetlands, watercourses, flood plains, valleylands, and Environmentally Significant Areas, requires the implementation of anticipatory and environmentally sound land use planning policies at the municipal level.</p> <p>In commenting on Municipal Official Plans, Secondary Plans, Official Plan Amendments, Comprehensive Zoning By-laws and restricted area zoning by-laws, the Authority shall insure that Regulatory Flood Plains, watercourses and/or associated valleylands and related natural areas (e.g. wetlands) are protected through appropriate municipal policies designations and regulations.</p> <p>The Authority shall encourage the watershed municipalities which contain formally recognized Regulatory Flood Plains, watercourses, and /or associated valleylands and related natural areas (e.g. wetlands), to initiate the process to designate and zone these areas on an appropriately restrictive land use category.</p> <p>The Authority shall encourage the watershed municipalities to adopt long range plans and policies for management, use, and potential acquisition of Regulatory Flood Plains, wetlands, watercourses, and associated valleys and/or valley systems and related natural areas.</p>
2.1	
2.2	
2.3	
2.4	
3.0	<p>LOT CREATION</p> <p>General</p> <p>The Authority will discourage ownership fragmentation of <u>valleylands</u>, <u>Environmentally Significant Areas</u>, <u>wetlands</u> and <u>Regulatory Flood Plains</u> in consideration of long term management concerns related to the protection of life and property, and <u>natural environmental integrity</u>, including the <u>conservation of lands</u>.</p> <p>Severances (Consents)</p> <p>The Authority shall require that new lots created through consent not extend below the 'Regulatory Flood Plain', the top of bank, or within the Stability Component and/or the Erosion Component associated with a valley slope or watercourse, as defined by the CVCA, whichever is greater. (The approved procedures for establishing the Stability and Erosion Components are outlined in Appendix A to these policies). (For exceptions see 3.2.2.).</p> <p>The Authority shall encourage the dedication of those lands defined by 3.2.1A above, to the respective municipality or other appropriate public agency for conservation purposes.</p>
3.1	
3.2	
3.2.1A	
3.2.1B	

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Credit Valley Conservation – Watercourse and Valleyland Protection Policies (con't)	
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3.2.1C	<p>The Authority shall require confirmation that a suitable building envelope, as defined by the Authority, exists within the parcel to be created, while maintaining the required setback as follows:</p> <p>For defined valley slopes, the setback shall be the Development Setback Component, and shall therefore be a minimum distance of 5 metres, which shall be measured from the approved top of bank or from the combined distance from the Stability and Erosion Components; or the setback shall be 5 metres measured from the 'Regulatory Flood Plain'; whichever is greater.</p> <p>For undefined valley slopes, the setback is based upon the following:</p> <ul style="list-style-type: none"> • the need to protect the flood plain from disturbance, and to provide for a freeboard; • the need to protect against potential impacts related to stream bank erosion; and • the need to protect riparian and fish habitats and water quality. <p>Therefore, the minimum setback shall be represented by the greater of the following:</p> <ol style="list-style-type: none"> 5 metres horizontal measured from the limit of the Regulatory Flood Plain (Figure A type I) or; 15 metres measured from the channel bank for a warm water or altered fisheries stream or 30 metres measured from the channel bank for a cold water potential coldwater fisheries stream (1) (Figure A Type 11); or 5 metres measured from the Erosion Component for the channel bank (2) (Figure By Type 111); or 5 metres measured from the combined distance of the Erosion Component and Stability Component (i.e. channel bank height is greater than 2 metres)(2) (Figure B Type iv). <p>(In this regard, it is recommended that the applicant also give due consideration to appropriate provincial or municipal standards and /or by-law requirements).</p>
3.2.1D	The Authority may require that the applicant provide a satisfactory site plan prior to the registration of the new lot(s).
3.2.1E	The Authority shall review and approve a site and grading plan for the lot(s) or block(s) adjacent to the lands identified in 3.2.1 A) above, or containing the lands identified in 3.2.1C above prior to the issuance of building permit(s) by the respective municipality.
3.2.2	<p>Exceptions</p> <p>An exception to 3.2.1A of the aforementioned policy may be granted, provided that:</p> <ol style="list-style-type: none"> the respective municipality or other appropriate public agency is not willing to assume ownership of the Regulatory Flood Plain, watercourse and/or associated valleylands through dedication; and, that Authority staff approve a detailed site and grading plan for the subject lot containing the above noted lands prior to the issuance of a building permit by the respective municipality. <p>Footnotes:</p> <ol style="list-style-type: none"> 1. Refer to M.N.R., M.O.E., Interim Stormwater Quality Control Guidelines for New Development, May 1991 2. This set back represents the Development Setback Component as defined in Appendix A of this document.
3.3	Subdivisions
3.3.1A	The Authority shall require that new lots created through the subdivision of land, not extend below the 'Regulatory Flood Plain', the top of bank, or within the Stability Component or the Erosion Component associated with a valley slope, or watercourse as defined by the Authority, which is greater. (The approved procedures for establishing the Stability and Erosion Components are outlined in Appendix A to these policies). (For exceptions see 3.3.2)
3.3.1B	All lands below this approved limit shall be maintained in a single block and zoned in an appropriately restrictive land use category. (e.g. 'Open Space', 'Hazard Land' or 'Greenbelt'). (For exceptions see 3.3.2)
3.3.1C	The Authority shall encourage the dedication of those lands defined by 3.3.1A above to the respective municipality or other appropriate public agency for conservation purposes.

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3.3.1D	<p>The Authority shall require, from the applicant, confirmation prior to Draft Approval, that a suitable building envelope, as defined by the Authority, exists on each of the lots and/or blocks to be created while maintaining the required setback as follows:</p> <p>For defined valley slopes,</p> <p>The setback shall be the Development Setback component, and shall therefore be a minimum distance of 5 metres, which shall be measured from the approved top of bank or from the combined distance derived from the Stability and Erosion Component; or the setback shall be 5 metres measured from the toe of the valley slope; or the setback shall be 5 metres measured from the 'Regulatory Flood Plain'; whichever is greater.</p> <p>For undefined valley slope, the setback is based upon the following:</p> <p>The need to protect the flood plain from disturbance, and to provide for a freeboard;-the need to protect against potential impacts related to stream bank erosion; and- the need to protect riparian and fish habitats and water quality.</p> <p>Therefore, the minimum setback shall be represented by the greater of the following:</p> <ul style="list-style-type: none"> (i) 5 metres horizontal measured from the limit of the 'Regulatory Flood Plain' (figure A type I) or; (ii) 15 metres measured from the channel bank for a warmwater or altered fisheries stream or 30 metres measured from the channel bank for a cold water or potential coldwater fisheries stream (1) (Figure A type ii); or (iii) 5 metres measured from the Erosion Component for the channel bank (2) (Figure By Type 111);or (iv) 5 metres measured from the combined distance of the Erosion Component and Stability Component (i.e. channel bank height is greater than 2 metres) (2) (Figure B Type iv).(In this regard, it is recommended that the applicant also give due consideration to appropriate provincial or municipal standards and /or by law-requirements). <p>Footnotes:</p> <ul style="list-style-type: none"> 1) Refer to M.N.R., M.O.E., Interim Storm Quality control Guidelines for New Development, May 1991 for fisheries stream classification see Figures C1, C2 &C3. 2) This setback represents the Development Setback Component as defined in Appendix A of this document.
3.3.1E	The Authority shall review site and grading plans for all lots and/or blocks adjacent to the lands identified municipality.
3.3.1F	All lands located within the setback area defined by 3.3.1D above, may remain as part of the lots or blocks in the subdivision but shall be zoned in the appropriate 'Open Space' or 'Greenbelt' category.
3.3.1G	In addition to the above, the Authority shall require, if appropriate, that a warning clause be included in the Agreements of Purchase and Sale and registered on the title of all affected lots and/or blocks by the applicant, indicating that those lands within the setback area defined by 3.3.1D shall be maintained in a natural condition, or enhanced, to promote the environmental integrity of the adjacent watercourse and/or valleylands. The construction of any building or structure including swimming pools, decks, patios and tennis courts shall not be permitted within the setback area.
3.3.2	<p>Exceptions</p> <p>A An exception to 3.3.1A of the aforementioned policy may be granted, provided that:</p> <ul style="list-style-type: none"> i) the respective municipality or other appropriate public agency is not willing to assume ownership for these lands through dedication. <p>B An exception to 3.3.1B of the aforementioned policy may be granted, where the lands defined by 3.3.1A above will not be maintained in a single block, provided that these lands are zoned in an appropriately restrictive land use category (e.g. 'Open Space' 'Hazard Land' or 'Greenbelt').</p>
4.0	<p>EXISTING LOTS</p> <p>4.1 General Provisions</p> <p>A The following policies apply to existing lots and shall be implemented by the Authority the review of applications under the Planning Act, the Niagara Escarpment planning and Development Act, the Building Code Act, and/or application made pursuant to the Regulation for construction and/or fill placement.</p>

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4.2	<p>New Development</p> <p>A New development shall be defined as the construction, erection or placement of a building or structure, or a major addition or alteration to an existing building or structure, or the construction of other works which alter surface topography, soil and drainage characteristics, and may result in the removal of stabilizing vegetation (e.g. roads and parking lots).</p> <p>B New development shall not include accessory or ancillary buildings or structures or any major additions thereto.</p> <p>C A major addition is defined as that which is greater than 18.6 sq. m. (200 sq. ft.)</p> <p>D New development will not be permitted on lands described by Section 4.5 below that would subject life and property to significant risk.</p> <p>E New development will not be permitted on lands described by Section 4.5 below, which would affect the control of pollution or the conservation of land.</p> <p>F Notwithstanding D) and E) above, every reasonable attempt must be made to locate new construction outside of the lands described by Section 4.5 below.</p>
4.3	<p>Reconstruction and Minor Additions</p> <p>A) Reconstruction shall be defined as the restoration of a building or structure to its original form (i.e. same dimensions, square footage, and footprint).</p> <p>B) A minor addition shall be defined as construction of a structure which is less than or equal to 200 sq. ft. A minor addition does not require a formal permit under Ontario Regulation 146/90, as amended, provided that it is not in the flood plain, a minimum setback of 5 metres from the top of bank or toe of a valley slope, and 15 metres from the channel bank of any watercourse is maintained.</p> <p>C) Notwithstanding Section A) above, when commenting on an application for reconstruction of a building or structure under the Regulation, the Planning Act or other applicable legislation, every reasonable attempt must be made to locate the structure out of the lands described by section 4.5.1 or section 4.5.2 below.</p>
4.4	<p>Non-Habitable Accessory or Ancillary Buildings and Structures and Minor Landscaping</p> <p>A) Non-habitable accessory or ancillary buildings and structures exceeding 500 sq. ft. (46.5 sq.m) shall be constructed outside the lands described by section 4.5.1 or 4.5.2 below.</p> <p>B) Non-habitable accessory or ancillary buildings and structures of less than or equal to 500 sq. ft. shall maintain a minimum 5 metre setback from the top of bank or toe of a valley slope.</p> <p>C) Non-habitable accessory or ancillary buildings and structures less than or equal to 500 sq. ft. do not require a formal permit under Ontario Regulation 146/90, as amended, provided that a minimum 5 metre setback from the top of bank or toe of a valley slope and 15 metre setback from the channel bank of any watercourse is maintained.</p> <p>D) Notwithstanding Section B) above, it is recommended that any accessory structure be located outside the lands described by section 4.5.1 or section 4.5.2 below, to the extent feasible.</p> <p>E) Notwithstanding 4.2), placement of fill less than or equal to 30 cubic metres within or adjacent to a valley for minor landscaping purposes does not require a formal permit under Ontario Regulation 146/90, as amended, provided that a minimum setback of 15 metres from the channel bank of any watercourse, and 5 metres from the top of bank or toe of a valley slope, is maintained, and the filled and re-graded area is immediately stabilized.</p>
4.5	<p>Setback Requirements</p> <p>Defined Valley Slope</p> <p>For existing lots within or adjacent to defined valleys, the total setback shall be the identified slope hazard area, plus a distance, if necessary, such that the total horizontal distance from the top of bank or toe of the valley slope is not less than 5 metres. Authority flood proofing policies shall also apply, as appropriate.</p> <p>Ill-defined Valley Slope</p> <p>For existing lots within ill-defined valleys, the total setback shall be the identified slope hazard area associated with the channel bank, plus a distance, if necessary, such that the total horizontal distance from the top of the channel bank is not less than 5 metres. Authority flood proofing policies shall also apply, as appropriate.</p>

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5.0	EROSION CONTROL
5.1	General The Authority will not support the installation of erosion control measures, within defined valleys or on the bank watercourses, which have been designed to facilitate new development.
5.2	Exceptions When erosion control measures are warranted to protect existing buildings and/or structures and related property, and/or to provide repairs to existing works, or to rectify documented Authority erosion hazard sites, the following criteria shall apply: <ul style="list-style-type: none"> A) The erosion control measures will designed in accordance with sound engineering principles and in an environmentally compatible manner, and will also be consistent with municipal objectives and other relevant Provincial and Federal legislation. B) The design of erosion control measures must consider the natural fluvial geomorphology of the upstream and downstream reached. C) Stabilization through vegetative means shall be given primary consideration in the design. D) The municipality will be responsible for the maintenance of the completed measures. F) Satisfactory detailed site restoration and rehabilitation plans will be required from the applicant for all areas disturbed within the bed of the watercourse and riparian zone and/or valley lands.
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Section	Policies
3.0	Toronto and Region Conservation Authority DEFINING VALLEY AND STREAM CORRIDORS, BOUNDARIES AND ALTERATIONS The following definitions, policies and procedures will guide Authority projects, reviews and approvals.
3.1	VALLEY AND STREAM CORRIDOR DEFINITIONS Valley and stream corridors are the natural resources associated with river systems characterized by their landform, features and functions. Valley and stream corridors are distinguished from other physiographic features or resources by their connectivity to the river system as a whole. The physical landform of a valley corridor can visually be identified from its surrounding landscape (it is well-defined). The physical landform of a stream corridor cannot be visually identified from its surrounding landscape (it is ill-defined). Therefore, <u>valley corridors</u> are distinguished from <u>stream corridors</u> by the presence of a distinct landform. Valley corridors may or may not have a defined watercourse channel. Stream corridors will typically have a defined watercourse channel, except at the upper limit of the corridor – source area – where the watercourse (headwater stream) is characterized by surface flow and/or highwater tables originating from springs and seepage areas. Figure 4 identifies the location of valley and stream corridors within the TRCA's jurisdiction, generally illustrating the relative location and extent of these areas. Detailed Authority valley and stream corridor mapping at 1:2000 and 1:10000 scales for planning, reference, and regulatory purposes is available. This mapping forms the basis of the Authority's Fill Regulation (approved and proposed). The corridor boundaries were mapped based on criteria generally consistent with the definitions within this section.
3.3.1	Valley Corridor Boundary The boundaries of a <u>valley corridor</u> (Figures 5 and 6) are determined as follows: If the valley slope is stable, a minimum of 10 metres inlands from the top of valley bank; <u>or</u> If the valley slope is not stable, a minimum of 10 metres inland from the predicted long term stable slope projected from the existing stable/stabilized toe (base) of the slope, or from the predicted location of the toe of slope as shifted as a result of stream erosion over a 100 year period.

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3.1.2	<p>Stream Corridor Boundary</p> <p>The boundaries of a <u>stream corridor</u> (Figures 7 – 9) are determined as follows:</p> <p>When the upstream drainage area is greater than 125 hectares, a minimum of 10 metres inland from the Regulatory Flood Plain. OR</p> <p>When the upstream drainage area is less than 125 hectares, a minimum of 10 metres inland from the predicted meander belt of the watercourse, expanded as required to convey the major system flows and/or maintain riparian stream functions.</p> <p>Where a Significant Area as defined within this document is within and/or is immediately adjacent to a valley or stream corridor, the corridor boundary is extended to include the Significant Area and a minimum 10 metres inland.</p>
3.2.1	<p>Valley Corridors</p> <p>A) The exact limit of valley corridor boundaries shall be determined through site specific field investigation and shall be established/confirmed by TRCA. (This may result in a top of valley bank and/or development surveys being prepared by landowners/proponents, as required.)</p> <p>B) Existing slope stability shall be determined through site specific field investigation and/or geotechnical study (inducing a river erosion study, where required). A geotechnical study to determine slope stability is required where:</p> <ul style="list-style-type: none"> i) a slope is 3H:1V or steeper and greater than 2 metres in height; ii) there is visible evidence of slope instability or erosion on the site or adjacent slopes; iii) river erosion is within 15 metres of the toe of slope; and/or iv) there is a history of slope instability on the site or adjacent sites or slopes. <p>The proponent of land use plans or development projects is responsible for carrying out these studies. Technical guidelines for geotechnical studies are available through the Authority.</p> <p>C) Alterations of valley corridors through such activities as filling or enclosure shall not be permitted to create additional useable area and/or to accommodate development.</p> <p>D) In the case of where existing buildings and structures and/or their associated lot are within an active erosion zone of a valley slope, slope stabilization works consistent with TRCA Regeneration Project objectives and policies may be permitted to protect these properties and/or structures provided:</p> <ul style="list-style-type: none"> 1) alternative protective measures are not viable (eg. Relocation, redesign); 2) the works incorporate slope stabilization measures that shall be based on the following alternatives, listed in order of priority: <ul style="list-style-type: none"> i) non –structural measures (eg. adjusting or cutting of slope to its natural angle of stability; vegetative plantings); ii) structural measures (eg. fill; retaining walls) 3) the works will not create or aggravate flooding, erosion or slope instability on adjacent properties; 4) the ecological integrity of the valley corridor is maintained; 5) Significant Areas will not be affected; and 6) corridor rehabilitation is incorporated into the proposed works. <p>E) Structural works proposed to stabilize middle and upper portions of a valley slope will be discourages.</p> <p>NOTE: Stabilization of a toe of valley slope is further discussed under Section 3.3</p>
3.2.2	<p>Stream Corridors</p> <p>A) Regional Storm flood plain limits are determined through the Authority's flood plain mapping. Where flood plain limits are not available through the Authority, the proponent of land use plans or development projects is responsible for carrying out flood plain mapping studies. Technical guidelines for flood plain mapping studies are available through the Authority. (This may result in flood plain limit surveys and/or development limit surveys being prepared by the landowner/proponent as required.)</p> <p>B) Meander belts are determined by the Authority to be 20 times the low flow channel width, centered on the mid-line of the natural meander belt unless studies, approved by the Authority, demonstrate otherwise. The Ministry of Natural Resources' requirements for vegetative buffers and conveyance of major system flows must also be satisfactorily addressed. Technical guidelines for these studies are available through the Authority.</p>

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	<p data-bbox="344 215 2007 264">C) Alteration of stream corridors through activities such as filling, enclosure or channelization shall not be permitted to create additional useable area and/or to accommodate development other than (1) or (2) below:</p> <p data-bbox="405 277 2007 350">1) A flood spill zone exists, where flood waters are not physically contained within the stream corridor and exit the watershed or subwatershed. As a consequence, the limit and depth of flooding are difficult to determine. Flood spill zones occur naturally or can occur as a result of downstream barriers to the passage of flood flows such as undersized bridges or culverts. The Authority will determine where flood spill zone policies are applicable.</p> <p data-bbox="474 363 1524 388">Alteration to stream corridor boundaries within flood spill zones may be permitted subject to the following:</p> <p data-bbox="474 401 2007 906">i) Within flood spill zones the delineation of the revised stream corridor boundary will be established as follows:</p> <ul data-bbox="548 433 1955 526" style="list-style-type: none"> • The maintenance of the width of stream corridor upstream and downstream of the spill zone for naturally occurring spill zones; or • The maintenance of natural flood limits, assuming downstream barriers are removed, for spill zones caused by constructed works and/or • The inclusion of any Significant Area(s), habitats and/or riparian features and functions. <p data-bbox="474 539 2007 587">ii) Measures to remediate flood spill zones by safely conveying Regional Storm flows through a revised stream corridor must be investigated and if approved, implemented.</p> <p data-bbox="474 600 2007 906">iii) Remedial measures to convey regulatory flood flows within a spill zone may be permitted if approved through the preparation and adoption of a subwatershed and/or corridor plan (addressing both incremental and cumulative impacts) that demonstrates:</p> <ul data-bbox="548 665 1955 906" style="list-style-type: none"> • There will be no upstream or downstream impacts on the control of flooding as a result of changes to flood storage and conveyance characteristics. The removal or design of downstream barriers that are the cause of a spill zone should first be investigated; • There will be no upstream and downstream impacts on watercourse erosion; • That a corridor length and width consistent with the size of the stream flowing through it and the meanderbelt will be maintained; • There will be no reduction/fragmentation of wildlife habitat (including forage, water supply, shelter and living space) or reduction of wildlife diversity or restriction of wildlife movement. • All polices and procedures for watercourse alterations as set out in Section 3.3 will be met. <p data-bbox="474 919 2007 967">Alternatives to the above (eg. floodproofing of site specific developments) shall be discouraged and may only be permitted where complete remediation is not feasible. Specific criteria will be determined on a site by site basis but must always provide Regional Storm protections.</p> <p data-bbox="405 980 2007 1029">2) A stream corridor with an unusually wide flood plain with shallow depths of infrequent flooding (which is not associated with passive and/or inactive storage areas) based on an analysis of the following:</p> <ul data-bbox="548 1042 1955 1125" style="list-style-type: none"> • Upstream and downstream flood plain characteristics within the same corridor (including widths, depths, stream gradient and frequency); and/or • Flood plain characteristics of corridors with similar drainage basins within the watershed. <p data-bbox="474 1138 1241 1162">The Authority will determine where shallow flood plain policies are applicable</p> <p data-bbox="474 1175 1560 1200">Alteration to stream corridor boundaries within shallow flood plains may be permitted subject to the following:</p> <p data-bbox="474 1213 2007 1466">i) Within shallow flood plains, the delineation for the revised stream corridor boundary will be established as follows:</p> <ul data-bbox="548 1245 1955 1328" style="list-style-type: none"> • Maintain corridor length and preserve a stream corridor width consistent with the upstream and downstream corridor reach and/or similar drainage basins; and • Include any Significant Area(s), habitats and/or riparian features and functions. <p data-bbox="474 1341 2007 1406">ii) Remedial measures to safely convey regulatory flood flows through a revised stream corridor must be carried out and must be approved through the preparation and adoption of a subwatershed plan and/or corridor plan (addressing both incremental and cumulative impacts) that demonstrates:</p> <ul data-bbox="548 1419 1955 1466" style="list-style-type: none"> • There will be no upstream or downstream impacts on the control of flooding as a result of changes to flood storage and conveyance characteristics;

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3.3	<ul style="list-style-type: none"> • There will be no reduction/fragmentation of wildlife habitat, (including forage, water supply, shelter or living space), or reduction of wildlife diversity or restriction of wildlife movement; • All policies and procedures for watercourse alterations as set out in Section 3.3 will be met. <p>NOTE: Within passive or inactive storage areas, regarding may be permitted that retains existing stage/storage characteristics provided it does not conflict with the policies outlined above.</p> <p>D) In the case where existing buildings and structures are flood susceptible, remedial works consistent with TRCA Regeneration Project objectives and policies, may be permitted to protect these buildings and/or structures provided:</p> <ol style="list-style-type: none"> 1) alternative protective measures are not viable (eg. relocation, redesign); 2) structural upgrades and/or flood warning does not provide sufficient protection; 3) the works will not create or aggravate risk associate with flooding, erosion or slope instability upstream or downstream; 4) the ecological integrity of the valley and stream corridor is maintained; 5) Significant Areas will not be affected; and 6) Corridor rehabilitation is incorporated into the proposed works. <p>POLICIES AND PROCEDURES FOR IDENTIFYING WATERCOURSES AND ALTERATIONS</p> <p>A) Watercourses and source areas are determined through Authority mapping and/or field investigation and include modified watercourse channels but exclude such things as artificial drainage networks and rill erosion features.</p> <p>B) Alterations through such activities as filling, enclosure and channelization shall not be permitted to create additional useable area and/or to accommodate development other than in the following circumstances:</p> <ol style="list-style-type: none"> 1) if watercourse erosion is causing valley wall instability, erosion control structures for toe protection may be permitted; and/or 2) if urban drainage design requirements demonstrate the need. <p>C) Watercourse alteration pursuant to Section 3.3.2 above, may be permitted if approved through the preparation and adoption of a subwatershed plan and/or corridor plan (addressing incremental and cumulative impacts, and approvals under the Federal Fisheries Act, if required) that demonstrates:</p> <ol style="list-style-type: none"> 1) alternative protective measures such a additional setbacks are not viable; 2) there will be no upstream or downstream effect is on flooding, erosion, or slope instability; 3) the use of natural channel design techniques which: <ol style="list-style-type: none"> i) maintain or enhance existing channel length and the natural meander wave length; ii) use a range of particle sizes in the bed material and establishes or provides for the formation of pools and riffles at appropriate intervals; iii) protect existing riparian features and functions or re-establishes, where appropriate, a minimum 10m wide zone of riparian habitat on both sides of the watercourse; iv) do not result in the restriction of fish movement or migration for spawning, nursery or feeding; v) do not increase water temperatures by: reducing shade, decreasing water depth, reducing groundwater flows; or through inputs from surface draw dams or stormwater management facilities; vi) do not decrease baseflow characteristics; vii) do not reduce food sources through the reduction of in-stream or terrestrial (riparian) vegetation; viii) do not impair substrate characteristics; and ix) do not impair water quality through the introduction of sediment or other contaminants or pollutants.

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	<p>4) no reduction/fragmentation of wildlife habitat (including forage, water supply, shelter and living space) reduction of wildlife diversity or restriction of wildlife movement;</p> <p>5) the ecological integrity of the valley or stream corridor is maintained;</p> <p>6) Significant Areas will not be affected;</p> <p>7) Disturbance to terrestrial vegetation is minimized;</p> <p>8) Rehabilitation is incorporated into the proposed works.</p> <p>D) In the case where existing buildings and/or structures and their associated lot are at risk from watercourse erosion, works consistent with TRCA Regeneration Project objective and policies may be permitted to protect these properties, buildings and/or structures provided:</p> <p>1) alternative protective measures are not viable (eg. relocation, vegetative plantings); and</p> <p>2) the relevant criteria outlined in Section 3.3.3 above is achieved.</p> <p>NOTE 1: Notwithstanding the policy intent for the protection of stream corridors draining less than 125 hectares and their associated watercourses and/or source areas, minor variations may be permitted to allow for the efficient utilization of land where it is deemed to be appropriate for effective land and water management.</p> <p>NOTE 2: The Authority will not accept responsibility for the maintenance of remedial works carried out by others. Prior to permitting such works, responsibility for maintenance /ownership must e determined.</p>