



The Corporation of the County of Wellington

Planning Committee

Agenda

October 13, 2016

10:00 am

County Administration Centre

Keith Room

Members: Warden Bridge; Councillors Lennox (Chair), Alls, McKay, Watters

	Pages
1. Call to Order	
2. Declaration of Pecuniary Interest	
3. Delegation:	
3.1 Fred Natolochny, Supervisor of Resource Planning, Grand River Conservation Authority	
Natural Heritage Systems	
4. Natural Heritage System	2 - 2
5. Financial Statements and Variance Projections as of September 30, 2016	3 - 10
6. OPA 102 Removal of Highway 24 Proposed Major Roadway	11 - 18
7. 2014 Provincial Policy Statement Review- Agriculture and Mineral Aggregate Resource Policies	19 - 37
8. Closed Session	
9. Rise and Report	
10. Adjournment	
Next meeting date November 10, 2016 or at the call of the Chair.	



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Gary Cousins, Planning Director
Date: Thursday, October 13, 2016
Subject: **Natural Heritage System**

1. Background:

The 2014 Provincial Policy Statement requires municipalities to identify a Natural Heritage System. A system is made up of natural features and linkages that provide connectivity for a variety of ecological functions. The County's current official plan is based on natural features such as wetlands, woodlots, areas of natural and scientific interest and floodplains. It does not include linkages between significant features. The Greenbelt is a natural heritage system. There are a number of approaches that can be taken to developing a natural heritage system. Different approaches can be taken in agricultural areas, rural and urban areas.

2. Defining a System:

County Council has directed staff to prepare an amendment implementing the 2014 Provincial Policy Statement. We have approached GRCA to determine if they are interested in taking the lead in developing a natural heritage system for the County outside the existing Greenbelt areas. This would include areas in the Saugeen and Maitland Conservation Authority areas.

GRCA has a good working relationship with rural landowners including the farm community as well as with other conservation authorities and would be well placed to take on this work. GRCA staff have indicated an interest in undertaking the project subject to their internal approvals process.

3. Recommendation:

- a) THAT the County of Wellington request the GRCA to provide a terms of reference and cost estimate for developing a Natural Heritage System and policies for all areas of the County, except the Greenbelt areas.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Gary Cousins'.

Gary Cousins, MCIP, RPP
Director of Planning and Development



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Ken DeHart, County Treasurer
Date: Thursday, October 13, 2016
Subject: **Planning Financial Statements and Variance Projections as of September 30, 2016**

Background:

This report is respectfully submitted in accordance with the County's Budget Variance Reporting policy, and provides an updated projection to year-end based on expenditures and revenues to September 30, 2016 for the Planning Department.

Planning

- The provincial grant for source water protection is expected to be received later in the year
- Municipal recoveries ahead of budget at this time, a positive variance is expected
- User fees and charges are slightly ahead of budget, a positive variance is anticipated
- Salaries are under budget as a result of staffing vacancies, a positive variance of between \$30,000 and \$40,000 is expected
- Supplies, materials and equipment are on budget, no significant variance is anticipated
- Purchased Services are well under budget as legal fees and expenditures related to County forests and rail-trails projects are expected later in the year - any variances related to forests or trails will be transferred to or from the reserves at the end of the year and no net variance is expected from these items
- Transfer payments are under budget – additional payments to the Grand River Conservation Authority for the Rural Water Quality Programme and funding of the Risk Management Officer will be made later this year. The remaining amount pertains to the Local Trail funding (\$150,000). Any amounts not transferred to fund these projects will be transferred to a reserve at the end of the year to allow for funding in future years. No significant variance is expected.

The Planning budget is expected to have a surplus of \$30,000 to \$50,000 at year-end.

Green Legacy

- Overall revenue is tracking close to budget with sales revenue exceeding donations this year
- Salaries, wages and benefits are ahead of budget as seasonal staff are brought in for the spring and summer months, no variance is anticipated to year-end
- Supplies, materials and equipment are under budget - additional operating expenditures for the nurseries will be incurred in the fall, no variance is anticipated

The Green Legacy budget is expected to have a variance in the range of +/- \$10,000 at year end.

Emergency Management

- Salaries, wages and benefits are on budget
- Supplies, materials and equipment are at budget, no variance is anticipated
- Purchased services are tracking to budget at this time
- Transfer payments includes amounts paid to date for the Fire Training Officer, billings will catch up over the remainder of the year and no significant variance is expected

The CEM budget is on target at the end of September. No significant variance is anticipated.

Capital

- The work on the Trans Canada Trail is complete however the project remains open for the installation of signage. Staff anticipate overall project savings of \$190,000, the County's portion is approximately \$100,000.
- The Official Plan update is complete; the project remains open for consulting work relating to growth forecasting.
- The Green Legacy pickup truck purchase is complete with minor savings.
- The foundation work scheduled for the southern tree nursery has been quoted under budget.
- Fire Paging System Upgrade project has been awarded to MRC Wireless and is within the approved budget.

The overall Planning budget appears to be on target at the end of September. Best case scenario would result in a surplus of \$30,000 to \$50,000 at year-end. Staff will report back to committee in the fall to update the year-end projections.

Recommendation:

That the Financial Statements and Variance Projections as of September 30, 2016 for the Planning Department be approved.

Respectfully submitted,



Ken DeHart, CPA, CGA
County Treasurer



County of Wellington
Planning
Statement of Operations as of
30 Sep 2016

	Annual Budget	September Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Revenue					
Grants and Subsidies	\$13,000	\$0	\$0	0%	\$13,000
Municipal Recoveries	\$37,000	\$2,415	\$34,840	94%	\$2,160
User Fees & Charges	\$258,000	\$23,700	\$209,255	81%	\$48,745
Internal Recoveries	\$500	\$0	\$107	21%	\$393
Total Revenue	\$308,500	\$26,115	\$244,202	79%	\$64,298
Expenditures					
Salaries, Wages and Benefits	\$1,621,100	\$129,802	\$1,167,350	72%	\$453,750
Supplies, Material & Equipment	\$37,900	\$636	\$28,322	75%	\$9,578
Purchased Services	\$310,600	\$4,862	\$122,980	40%	\$187,620
Transfer Payments	\$745,000	\$0	\$345,764	46%	\$399,236
Internal Charges	\$6,100	\$732	\$4,152	68%	\$1,948
Total Expenditures	\$2,720,700	\$136,033	\$1,668,567	61%	\$1,052,133
NET OPERATING COST / (REVENUE)	\$2,412,200	\$109,918	\$1,424,365	59%	\$987,835
Transfers					
Transfers from Reserves	\$(170,000)	\$0	\$0	0%	\$(170,000)
Total Transfers	\$(170,000)	\$0	\$0	0%	\$(170,000)
NET COST (REVENUE)	\$2,242,200	\$109,918	\$1,424,365	64%	\$817,835



County of Wellington

05-October-2016

Planning

Capital Work-in-Progress Expenditures By Departments

All Open Projects For The Period Ending September 30, 2016

	LIFE-TO-DATE ACTUALS						
	Approved	September	Current	Previous	Total	% of	Remaining
	Budget	Actual	Year	Years		Budget	Budget
Trans Canada Trail	\$395,300	\$0	\$386	\$193,950	\$194,336	49 %	\$200,964
Official Plan Update	\$40,000	\$0	\$0	\$27,368	\$27,368	68 %	\$12,632
Total Planning	\$435,300	\$0	\$386	\$221,318	\$221,704	51 %	\$213,596



County of Wellington
Green Legacy
Statement of Operations as of
30 Sep 2016

	Annual Budget	September Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Revenue					
Sales Revenue	\$500	\$0	\$844	169%	\$(344)
Other Revenue	\$1,500	\$0	\$515	34%	\$985
Total Revenue	\$2,000	\$0	\$1,358	68%	\$642
Expenditures					
Salaries, Wages and Benefits	\$496,800	\$41,907	\$387,831	78%	\$108,969
Supplies, Material & Equipment	\$103,200	\$(5,359)	\$73,988	72%	\$29,212
Purchased Services	\$85,500	\$910	\$54,875	64%	\$30,626
Insurance & Financial	\$9,300	\$0	\$8,786	94%	\$514
Minor Capital Expenses	\$30,000	\$2,031	\$12,014	40%	\$17,986
Internal Charges	\$5,000	\$0	\$4,966	99%	\$34
Total Expenditures	\$729,800	\$39,489	\$542,459	74%	\$187,341
NET OPERATING COST / (REVENUE)	\$727,800	\$39,489	\$541,101	74%	\$186,699
Transfers					
Transfers from Reserves	\$(30,000)	\$0	\$(9,983)	33%	\$(20,017)
Transfer to Capital	\$50,000	\$0	\$50,000	100%	\$0
Total Transfers	\$20,000	\$0	\$40,017	200%	\$(20,017)
NET COST (REVENUE)	\$747,800	\$39,489	\$581,118	78%	\$166,682



County of Wellington

05-October-2016

Green Legacy

Capital Work-in-Progress Expenditures By Departments

All Open Projects For The Period Ending September 30, 2016

	LIFE-TO-DATE ACTUALS						
	Approved	September	Current	Previous	Total	% of	Remaining
	Budget	Actual	Year	Years		Budget	Budget
Sthrn Nursery Foundation Work	\$50,000	\$0	\$0	\$0	\$0	0 %	\$50,000
Total Green Legacy	\$50,000	\$0	\$0	\$0	\$0	0 %	\$50,000



County of Wellington
Emergency Management
Statement of Operations as of
30 Sep 2016

	Annual Budget	September Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Expenditures					
Salaries, Wages and Benefits	\$272,300	\$23,403	\$206,407	76%	\$65,893
Supplies, Material & Equipment	\$20,800	\$465	\$16,320	78%	\$4,480
Purchased Services	\$174,500	\$4,412	\$131,935	76%	\$42,565
Transfer Payments	\$146,000	\$36,982	\$71,912	49%	\$74,088
Insurance & Financial	\$2,000	\$0	\$1,896	95%	\$104
Total Expenditures	\$615,600	\$65,262	\$428,469	70%	\$187,131
NET OPERATING COST / (REVENUE)	\$615,600	\$65,262	\$428,469	70%	\$187,131
NET COST (REVENUE)	\$615,600	\$65,262	\$428,469	70%	\$187,131



County of Wellington

05-October-2016

Emergency Management Capital Work-in-Progress Expenditures By Departments All Open Projects For The Period Ending September 30, 2016

	LIFE-TO-DATE ACTUALS						
	Approved Budget	September Actual	Current Year	Previous Years	Total	% of	Remaining Budget
						Budget	
Upgrade County Fire Paging Sys	\$400,000	\$65,780	\$191,847	\$0	\$191,847	48 %	\$208,153
Total Emergency Management	\$400,000	\$65,780	\$191,847	\$0	\$191,847	48 %	\$208,153



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Mark Paoli, Manager of Policy Planning
Date: Thursday, October 13, 2016
Subject: OPA 102 Removal of Hwy 24 Proposed Major Roadway

1. Introduction

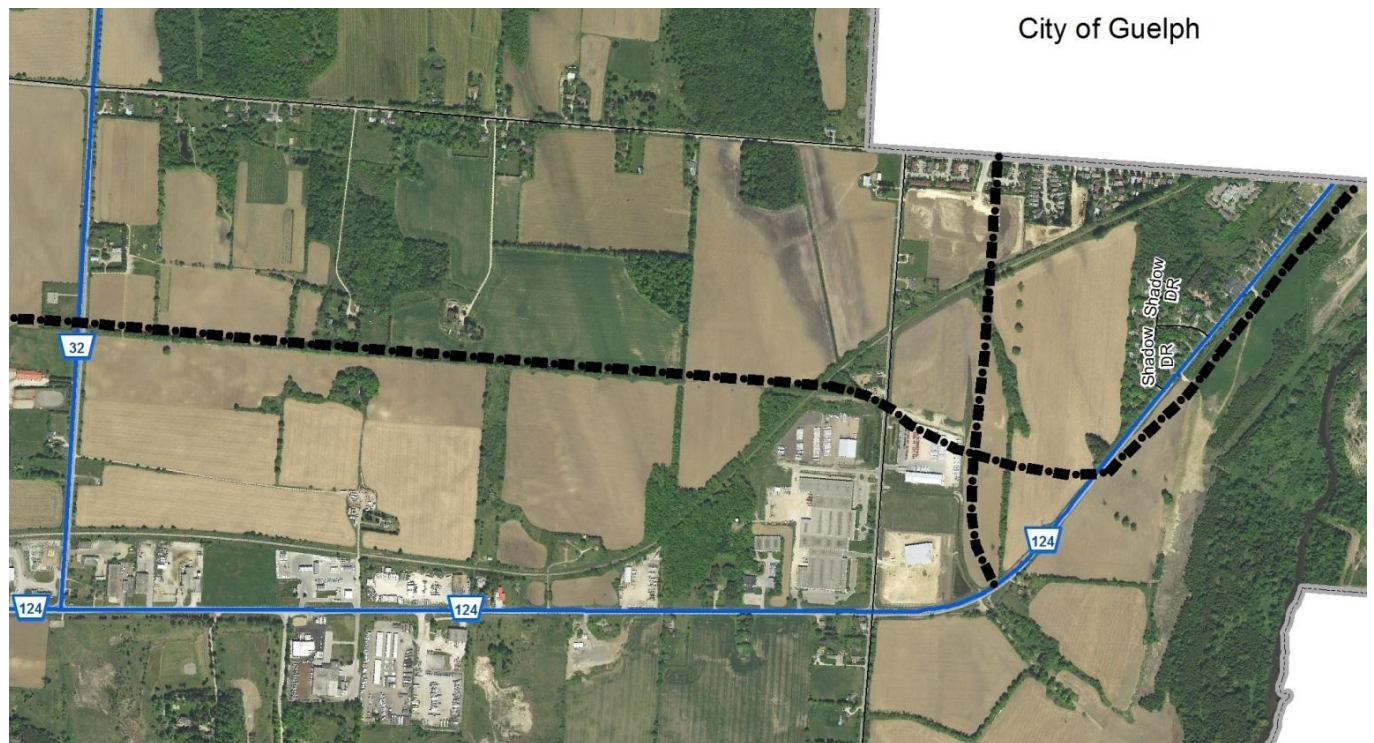
The purpose of County Official Plan Amendment No. 102 is to remove the 'Proposed Major Roadway' on the Guelph/Eramosa Land Use Schedule (Schedule A-3). The lands subject to the amendment are parts of Lots 1 through 18, Concessions I through V; and Lots A through D and F, Concession VI, Division E in the Township of Guelph/Eramosa. The Amendment is attached to this report as 'Attachment A'. The applicant is the Township of Guelph/Eramosa.

The 'Proposed Major Roadway' to be removed is shown as a dashed line on Figures 1 and 2 below.

Figure 1 – Aerial Photo with former Highway 24 Alignment – Western portion



Figure 2 – Aerial Photo with former Highway 24 Alignment – Eastern portion



2. Background

The Ministry of Transportation received Environmental Assessment clearance for a realignment of former Highway 24 between Cambridge and Guelph in 1997. The Ministry then designated the route as a controlled access highway. In 1998, former Highway 24 from Highway 401 in Cambridge, to Highway 10 in Caledon, was transferred to the Region of Waterloo, County of Wellington and Region of Peel as part of the Local Services Realignment.

The alignment of the highway has been shown as a 'Proposed Major Roadway' on the Guelph/Eramosa Land Use Schedule (A-3) since the County Official Plan was originally approved in 1999. In recent discussions and correspondence, the province has stated its intention to abandon the current designation and that it will not offer funding assistance to build the road.

In particular, in its October 14, 2015 letter to the County Engineer, the Ministry stated that:

"Our intention is to proceed to abandon the current designation for the new alignment of former Highway 24."

The letter also stated that:

"The Ministry will not be providing any funding for a Municipal Class Environmental Assessment (EA) study and any resultant road improvements through our capital program."

Also in October, 2015, County Council approved the following Roads Committee recommendation:

"That a letter be sent to the Ministry of Transportation requesting that the Ministry's plan to abandon the current designation for the new alignment of former Highway 24 proceed as soon as possible."

3. Related Zoning By-Law Amendment to remove Holding Provisions

Concurrent with this Official Plan Amendment application, Guelph/Eramosa Township initiated an amendment to their Zoning By-law to remove the Holding Provision from six industrially zoned properties in the eastern part of the subject lands.

The Holding Provision had been applied to protect the future highway corridor. Given that OPA 102 proposes to remove the 'Proposed Major Roadway' designation, the Township decided that the Holding Provision is no longer necessary. The By-Law was worded to ensure that the Holding Provision will not be removed until OPA 102 is in effect.

Township Council adopted Zoning By-law Amendment 04/16 on September 6, 2016,

4. Agency Review

The application was circulated by the County to prescribed agencies on June 30, 2016. Results of the agency review were as follows:

Agency	Position	Comments
Township of Guelph/Eramosa	Support	In a resolution of October 3, 2016 Township Council supported the Official Plan Amendment.
County Roads	No objection	
City of Guelph	No concerns	Should the amendment be approved, the City's Transportation Master Plan will be revised to reflect this change when it is updated.
Grand River Conservation Authority	No objection	Natural heritage features are present along the proposed highway corridor; however, these features will not be impacted with the removal of the proposed roadway.
Upper Grand District School Board	Does not object	

5. Public Meeting and Public Input

The statutory Public Meeting was held on October 3, 2016 at the Guelph/Eramosa Council Chambers and attended by six members of the public.

There was one written submission from the public (see Attachment 'A') strongly encouraging the Township to consider maintaining the restriction on development to protect this corridor for future high speed corridor development.

At the Public Meeting, one individual spoke in support of the change, while also stating a concern that it appears as though the developers are expected to solve the traffic problem in the area. Another individual spoke in opposition to the change due to a concern that the traffic problem should be addressed before the future roadway is removed. A third individual spoke seeking clarification on how the development process on the industrial lands will proceed.

6. Relevant Planning Policies

6.1 Provincial Policy and Plans

Section 1.6.8.3 states that: “Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose for which it was identified.” Planned corridors in the Provincial Policy Statement is defined as “corridors or future corridors which are required to meet projected needs, and are identified through provincial plans, preferred alignment(s) identified through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation is actively pursuing the identification of a corridor...”.

Since the province has indicated their intention to abandon the designation for the new alignment of former Highway 24, it does not meet the definition of a planned corridor.

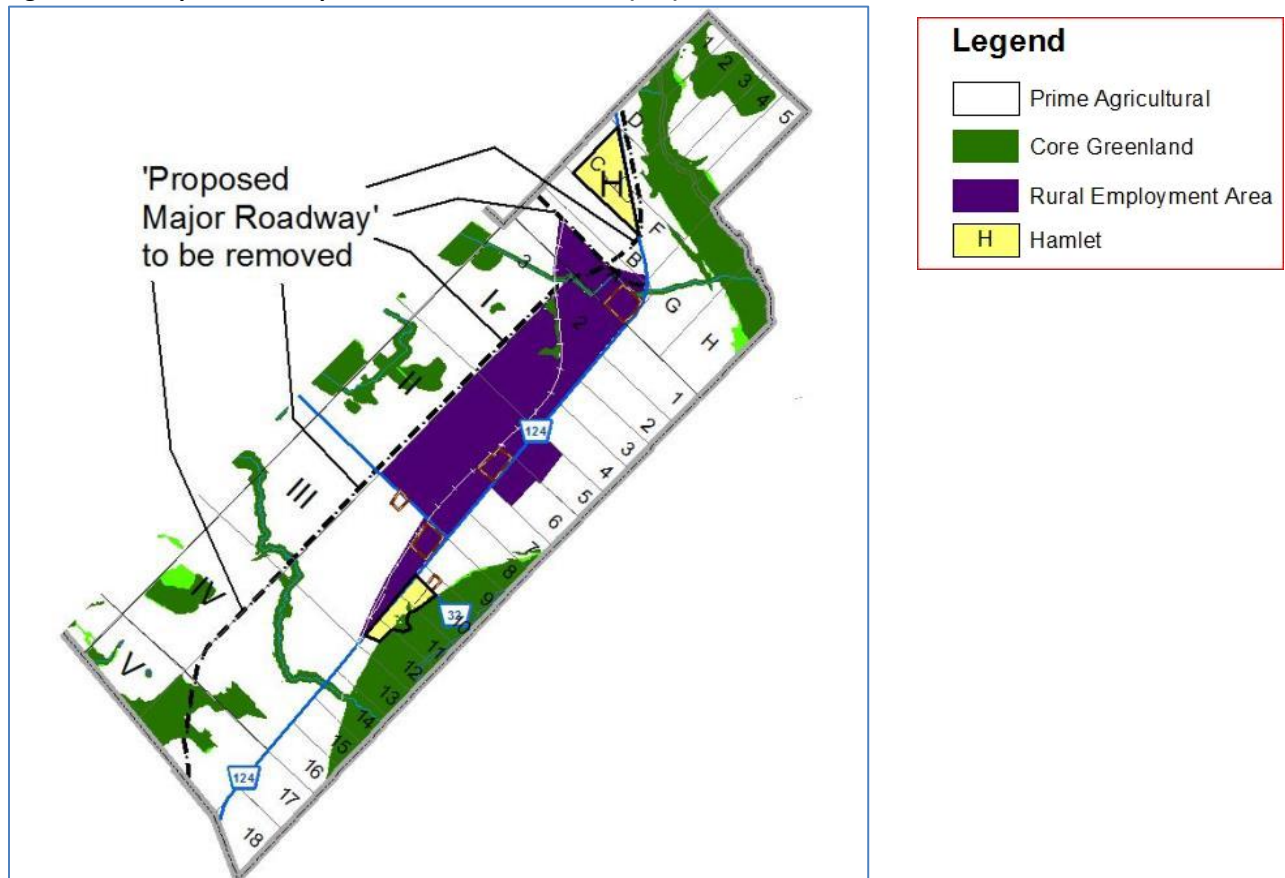
The Growth Plan for the Greater Golden Horseshoe does not identify the former Highway 24 corridor as a ‘Future Transportation Corridor’ or a facility for ‘Improved Regional Transit to 2031’.

6.2 Wellington County Official Plan

Land Use Designations

The ‘Proposed Major Roadway’ to be removed passes through lands designated ‘Rural Employment Area’, ‘Prime Agricultural Area’ and ‘Core Greenlands’ as shown in Figure 3 below.

Figure 3 – Excerpt from Guelph/Eramosa Land Schedule (A-3)



Proposed Major Roadway Protection

The 'Proposed Major Roadway' policy under County Official Plan Section 12.5.3 states that:

"Proposed major roadways, including potential river crossings, are shown on Schedule 'A'. These proposed roadways will be protected from development proposals which would undermine the ability to construct the roadway, increase the cost of acquiring land or constructing the roadway or impair the future functioning of the roadway."

7. Discussion

Given the province's stated intention to abandon the Highway 24 designation cited in Section 2, and the fact that future construction of the highway cannot be reasonably anticipated, it is no longer appropriate to retain the designation in the Official Plan and continue to limit development in this regard.

The County Roads Department is continuing to work on design concepts to improve traffic flow and safety on this part of Wellington Road 124.

8. Planning Opinion

Staff is of the opinion that the proposed Official Plan Amendment is consistent with provincial policy, conforms to the objectives and policies of the County Official Plan, is appropriate, and is in the public interest.

Recommendation:

THAT a By-Law adopting County of Wellington Official Plan Amendment 102 be approved.

Respectfully submitted,



Mark Paoli
Manager of Policy Planning

PART B - THE AMENDMENT

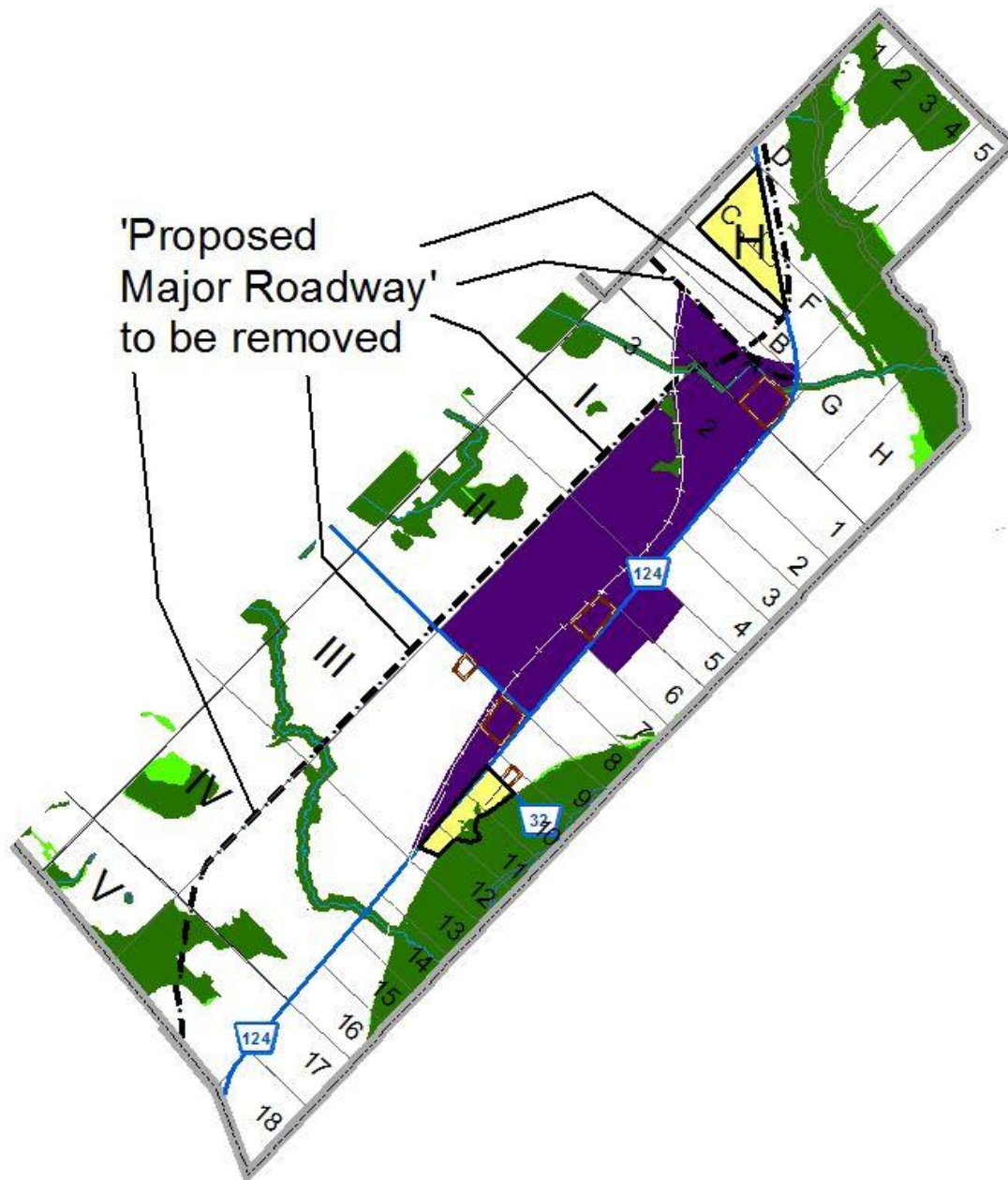
All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes Amendment No 102 to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **Schedule 'A-3'** be amended by removing the Proposed Major Roadway as shown on Schedule A of this amendment.

SCHEDULE "A" OF OFFICIAL PLAN AMENDMENT NO. 102



Attachment 'B'

From: Joan and Jake DeBruyn [mailto:joanandjake@hotmail.com]

Sent: September 20, 2016 10:47 PM

To: Meaghen Reid

Subject: Public Feedback: Highway 24 Proposed Major Roadway Removal from County Official Plan

Thank you for the opportunity to provide input on the proposed removal of the "Proposed Major Roadway" parallel to Highway 24 from Schedule A-3 of the County Official Plan.

I strongly encourage you to consider maintaining the restriction on development to protect this corridor for future high speed corridor development. Here are some reasons:

1. **Existing and Future Highway 24 Congestion.** Highway 24 between Guelph and Woolwich Township is already an extremely slow congested stretch of road. A family member has commuted this stretch of road for several years from Guelph to Grand River Freeport Hospital. It's painful and is only getting worse. It is logical to assume that the future growth of Guelph, Cambridge and Kitchener and development on Highway 24 itself will prompt further congestion. Holding land for a future alternative high speed corridor route is a strategic and wise decision.
2. **Hold the Right-of-Way for a Long-Term Vision.** Trying to buy up land in the future for a right of way will be very difficult. It could be that this area won't be developed for 25 years, but (regrettably) all this good farmland will likely become development land. If this land is held for a high speed corridor, then 35-40 years from now when we build it we'll all look back and say "thank goodness those good folks in 2016 had the sense to set aside this land."
3. **Great Example of Effective Right of Way Set-Aside.** I've personally seen an example of the value of setting aside right-of-ways for the long term in my former home of Winnipeg. Lands were set aside in the 1950's to create an inner ring road around the City. Urban development has progressed slowly, but these right-of-ways remained preserved. Finally the City has begun to develop and connect the different pieces, resulting in a tremendously welcome expressway that efficiently moves people across town, through established built-out neighbourhoods and business areas on new, straight, well connected routes. These can be seen on Google Maps: Chief Peguis Trail in the North, and Bishop Grandon/Route 90S in the South. These roads have further connections that are continuing to be developed (see <http://www.winnipeg.ca/publicworks/construction/studies/chiefpeguiswest.stm>). The key to note is that these roadways were envisioned in the 1950s, and lands set aside until today. These lands could never be secured today and these welcome roadways are only possible before of the fore-thought of wise civic leaders in the past. I believe that in our old age, or as our young people age, they will look back when this right-of-way gets developed into a high speed corridor and they'll say "thank you!"

4. **Lands Already Set Aside – No Loss or Cost to Maintain Status Quo.** If these or similar lands are allowed to incrementally develop and then would have to be purchased or expropriated in the future to build a high-speed corridor, there would be significant cost to taxpayers. But these current lands have long-ago been set aside, and the foregone development opportunity is long-ago decided. If the right-of-way restriction is lifted, those who currently own the land might expect a windfall gain if the lands quickly shift back into a future developable opportunity. But maintaining the status quo does not cost anyone anything: the existing owners are no further at a loss, and the taxpayers, township, and county don't gain or lose. Changing the designation creates a few unexpected (or expected) quick winners of the current owners. Maintaining the status quo doesn't result in any losers and is a fair and consistent thing to do.
5. **County's and Province's Lack of Interest to Develop Should be Weighed Against City of Guelph's Future Growth.** The County and Province have their priorities and rationale for current highway development. With limited resources the County has to focus on moving vehicles today, many of which originate in other jurisdictions. And the Province has set its path with the Highway 7 development north of town. But looking to future urban growth (which this area will surely succumb to), the opportunity to set aside a right-of-way for a high speed corridor in a future development zone is also a question that should be considered by the City of Guelph. While the County and Township can't be expected to simply bend to some future sprawl expectation from the City, the choice can be made to be responsible planners and stewards of space for future generations, whether they live in the City or not. The costs to develop high speed corridors is spread across all taxpayers and the local, provincial and federal levels. Maintaining set-aside lands now when the opportunity cost is low can be a wise decision for future generations, generations that likely will live in a larger and expanding City of Guelph.

Thank you for the opportunity to comment. I hope this feedback contributes to a healthy debate, and perhaps to changing course on this proposed decision.

Regards

Jake DeBruyn

91 Durham St. Guelph ON N1H 2Y4 joanandjake@hotmail.com (519) 822 4959



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Planner
Date: Thursday, October 13, 2016
Subject: **2014 Provincial Policy Statement Review- Agriculture and Mineral Aggregate Resource Policies**

1.0 Background:

At its September meeting Planning Committee received a staff report outlining key changes to the 2014 Provincial Policy Statement (PPS). Part of that review included identifying changes in provincial policy regarding Agriculture and Mineral Aggregate Resources.

The purpose of this report is to provide the Committee with an overview of the preliminary changes to the Official Plans agricultural and mineral aggregate resource policies needed to address the new provincial policy requirements related to these sections.

2.0 Proposed Official Plan Changes:

Changes that are proposed in the attached document do not result in a substantial change to existing Official Plan policies relating to Agriculture or Mineral Aggregate Resources. These policies are well developed given the extensive agricultural and mineral aggregate industry in the County.

Agriculture

Suggested changes to the agricultural policies of the Official Plan would clarify the types of uses permitted in the prime agricultural area and expand on existing criteria to ensure that on-farm-diversified uses and agriculture-related uses are appropriate in terms of scale, location and services provided.

Mineral Aggregate Resource

Suggested changes to the mineral aggregate resource policies of the Official Plan would add language which encourages ancillary uses that promote aggregate resource conservation and further, encourage comprehensive rehabilitation when preparing rehabilitation plans.

Definitions

There are a number of new definitions and modifications made to the definition section of the 2014 PPS. A number of changes proposed to the Official Plan are related to these definition changes.

3.0 Discussion:

Additional reports will be coming forward in the following months to address the remaining changes to the Official Plan in order to be consistent with the PPS 2014.

Recommendation:

That County Council adopt the following resolution:

THAT report PD2016-23 be received for information; and

THAT Staff be directed to circulate the proposed changes to the County of Wellington Official Plan to local municipalities for comment.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jameson Pickard".

Jameson Pickard, B.URPL
Planner

**Provincial Policy Statement 2014 Review
(Agricultural and Mineral Aggregate Resource)**

Proposed Official Plan Modifications

October 2016

PART 4

GENERAL COUNTY POLICIES

4.2.6 Home Business

Wellington County supports the trend towards more home based businesses and will facilitate new home business through planning policy.

In the Urban System, home businesses will be small in size and normally restricted to the occupants of the property. These uses will be oriented towards providing services rather than retail functions. Compatibility with surrounding residential development is a primary consideration.

In the Rural System, home businesses similar to those allowed in the Urban System are encouraged. Additionally, the following uses may be considered:

- sales outlets for agricultural products produced on the farm;
- home industries which are small in scale with limited employees, and minimal off site impact;
- bed and breakfast establishments
- farm vacation enterprises.

The opportunity to work from the home will be encouraged.

4.2.6 Home Business

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In the Urban System, home businesses will be small in size and normally restricted to the occupants of the property. These uses will be oriented towards providing services rather than retail functions. Compatibility with surrounding residential development is a primary consideration.

PPS Policy 2.3.3.1

In the Rural System, home businesses similar to those allowed in the Urban System are encouraged. Additionally, a variety of on-farm diversified uses may be considered including:

- sales outlets for agricultural products produced on the farm;
- home industries which are small in scale with limited employees, and minimal off site impact;
- bed and breakfast establishments
- farm vacation enterprises.

The opportunity to work from the home will be encouraged.

EXISTING

PROPOSED

PART 6

THE RURAL SYSTEM

6.4 PRIME AGRICULTURAL AREAS

6.4.1 Defined

Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas. These areas will be protected for agriculture.

6.4.2 Agriculture First

In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards.

As a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged.

6.4.3 Permitted Uses

Permitted uses and activities in Prime Agricultural Areas may include:

- a) agricultural uses
- b) secondary uses including home businesses and farm businesses
- c) agriculture-related uses
- d) existing uses
- e) single detached homes
- f) second units subject to Sections 4.4.6
- g) garden suites subject to Section 4.4.7
- h) accessory residence
- i) forestry uses

- j) wayside pits and quarries, portable asphalt plants and portable concrete

6.4 PRIME AGRICULTURAL AREAS

PPS definition for Prime Ag. Area

6.4.1 Defined

Class 1, 2 and 3 agricultural lands, and associated Class 4 through 7 lands and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas. These areas will be protected for agriculture.

6.4.2 Agriculture First

In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards.

As a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged.

6.4.3 Permitted Uses

Permitted uses and activities in Prime Agricultural Areas may include:

- a) agricultural uses
- b) On-farm diversified uses
- c) agriculture-related uses
- d) existing uses
- e) single detached homes
- f) second units subject to Sections 4.4.6
- g) garden suites subject to Section 4.4.7
- h) accessory residence

PPS Policy 2.3.3.1

- i) forestry uses
- j) wayside pits and quarries, portable asphalt plants and portable concrete

PROPOSED

EXISTING

- plants used on public authority contracts
- k) licensed aggregate operations
- l) community service facilities
- m) group homes on existing lots of records
- n) kennels on existing lots of record

All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.

Agricultural uses and normal farm practices will be protected and promoted.

6.4.4 Home Businesses and Farm Businesses

Home businesses are home occupations and home industries that are secondary to the principal use of the property and may be allowed, subject to zoning provisions, as a means of supplementing farm incomes and providing services in agricultural areas and may include:

- small home occupations conducted from the main residence with employment normally limited to the occupants of the property – examples include bed and breakfast, day care, hairdresser, and professional services;
- home industries which are small in scale with a limited number of employees, and minimal off-site impacts – examples include minor equipment repair, woodworking, crafts, and welding;

Farm businesses are small scale businesses that provide value-added products from the farm and may be allowed

- plants used on public authority contracts
- k) licensed aggregate operations
- l) community service facilities
- m) group homes on existing lots of records
- n) kennels on existing lots of record

All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.

Agricultural uses and normal farm practices will be protected and promoted.

subject to zoning provisions – examples include:

6.4.4 On-Farm Diversified Uses

On-farm diversified uses are home businesses and farm businesses that are permitted on the farm as a means of supporting the agricultural operation of the property and providing services in the agricultural area. On-farm diversified uses will be secondary to the principal agricultural use of the property, compatible with surrounding agricultural uses, limited in area and be appropriate for rural water and wastewater servicing.

Home businesses are home occupations and home industries that may be allowed, subject to zoning provisions, as a means of supplementing farm incomes and providing services in agricultural areas and may include:

- small home occupations conducted from the main residence with employment normally limited to the occupants of the

property – examples include bed and breakfast, day care, hairdresser, and professional services;

PPS Policy 2.3.3.1 and On-farm diversified use and Agriculture- related use definition

EXISTING

- farm vacation enterprises;
- cottage wineries;
- value-added processing or packing;
- sales outlets for agricultural products produced on the farm;
- seed cleaning
- pick-your-own, catch-your-own operations

6.4.5 Agriculture-related Uses

Small scale agriculture-related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms – examples include:

- livestock assembly;
- grain drying;
- cold storage;
- custom spraying;
- animal husbandry.

PROPOSED

- home industries which are limited in area with a limited number of employees, and minimal off-site impacts – examples include minor equipment repair, woodworking, crafts, and welding;

Farm businesses are businesses that are farm-related and provide value-added products from the farm and/or agri-tourism uses in the rural area. Farm businesses may be allowed subject to zoning provisions – examples include:

- farm vacation enterprises;
- cottage wineries;
- value-added processing or packing;
- sales outlets for agricultural products produced on the farm;
- seed cleaning
- pick-your-own, catch-your-own operations

6.4.5 Agriculture-related Uses

Agriculture-related businesses are farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture and provide direct products and/or services to farm operations as a primary activity. Agriculture-related uses may be allowed in appropriate location and subject to zoning provisions, where they are needed in close proximity to farms – examples include:

- livestock assembly;
- grain drying;

- cold storage;
- custom spraying;
- animal husbandry.

EXISTING

6.6 MINERAL AGGREGATE AREAS

6.6.1 Mineral Aggregate Resource Overlay

Lands within the Mineral Aggregate Resource Overlay are areas of high potential for mineral aggregate extraction and are shown as an overlay on Schedule "C". These lands have been identified based on geological information in the Ministry of Northern Development and Mines Aggregate Resources Inventory Paper report (ARIP No. 162). Lands in the Mineral Aggregate Resource Overlay generally consist of sand and gravel deposits and selected bedrock resources that the province has identified as being of Primary or Secondary Significance. There are also sites in the Mineral Aggregate Resource Overlay where there is an existing or approved mineral aggregate operation that lies outside of the sand and gravel resource areas of Primary or Secondary Significance and selected bedrock resources.

The Mineral Aggregate Resource Overlay only indicates that aggregate deposits are likely to be available. It does not presume that all conditions are appropriate to allow extraction or processing of the resource to proceed. The intention is to make as much aggregate resources available as close to markets as is realistically possible. In order to recognize environmental and land use constraints to the establishment of mineral aggregate operations, the following are not included in the Mineral Aggregate Resource Overlay: urban centres and hamlets plus 300 metres beyond their boundaries; provincially significant wetlands; other wetlands; and significant woodlands.

There are no known mineral deposits or petroleum deposits of significance that

warrant inclusion in this Plan. Should any deposits be identified, the County will develop policies to govern their protection and development.

PROPOSED

6.6 MINERAL AGGREGATE AREAS

PPS definition for High Quality

6.6.1 Mineral Aggregate Resource Overlay

Lands within the Mineral Aggregate Resource Overlay are areas of high potential for mineral aggregate extraction and are shown as an overlay on Schedule "C". These lands have been identified based on geological information in the Ministry of Northern Development and Mines Aggregate Resources Inventory Paper report (ARIP No. 162). Lands in the Mineral Aggregate Resource Overlay generally consist of high quality sand and gravel deposits and selected bedrock resources that the province has identified as being of Primary or Secondary Significance. There are also sites in the Mineral Aggregate Resource Overlay where there is an existing or approved mineral aggregate operation that lies outside of the sand and gravel resource areas of Primary or Secondary Significance and selected bedrock resources.

The Mineral Aggregate Resource Overlay only indicates that aggregate deposits are likely to be available. It does not presume that all conditions are appropriate to allow extraction or processing of the resource to proceed. The intention is to make as much aggregate resources available as close to markets as is realistically possible. In order to recognize environmental and land use constraints to the establishment of mineral aggregate operations, the following are not included in the Mineral Aggregate Resource Overlay: urban centres and hamlets plus 300 metres beyond their boundaries; provincially significant wetlands; other wetlands; and significant woodlands.

There are no known mineral deposits or petroleum deposits of significance that warrant inclusion in this Plan. Should any deposits be identified, the County will develop policies to govern their protection and development

EXISTING

6.6.4 Permitted Uses

In addition to the uses allowed by the underlying designation, the following uses may be allowed in Mineral Aggregate Areas through rezoning:

- a) aggregate extraction;
- b) associated uses such as stripping, berm construction, screen planting, landscaping, drilling, blasting, haulage, crushing, screening, washing, stockpiling, storage, loading, weighing, equipment parking, repair and maintenance, office facilities, importing and blending materials, environmental and safety control features and rehabilitation uses;

- | |
|---|
| c) ancillary uses such as asphalt plants, concrete plants, aggregate transfer stations, stockpiling and blending of aggregates with materials such as salt, sand-salt mixture and recycled road material. |
|---|

6.6.5 New Mineral Aggregate Operations

New or expanded mineral aggregate operations shall only be established through amendment to Mineral Aggregate Area shown on Schedule 'A' of this Plan. New or expanded mineral aggregate operations also require appropriate rezoning and licensing. Rezoning applications to allow mineral aggregate operations are subject to all relevant policies of this Plan. In considering proposals to establish new aggregate operations, the following matters will be considered:

- a) the impact on adjacent land uses and residents and public health and safety;
- b) the impact on the physical (including natural) environment;

PROPOSED

6.6.4 Permitted Uses

In addition to the uses allowed by the underlying designation, the following uses may be allowed in Mineral Aggregate Areas through rezoning:

- a) aggregate extraction;
- b) associated uses such as stripping, berm construction, screen planting, landscaping, drilling, blasting, haulage, crushing, screening, washing, stockpiling, storage, loading, weighing, equipment parking, repair and maintenance, office facilities, importing and blending materials, environmental and safety control features and rehabilitation uses;

PPS Policy 2.5.2.3

- | |
|--|
| c) ancillary uses such as asphalt plants, concrete plants and aggregate transfer stations, stockpiling and blending of aggregates with materials such as salt, sand-salt mixture and recycled road material. Ancillary uses which promote aggregate resource conservation will also be encouraged. |
|--|

6.6.5 New Mineral Aggregate Operations

New or expanded mineral aggregate operations shall only be established through amendment to Mineral Aggregate Area shown on Schedule 'A' of this Plan. New or expanded mineral aggregate operations also require appropriate rezoning and licensing. Rezoning applications to allow mineral aggregate operations are subject to all relevant policies of this Plan. In

considering proposals to establish new aggregate operations, the following matters will be considered:

EXISTING

- c) the capabilities for agriculture and other land uses;
- d) the impact on the transportation system;
- e) existing and potential municipal water supply resources are protected in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan and the applicable Source Protection Plan.
- f) the possible effect on the water table or surface drainage patterns;
- g) the manner in which the operation will be carried out;
- h) the nature of rehabilitation work that is proposed; and
- i) the effect on cultural heritage resources and other matters deemed relevant by Council.

It is essential that extraction be carried out with as little social and environmental cost as practical. Provincial standards, guidelines and regulations will be used to assist in minimizing impacts.

PROPOSED

- a) the impact on adjacent land uses and residents and public health and safety;
- b) the impact on the physical (including natural) environment;
- c) the capabilities for agriculture and other land uses;
- d) the impact on the transportation system;
- e) existing and potential municipal water supply resources are protected in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan and the applicable Source Protection Plan.
- f) the possible effect on the water table or surface drainage patterns;
- g) the manner in which the operation will be carried out;
- h) the nature of rehabilitation work that is proposed; and
- i) the effect on cultural heritage resources and other matters deemed relevant by Council.

PPS Policy 2.5.2.2

It is essential that extraction be carried out with as little social, economic and environmental cost as practical. Provincial standards, guidelines and regulations will be used to assist in minimizing impacts.

EXISTING

6.6.8 Rehabilitation

All proposals for new aggregate extraction shall include a plan for eventual rehabilitation. The plan shall:

- a) provide for progressive rehabilitation whenever feasible;
- b) be prepared in detail by a recognized expert;
- c) be compatible with the long term uses permitted by the surrounding official plan designations;
- d) on lands designated Prime Agricultural Areas, provide a detailed agricultural rehabilitation plan which restores substantially the same areas and average soil quality for agriculture as before extraction occurred; and
- e) on lands designated Secondary Agricultural Areas, provide an agricultural rehabilitation plan which, whenever feasible, restores substantially the same areas and average soil quality for agriculture as before extraction occurred.

6.6.8 Rehabilitation

All proposals for new aggregate extraction shall include a plan for eventual rehabilitation. The plan shall:

PPS Policy 2.5.3.2

- a) provide for progressive and comprehensive rehabilitation whenever feasible;
- b) be prepared in detail by a recognized expert;
- c) be compatible with the long term uses permitted by the surrounding official plan designations;
- d) on lands designated Prime Agricultural Areas, provide a detailed agricultural rehabilitation plan which restores substantially the same areas and average soil quality for agriculture as before extraction occurred; and
- e) on lands designated Secondary Agricultural Areas, provide an agricultural rehabilitation plan which, whenever feasible, restores substantially the same areas and average soil quality for agriculture as before extraction occurred.

EXISTING

PROPOSED

DEFINITIONS

Agricultural uses:

Means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture, apiaries, agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-related uses:

means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

Agricultural Condition:

Means: in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

Agricultural uses:

Means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture, apiaries, agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-related uses:

means those farm-related commercial and farm-related industrial uses that are directly related to the farm operation and are required in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Comprehensive rehabilitation:

Means rehabilitation of land from which mineral aggregate resources have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other

sites in the area where there is a high concentration of mineral aggregate operations.

All definition changes result from PPS definition changes

EXISTING

Mineral aggregate:

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral aggregate operation:

means:

- a) lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act, or successors thereto;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate, or the production of secondary related products.

PROPOSED

Mineral aggregate:

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral aggregate operation:

means:

- a) lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate, or the production of secondary related products.

Mineral aggregate resource conservation:

Means:

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag,

- etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

EXISTING

Mineral deposits:

means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Minerals

means metallic and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Minimum distance separation formulae:

means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Petroleum resources:

means oil, gas, and brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

All definition changes result from PPS definition changes

PROPOSED

Mineral deposits:

means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Minerals

means metallic and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Minimum distance separation formulae:

means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

On-farm diversified uses:

means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Petroleum resources:

means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

EXISTING

Portable asphalt plant:

means a facility:

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable Concrete Plant:

means a building or structure:

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of a permanent construction, but which is designed to be dismantled at the completion of the construction project.

All definition changes result from PPS definition changes

PROPOSED

Portable asphalt plant:

means a facility:

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable Concrete Plant:

means a building or structure:

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of a permanent construction, but which is designed to be dismantled at the completion of the construction project.

means land that includes specialty crop lands and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.

Residence surplus to a farming operation:

means an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

EXISTING

Prime Agricultural Areas:

means areas where prime agricultural lands predominate. This includes:

- areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils;

and

- additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land:

All definition changes result from PPS definition changes

PROPOSED

Prime Agricultural Areas:

means areas where prime agricultural lands predominate. This includes:

- areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands;

and

- additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food

using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land:

means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Residence surplus to a farming operation:

means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Rural areas:

Means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.

Rural lands:

means lands which are located outside of settlement areas and which are outside of prime agricultural areas.

EXISTING

Secondary uses:

means uses secondary to the principal use of the property, including home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

Significant:

means:

- a) in regard to wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by

the province, as amended from time to time.

- b) in regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is survival necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.
- c) in regard to woodlands, an area which is: ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.
- d) in regard to other features and areas ecologically important in terms of features, functions representation or amount, and diverse uses

All definition changes result from PPS definition changes

PROPOSED

Secondary uses:

~~means uses secondary to the principal use of the property, including home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.~~

Significant:

means:

- a) in regard to wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by

the province, as amended from time to time.

~~b) in regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is survival necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.~~

b) in regard to woodlands, an area which is: ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources.

c) in regard to other features and areas ecologically important in terms of

for the important contribution they make to our understanding of the history of a place, an event, or a people

g) in regard to other matters, important in terms of amount, content, representation or effect.

Criteria for determining significance in sections c) - f) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Specialty crop land:

means areas where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- a combination of farmers skilled in the production of specialty crops, and of capital investment to produce crops.

All definition changes result from PPS definition changes

EXISTING

geographic area or natural heritage system.

e) in regard to mineral potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time;

f) in regard to cultural heritage and archaeology, resources that are valued

PROPOSED

features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

d) in regard to mineral potential, an area identified as provincially significant evaluation procedures developed established by the Province, as amended from time to time;

- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people

Criteria for determining significance in sections c) - e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Specialty crop land:

means areas where specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- farmers skilled in the production of specialty crops; and
- A long-term investment of capital in areas such as crops, drainage infrastructure and related facilities and services to produce, store, or process specialty crops.

All definition changes result from PPS definition changes

EXISTING

Wayside pits and quarries

Means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right of way.

PROPOSED

Wayside pits and quarries

Means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right of way.