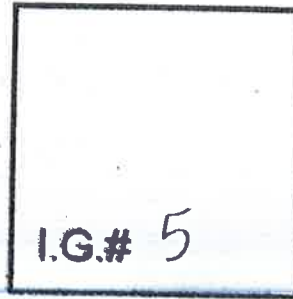




PLANNING, HOUSING AND
COMMUNITY SERVICES

150 Frederick Street, 8th Floor
Kitchener ON N2G 4J3 Canada
Telephone: 519-575-4533
TTY: 519-575-4608
Fax: 519-575-4449
www.regionofwaterloo.ca



CLERK'S DEPARTMENT	
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File	

File: D17-40/1/OPA 26
August 21, 2014

RECEIVED

AUG 22 2014

Township of Puslinch

Mr. Roger Mordue,
CAO/Clerk
Township of North Dumfries
1171 Greenfield Road,
Cambridge, ON N1R 5S5

Dear Mr. Mordue:

Re: Notice of Decision to Approve Area Official Plan Amendment

File: Official Plan Amendment No. 26
Official Plan Conformity Exercise
Municipality: Township of North Dumfries
Location: Township Wide

In accordance with By-law No. 01-028, as amended, of the Regional Municipality of Waterloo and Sections 17 and 21 of the Planning Act, R.S.O., 1990, c. P.13, as amended this letter shall comprise the 'Notice of Decision' for the above noted amendment. I attach hereto a copy of the proposed decision with respect to Amendment No. 26 to the Official Plan of the Township of North Dumfries.

Additional Information regarding Official Plan Amendment No. 26 is available at the Planning, Housing, and Community Services Department, Regional Municipality of Waterloo, 150 Frederick Street, Kitchener, Monday to Friday between 9:00 am and 4:00 pm. For additional detail, please contact Mr. David Galbraith, Principal Planner at (519) 575-4087 or by email DGalbraith@regionofwaterloo.ca.

Additional Applications

Nil.

The Last Day for Submitting an Appeal under subsection 17(36) of the Planning Act is **September 10, 2014**. The written appeal and the Ontario Municipal Board fee in the amount of \$125.00 must be received by the Regional Clerk no later than 4:30 pm, **September 10, 2014**.

Only individuals, corporations or public bodies may appeal all or part of a proposed decision to the

Ontario Municipal Board. An appeal may not be made by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

The proposed decision is final if an appeal is not received before or on the last day for submitting a request for appeal.

Yours truly,

A handwritten signature in black ink, appearing to read "Rob Horne".

Rob Horne, M.A., M.C.I.P., R.P.P.
Commissioner of Planning, Housing
and Community Services

cc: Ms. K. Fletcher, Clerk, Region of Waterloo



REGIONAL MUNICIPALITY OF WATERLOO

COMMISSIONER OF PLANNING, HOUSING AND COMMUNITY SERVICES

DATE: August 21, 2014

SUBJECT: TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN AMENDMENT NO. 26

RECOMMENDATION:

That the Regional Commissioner of Planning, Housing, and Community Services approve Official Plan Amendment No. 26 to the Official Plan of the Township of North Dumfries, with modifications detailed in Attachment "A", and that the following certificate page be included in the amendment document:

Amendment No. 26
to the
Official Plan
of the
Township of North Dumfries

Amendment No. 26 to the Official Plan of the Township of North Dumfries, which has been adopted by the Council of the Township of North Dumfries, is hereby approved with modifications in accordance with Sections 17 and 26 of the Planning Act, R.S.O. 1990, Chapter p. 13, as amended, by the Regional Municipality of Waterloo.

August 21, 2014

Approval Date

September 11, 2014

Date Approval Comes into Effect

Rob Horne, MA, MCIP, RPP
Commissioner of Planning, Housing
and Community Services

REPORT

Amendment No. 26 to the Official Plan of the Township of North Dumfries applies broadly to all lands within the Township, and was prepared in accordance with the Planning Act to bring the Township's Official Plan into conformity with Regional and Provincial land use policies.

The Township's existing Official Plan was last approved by the Region in 1998. Since then, there have been a number of changes in Provincial and Regional land use policy which need to be reflected in the Township's Official Plan. These include: the Provincial Policy Statement (2014), the Provincial Greenbelt Plan (2005) and the Growth Plan for the Greater Golden Horseshoe (2006), and a new Regional Official Plan (2009). Under Section 26 of the Planning Act, municipalities are required to review, and if necessary update their official plans, at least every five years to ensure conformity with Provincial and Regional land use policy.

The Township initiated the review of its Official Plan in December 2011 and released a draft amendment for public review and comment in May 2013. This process culminated on December 16, 2013 when Township Council adopted Official Plan Amendment No. 26 by By-law No. 2605-13 and subsequently forwarded it to the Region for approval.

In February 2014, Regional Community Planning staff circulated the Township-adopted Official Plan Amendment No. 26 to appropriate public bodies and agencies, area and neighbouring municipalities, and Regional departments for review and comment. Based on the results of this circulation and review by Community Planning staff, a Draft Decision was prepared and sent to the Township for consideration on May 5, 2014. The Draft Decision proposed several modifications to the amendment, and outlined a number of areas of the amendment where no decision was proposed to be made.

The Draft Decision was considered by Township Council on June 21, 2014 and no concerns were raised.

Regional staff is satisfied that Official Plan Amendment No. 26, as modified, conforms to the Regional Official Plan, the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan, and is consistent with the Provincial Policy Statement. Accordingly, staff recommends that the Regional Commissioner of Planning, Housing and Community Services approve Official Plan Amendment No. 26 as outlined in this report and the attached Decision.

FINANCIAL IMPLICATIONS:

Pursuant to Regional By-law 01-028 (Commissioner's delegation by-law), this approval does not obligate the Regional Municipality of Waterloo to any financial costs over and above those contained in the current budget or the 10-Year Capital Forecast already approved by Regional Council.

OTHER DEPARTMENT CONSIDERATIONS:

Official Plan Amendment No. 26, as adopted by Township of North Dumfries Council, was circulated by Regional Community Planning staff to various internal departments on February 7, 2014. All comments received through this process have been reviewed and, if necessary addressed through the modifications to the amendment.

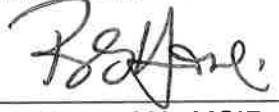
COMES INTO EFFECT:

Provided there are no appeals received by 4:30 p.m. on September 10, 2014, Official Plan Amendment No. 26 of the Township of North Dumfries would come into effect on September 11, 2014.

PREPARED BY:

for 
David Galbraith, BES
Principal Planner

APPROVED BY:


Rob Horne, MA, MCIP, RPP
Commissioner of Planning, Housing
and Community Services

Decision

With respect to Official Plan Amendment No. 26
to the Township of North Dumfries Official Plan
Subsection 17 (34) of the Planning Act
August 21, 2014

The Regional Commissioner of Planning, Housing, and Community Services hereby approves Official Plan Amendment No. 26 to the Township of North Dumfries Official Plan, as adopted by By-law No. 2605-13 on December 16, 2013, subject to the following modifications, as shown in Part A and Part B of this Decision.

Part A of this draft Decision constitutes additions and deletions to the text of the Official Plan Amendment. Additions are shown in red text (example), and deletions are illustrated using a single strikethrough (~~example~~). Part B includes modifications to the Maps and Schedules. Part C of this Decision identifies areas of the Official Plan for which no decision is being made at this time.

PART A: Regional Modifications to the Text of the Official Plan Amendment

Mod. No.	Details of the Modification
1.	On page 9, the first paragraph of subsection 4 of Section 1.3 relating to the Provincial Policy Statement is modified as follows: “Provincial Policy Statement (PPS) – this document was issued under Section 3 of the <u>Planning Act</u> and came into effect on March 1, 2005 April 30, 2014.”
2.	On page 12, subsection 10 of Section 1.5 is modified as follows: “To optimize the use of new and existing <i>community infrastructure</i> and services, and consider opportunities for adaptive re-use, to meet the current and future needs while minimizing land consumption and servicing costs.”
3.	On page 12, subsection 13 of Section 1.5 is modified as follows: “To promote land use and development patterns that are <i>freight-supportive</i> and transit-supportive, support energy conservation and

	efficiency, improved air quality, and climate change mitigation and adaptation.”
4.	On page 26, subsection e) of Policy 2.8.1 relating to Ayr Urban Area Expansions/Rationalizations is modified as follows: “the existing or planned infrastructure required to accommodate the proposed expansion is financially viable over its life-cycle, can be provided in an financially and environmentally sustainable manner, and is consistent with the Township’s infrastructure master plan; with any applicable Township and/or Regional <i>infrastructure</i> master plan”.
5.	On page 27, subsection c) of Policy 2.8.3 relating to boundary rationalizations of the Ayr Urban Area is modified as follows: “does not result in a net increase in the amount of land designated as Designated Greenfield Area and/or located within the Countryside Line, except for as provided for in accordance with Policy 2.8.4 Policy 2.8.4, and”
6.	On page 27, Policy 2.8.4 relating to boundary rationalizations of the Ayr Urban Area is modified as follows: “To further focus growth within the Ayr Urban Area, any boundary rationalization proposed under Policy 2.8.2 Policy 2.8.3 that would result in a net increase in the amount of land designated as Designated Greenfield Area and/or located within the Countryside Line, may be permitted where”
7.	On page 29, Policy 2.9.1.5 relating to the expansion of existing Rural Settlement Areas or Rural Employment Areas is modified as follows: “The expansion of existing Rural Settlement Areas or Rural Employment Areas will not be permitted, except as provided for in Policy 2.9.1.5 Policy 2.9.1.6 of this Plan and Section 6.G of the ROP.”
8.	On page 32, subsection b) of Policy 2.10.2 is modified as follows: “the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services has with a maximum area of one hectare, except where natural features or existing lot patterns justify the inclusion of additional lands.”
9.	On page 35, subsection e) of Policy 2.11.8 is modified as follows: “the severance will not result in an undersized farm that may not be commercially viable, as determined in accordance with Policy 5.1.1.3 Policy 5.1.2.3.”
10.	On page 36, the first paragraph of Policy 2.12.1 relating to boundary adjustments is modified as follows: “Notwithstanding Policies 2.10.1 and 2.11.4 2.11.4, a new farm or a new lot will not be deemed to have been created where consent to sever is given for the following purposes:”

<p>11.</p>	<p>On page 36, subsection a) of Policy 2.12.1 relating to lot creation is modified as follows:</p> <p>“to address legal or technical matters such as easements and, correction of deeds, quit claims and rights-of-ways that do not result in the creation of a separate lot, except where such easements or rights-of-way are intended to facilitate the construction of new buildings or structures on a vacant lot of record otherwise undevelopable due to lack of frontage onto a public road. Consents for such easements will be considered an application to create a new lot and will be subject to Policies 2.10.1 and 2.11.1 as applicable;”</p>
<p>12.</p>	<p>On page 37, Policy 3.1.1.2 relating to land use compatibility is modified as follows:</p> <p>“The Township will prevent or minimize potential <i>adverse effects</i> from odour, noise and other contaminants, and risks to public health and safety due to the encroachment of <i>sensitive land uses</i> and potentially incompatible uses on one another. Compatible uses may be encouraged as a buffer between <i>sensitive land uses</i> and industrial areas, where the intervening use is compatible within both industry and the sensitive land use.”</p>
<p>13.</p>	<p>On page 37, Policy 3.1.1.3 relating to the impact of industrial activities on sensitive uses is modified as follows:</p> <p>“Effective separation distances for minimizing the impacts of industrial activities of surrounding sensitive land uses will be established by the <i>Ministry of the Environment’s D-6 Guideline</i> D-6 Guideline D-Series Guidelines.”</p>
<p>14.</p>	<p>On page 41, subsection g) of Policy 3.2.4.1 relating to conversion of rental affordable housing to condominium ownership is modified as follows</p> <p>“the proposal satisfies any criteria contained in the Rental Housing Protection Act <u>Residential Tenancies Act</u> and other criteria established by the Provincial Government that may be applicable; and”</p>
<p>15.</p>	<p>On page 46 to 47, Policy 3.4.1.3 relating to development applications proposing the use of individual wastewater treatment systems is modified as follows:</p> <p>“Prior to the approval of any <i>development applications</i> proposing the use of <i>individual wastewater treatment systems</i>, studies prepared in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies and approved by the Region, must have demonstrated that such system(s) can operate satisfactorily on the site over the long-term and will not have a negative impact on groundwater resources.”</p>
<p>16.</p>	<p>On page 47, Policy 3.4.2.3 relating to development applications proposing the use of private wells is modified as follows:</p> <p>“Prior to the approval of any <i>development applications</i> that propose the use of private wells as a servicing option, studies undertaken in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies, must have demonstrated that such wells can operate satisfactorily on the site over the long-term and not negatively affect groundwater resources.”</p>

<p>17.</p>	<p>On page 50, Policy 4.1.2 relating to economic development and competitiveness is modified as follows:</p> <p>“The Township will promote opportunities for economic development and competitiveness and community investment-readiness by:</p> <ul style="list-style-type: none"> a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) planning for, protecting and preserving employment areas for current and future uses ensuring the necessary <i>infrastructure</i> is provided to support current and forecasted employment needs; d) ensuring the necessary <i>infrastructure</i> is provided to support current and forecasted employment needs; and e)d) designating and preserving lands within the Ayr Urban Area and Rural Employment Areas that are in vicinity of existing highway interchanges or rail yards <i>rail facilities</i> as employment areas, where appropriate. d)e) encouraging business partnership arrangements; e)f) nurturing the growth of small businesses by permitting secondary uses and home occupations in accordance with the policies in this Plan; f)g) promoting a high level of education and training within the community; and g)h) collaborating with the Province to identify provincially strategic employment areas to help maintain and enhance the Greater Golden Horseshoe’s position in the global economy; i) support local food and promote the sustainability of agri-food and agri-product businesses by protecting agricultural resources and minimizing land use conflicts; and j) promoting energy conservation and providing opportunities for development of <i>renewable energy systems and alternative energy systems</i>, including district energy.”
<p>18.</p>	<p>On page 53, Policy 5.1.1.4 relating to the application of the minimum distance separation formulae is modified as follows:</p> <p>“The construction of new farm-related residential and New land uses, including the creation of separate lots, expansion of existing lots and the development of new/expanded livestock barns or manure storage facilities will conform to comply with the <i>minimum distance</i></p>

	<i>separation formulae.”</i>
19.	On page 54, subsection b) i) of Policy 5.1.2.2 relating to lot creation in prime agricultural areas is modified as follows: “be of a size appropriate for the type of agricultural use <i>agricultural use</i> common in the area; and”
20.	On page 54, subsection b) of Policy 5.1.2.3 relating to lot creation for agriculture-related uses is modified as follows: “where the retained farm parcel would have a lot area less than 40 hectares, the owner/applicant will be required to provide information satisfactory to the Township and <i>the Township and</i> the Region, which demonstrates that the resulting farm parcel will: i) be of a size appropriate for the type of agricultural uses <i>agricultural uses</i> common in the area; and ii) be sufficiently large enough to sustain an economically viable farm operation, and to maintain flexibility for future changes in the type or size of agricultural operation.”
21.	On page 76, Policy 6.1.7.5 relating to development on lands contiguous to Core Environmental Features is modified as follows: “ Development applications, or site alteration or infrastructure projects will only be permitted on lands contiguous to a Core Environmental Feature where an <i>Environmental Impact Statement</i> , or similar study, submitted in accordance with the policies in Section 6.3 has determined to the satisfaction of the Township, the Region, the GRCA and/or the <i>Province</i> , as appropriate, that approval of the proposed <i>development</i> or <i>site alteration</i> would not result in <i>adverse environmental impacts</i> on the features and <i>ecological functions</i> of the Core Environmental Feature.”
22.	On page 76, subsection “d)” of Policy 6.1.7.4 is modified as follows: “ infrastructure projects in accordance with the policies <i>7.C.11 and 7.C.12</i> of the ROP”
23.	On page 76, Section 6.1.7 (Core Environmental Features) is modified by adding the following policies: “ 6.1.7.6 <i>An Environmental Impact Statement</i> submitted in accordance with Policies 6.1.7.4 or 6.1.7.5 will identify appropriate buffers to Core Environmental Features, to the satisfaction of the Township in consultation with the Region and the GRCA. Such buffers will not only serve to protect Core Environmental Features from <i>adverse environmental impacts</i> but will also provide opportunities for net <i>habitat enhancement</i> or, wherever feasible, restore the <i>ecological functions</i> of the Core Environmental Feature. The location, width, composition and use of buffers will be in accordance with the approved <i>Environmental Impact Statement</i> , with buffers being a minimum of 10 metres as measured from the outside boundary of the Core Environmental Feature and established and maintained as appropriate self-sustaining vegetation.”

24.	<p>On page 82, Section 6.2 (Watershed Planning) is modified by adding the following new policy:</p> <p>“6.2.14 Cedar Creek Sub-Watershed</p> <p>Policies relating to this scoped sub-watershed study will be considered by future amendments to this Plan.”</p>
25.	<p>On page 85, subsection c) of Policy 6.4.4 is modified as follows:</p> <p>“a <i>two-zone policy area</i> has been designated in accordance with the policies of the ROP to permit <i>development</i> or <i>site alteration</i> in the <i>flood fringe</i>, and the effects and risk to public safety are minor so as to be managed or and could be mitigated in accordance with the <i>Province’s</i> standards, as determined by the demonstration and achievement of and where all of the following are demonstrated and achieved:”</p>
26.	<p>On page 86, subsection b) of Policy 6.4.4 is modified as follows:</p> <p>“an essential emergency service essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be unacceptably impaired during an emergency as a result of flooding, the failure of <i>floodproofing standards</i> or <i>protection works standards</i>, or erosion;”</p>
27.	<p>On page 87, Section 6.4 (Natural Hazards) is modified by adding the following new policy:</p> <p>“6.4.13 The Township will consider the potential impacts of climate change that may increase the risks associated with natural hazards.”</p>
28.	<p>On page 89, Policy 7.1.1 relating to conserving and enhancing cultural heritage resources is modified as follows:</p> <p>“The Township will <i>conserve</i> and enhance <i>cultural heritage resources</i> using the provisions of the <u>Ontario Heritage Act</u>, the <u>Planning Act</u>, the <u>Environmental Assessment Act</u>, the Cemeteries Act Funeral, Burial and Cremation Services Act and the <u>Municipal Act</u>.”</p>
29.	<p>On page 89, Chapter 7 is modified by adding the following new policy:</p> <p>“7.1.4 The Township will consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.”</p>
30.	<p>On pages 109 to 118, the Glossary is modified by revising the following terms as follows:</p> <p>“Agricultural Uses - the growing or crops, including nursery, biomass, horticultural and floricultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup productions; and associated on-farm residence(s), buildings, structures and farm greenhouses, and structures, including, but not limited to livestock facilities, manure storage, value-retaining facilities.”</p>

“Agricultural-Related Uses – farm-related commercial and farm-related industrial uses that are ~~small-scale and~~ directly related to the farm operations in the area and ~~are required~~ benefit from being in close proximity to the farm operations, and provide direct products and/or services to farm operations as a primary activity. Such uses may generally include abattoirs, grain drying and storage operations, feed mills, produce auctions or locally grown food and similar uses that provide a direct service to the farm community.”

“Agri-Tourism Activities Uses – means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, ~~the act of visiting a~~ tours of working farms or any agricultural, horticultural or agri-business operation for the purpose of education, enjoyment, or active involvement in the activities of the farm where the principal activity on the property remains as farming and where products used in the activity are produced on the property or related to farming.”

“Alternative and/or Renewable Energy Systems – means

- a) Alternative energy systems ~~means sources of energy or energy conversion processes~~ a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems;
- b) Renewable energy systems means the production of electrical power, heat and/or cooling from an energy source that is renewed by natural processes, a renewable energy source. including, but not limited to wind, water, biomass resources or products, or solar and geothermal energy.”

“Archaeological potential – the likelihood to contain *archaeological resources*. ~~Criteria for determining~~ Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. ~~The Ontario Heritage Act requires~~ Archaeological potential is to be confirmed through archaeological fieldwork. ~~undertaken in accordance with the Ontario Heritage Act.~~”

“Archaeological Resources – artifacts, archaeological sites and marine archaeological sites as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Heritage Act Ontario Heritage Act.”

“Conserve/Conserved (for the purposes of Chapter 7) - the identification, protection, ~~use and/or management~~ and use of cultural heritage and ~~archaeological resources~~ built heritage resources, cultural heritage landscapes and archaeological resources in such a way a manner that ensures their cultural heritage values, or interest attributes and integrity are is retained under the Ontario Heritage Act. This may be addressed through a conservation plan or heritage impact assessment. achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

“Cultural Heritage Landscape - a defined geographical area of heritage significance which has that may have been modified by human activities and is valued by a community identified as having cultural heritage value or interest by a community, including an Aboriginal community. It involves a grouping(s) of individual heritage. The area may involve features such as structures, spaces, archaeological sites and/or natural elements, that are valued together for their interrelationship, meaning or association which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.”

"Infrastructure - physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: municipal drinking-water supply systems, municipal wastewater systems, **stormwater management systems, waste management systems, electricity power generation, and electricity transmission and distribution systems,** communications/ telecommunications, transit systems and corridors, **Township Roads,** the Regional Road system, Provincial Highways, railways, oil and gas pipelines and associated facilities."

"Municipal Comprehensive Review - for the purposes of this Plan, or an official plan amendment, initiated by the Region and/or the Township, as appropriate, which:

- a) is based on a review of the population and employment forecasts contained in this Plan and which reflect forecasts and allocations by the Region and Provincial plans; **considers alternative directions for growth or development; and determines how best to accommodate development while protecting provincial interests;**
- b) utilizes opportunities to accommodate forecasted growth or development through *reurbanization*; **and considers physical constraints to accommodating proposed development within existing settlement area boundaries;**
- c) is integrated with planning for physical *infrastructure* and *community infrastructure* **and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;**
- d) —
- d) considers cross-jurisdictional issues;
- e) **confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;**
- f) **confirms that sewage and water services can be provided; and**
- g) **comprehensively applies the policies and schedules of Provincial plans."**

"Prime Agricultural Land – ~~land that includes~~ **means** *specialty crop areas* and/or Canada Land Inventory Classes 1, 2, and 3 ~~soils lands, as amended from time to time,~~ in this order of priority for protection.

"Provincial and Federal Requirements -

- a) for the purposes of Chapters 5, legislation, **regulations, and policies, and standards** administered by Federal or *Provincial* governments for the purpose of protecting the environment from potential impacts associated with energy ~~facilities~~ **systems** and ensuring that the necessary approvals are obtained.;
- b) for the purposes of ~~Chapter 6~~ **Section 6.1.8,** legislation and policies administered by Federal or *Provincial* governments for the

	<p>purposes of protecting <i>fish habitat</i>, and related scientifically established standards such as water quality criteria for protecting Lake Trout populations.”</p> <p>“Sensitive Land Uses- buildings, land uses, amenity areas, or outdoor spaces:</p> <p>a) Where routine or normal activities occurring at reasonable expected times would experience one or more <i>adverse effects</i> from contaminant discharges generated by a nearby major facility major facility. <i>Sensitive land uses</i> may be a part of the natural or built environment; or</p> <p>b) That may be adversely impacted by noise from transportation sources, including: residential developments, seasonal residential developments; and hospitals, nursing/retirement homes, schools, and day-care centres.”</p> <p>“Specialty Crop Area - areas designated using evaluation procedures established guidelines developed by the <i>Province</i>, as amended from time to time, where. In these areas, speciality 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 lands are predominantly grown, usually resulting from:</p> <p>a) soils that have suitability to produce speciality crops, or lands that are subject to special climatic conditions, or a combination of both; and/or</p> <p>b) a combination of farmers skilled in the production of specialty crops, and of capital investment in; and</p> <p>c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process speciality crops.”</p> <p>“Vulnerable/Vulnerability- surface water and/or groundwater that can be easily changed or impacted. by activities or events, either by virtue of their vicinity to such activities or events or by preferential pathways among such activities and the surface and/or groundwater.”</p>
<p>31.</p>	<p>On pages 109 to 118, the Glossary is modified by adding the following new terms and arranging them in alphabetical order accordingly:</p> <p>“Essential Emergency Service - means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.”</p> <p>“Existing – land uses legally existing in accordance with the Township’s Zoning By-law.”</p> <p>“Freight- supportive – in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on</p>

municipal approaches that achieve the same objectives.”

“Green Infrastructure – means natural and human made elements that provide ecological and hydrological functions and processes. Green Infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.”

“Habitat Enhancement– an enhancement of the form and/or ecological function of the Greenlands Network. Refers to an overall positive contribution to the state of the natural environment as a result of rehabilitation initiatives associated with a mineral aggregate operation. These positive contributions may include such criteria as increased biological diversity, system function, significant wildlife habitat and the creation of environmental features, including wetlands, water systems and woodlands.”

“Habitat of endangered species and threatened Species – means

a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or

b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.”

“Liveable/liveability – the ability to readily satisfy the majority of one’s day-to-day housing, employment, shopping, health, transportation and recreational needs and thereby sustain a high quality of life. A liveable region is one that contains integrated, compact, mixed-use communities with distinct senses of place and character that provide people with choices about where they live, work and play.”

“Major Facilities – means facilities which may require separation from sensitive land uses, including but not limited to airports, transportation infrastructure and corridors, *rail facilities*, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.”

“Major goods movement facilities and corridors - means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are *freight-supportive* may be recommended in guidelines developed by the *Province* or based on municipal approaches that achieve the same objectives.”

“Preferential pathways – a constructed pathway or excavation to a depth greater than five meters and/or where protective geologic layers overlying an aquifer have been removed that create a direct access or conduit facilitating the transport of contaminants to a municipal drinking-water source.”

“Rail Facilities - means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.”

“Renewable Energy Source – means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.”

“Site plan (for use in all Chapters and Sections, except Section 5.2) – a plan prepared under Section 41 of the Planning Act which details building location and design as well as other site specific considerations such as walkways, landscaping, lighting and storage areas.”

“Site plan (for the purposes of Section 5.2) – a plan as defined in the licensing process for aggregate extraction operations in accordance with the provisions of the Aggregate Resources Act.”

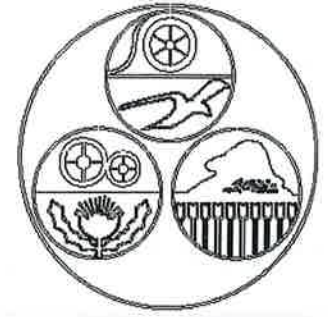
“Sustainable/sustainability – the ability to meet the needs of both current and future generations by balancing cultural, economic, environmental and social elements through thoughtful, comprehensive and inclusive decision-making. A sustainable region is one that is robust, resilient and strives to live within its natural limits.”

PART B: Modifications to Maps, Schedules and Tables

Mod. No.	Details of the Modification
32.	Map 1 (Context Map) is modified to show the correct Provincial Highway 7 as shown on the attached Map 1.
33.	Map 2 (Planned Township Structure) is modified to revise the legend to add a symbol for the "Special Policy Area" designations, as shown on the attached Map 2.
34.	Map 2 (Planned Township Structure) is modified to re-designate the lands municipally addressed as 2042 Dumfries Road and 2003 Dumfries Road from "Agricultural" to "Rural Institutional", as shown on the attached Map 2.
35.	Map 3A (Transportation) is modified to delete "Provincial Highway", "Regional Road" and "Local Road" from the legend, as shown on the attached Map 3A.
36.	Map 3A (Transportation) is modified to show Provincial Highway 8, as shown on the attached Map 3A.
37.	Map 5A (Greenlands Network) is modified to remove the Core Environmental Feature land use designation from the property municipally known as 2772 Greenfield Road, as shown on the attached Map 5A.
38.	Map 5B (Environmental Constraint Areas) is modified to include the Supporting Environmental Features (as designated on Map 5A) within the "Environmental Constraint Areas" designation, as shown on the attached Map 5B.
39.	Map 5B (Environmental Constraint Areas) is modified to remove the Environmental Constraint Area designation from the property municipally known as 2772 Greenfield Road, as shown on the attached Map 5B.
40.	Map 6 (Watershed Study Areas) is modified by deleting the existing map and replacing it with the attached new Map 6.
41.	All page, section, and page reference numbers in the Official Plan, including the Table of Contents, are adjusted accordingly to accommodate the modifications herein.

PART C: Items Deferred for Further Consideration

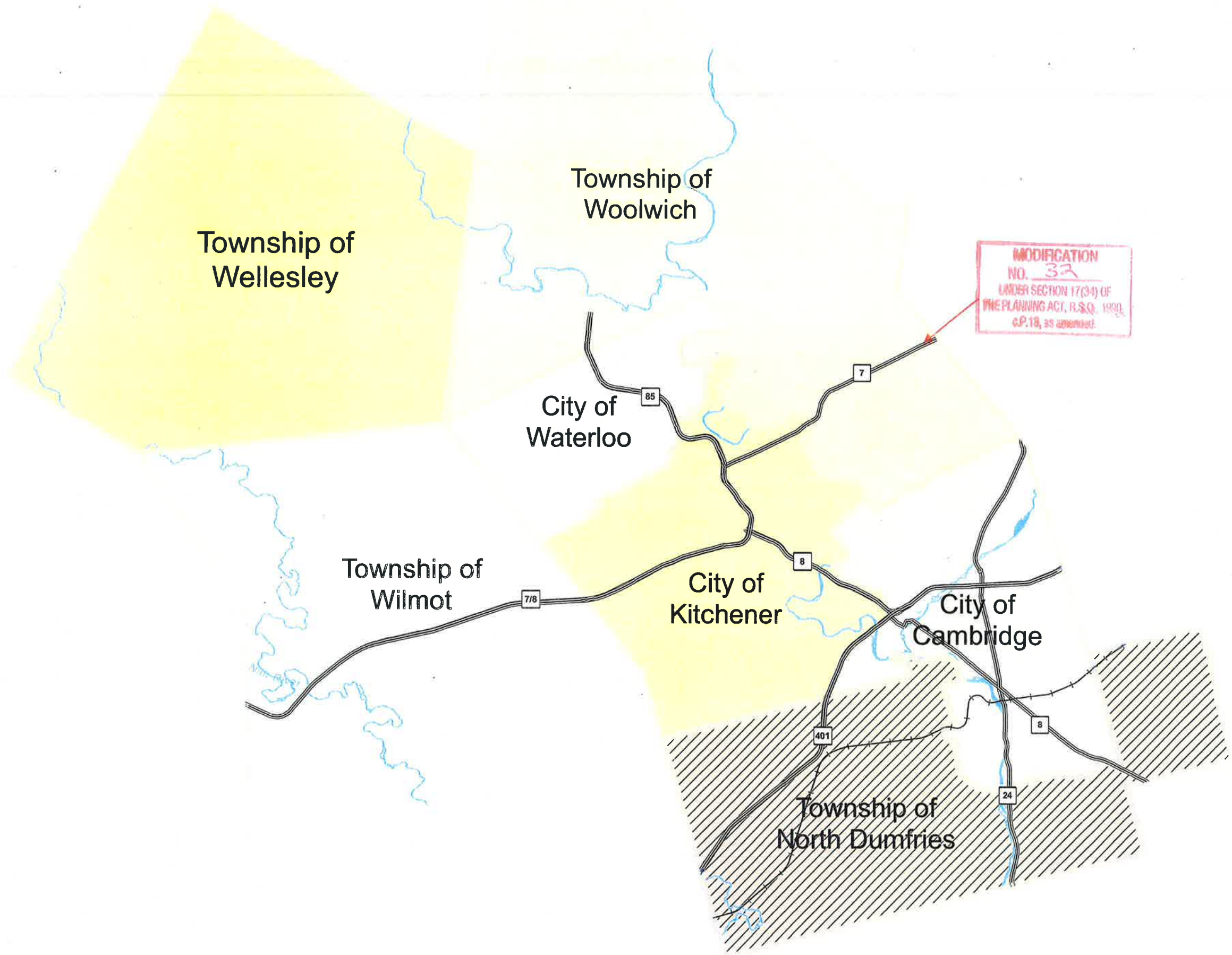
Def. No.	Details of the Deferral
1.	Beginning on page 12, no decision is being made with respect to Section 1.6 (Population and Employment Forecasts), including Table1, in its entirety.
2.	Beginning on page 16, no decision is being made with respect to Policy 2.4.1(Reurbanization Target) in its entirety.
3.	On page 17, no decision is being made with respect to subsection b) of Policy 2.5.2 (Designated Greenfield Area Density Targets).
4.	Beginning on page 57, no decision is being made with respect to Section 5.2 (Mineral Aggregate Resource Areas) in its entirety.



TOWNSHIP OF NORTH DUMFRIES

OFFICIAL PLAN

MAP 1 CONTEXT MAP

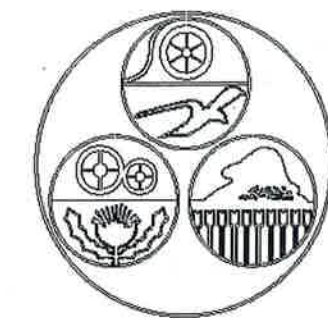


LEGEND

- Provincial Highway
- Regional Road
- Local Road
- River
- Municipal Boundary
- Railway



Note:
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TOWNSHIP OF NORTH DUMFRIES

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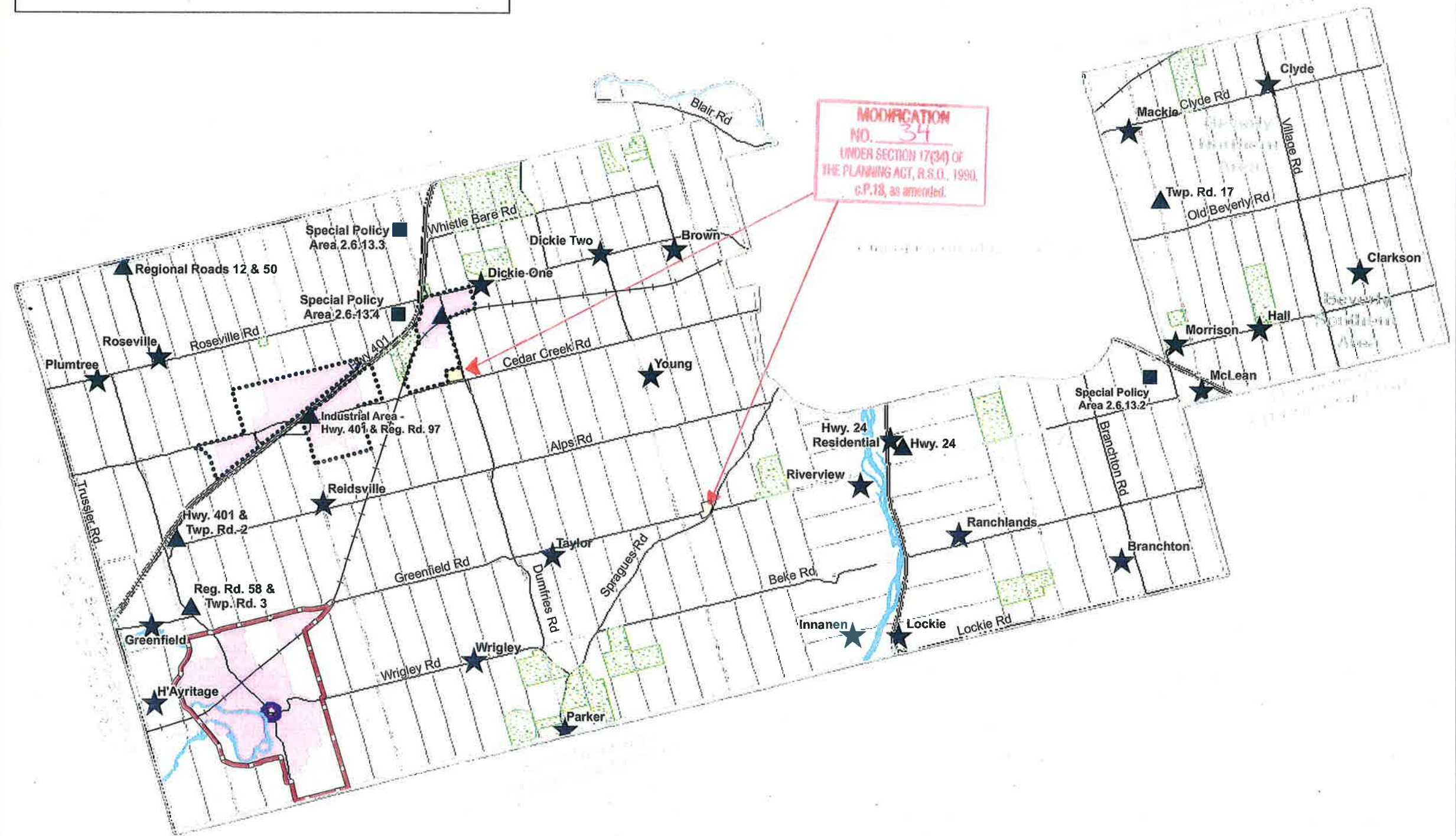
MAP 2 PLANNED TOWNSHIP STRUCTURE

LEGEND

Ayr Urban Area Boundary	★ Rural Settlement Area
Urban Growth Centre	▲ Rural Employment Area
Highway 401/Regional Road 97 Employment Area	■ Special Policy Area
Prime Industrial/Strategic Reserve (Unserviced)	Countryside
Built-Up Area	Agricultural
Designated Greenfield Area	Open Space
	Rural Institutional

MODIFICATION NO. 33
 UNDER SECTION 17(34) OF THE PLANNING ACT, R.S.O., 1990, c.P.18, as amended.

MODIFICATION NO. 34
 UNDER SECTION 17(34) OF THE PLANNING ACT, R.S.O., 1990, c.P.18, as amended.



LEGEND

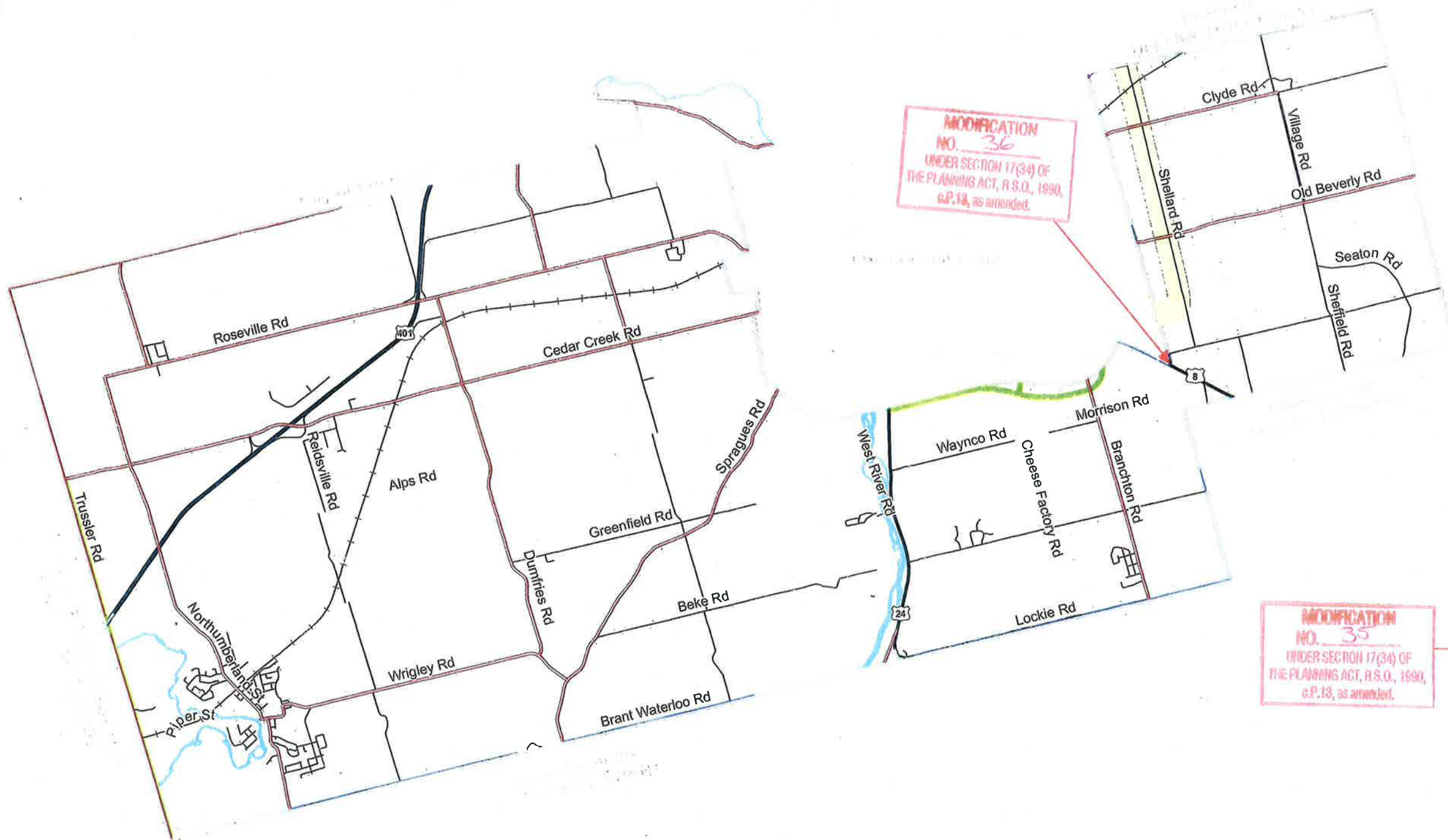
	Provincial Highway
	Regional Road
	Local Road
	River
	Municipal Boundary
	Railway

0 0.5 1 2 Km

Note:
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LEGEND

-  Provincial Highways
-  Regional Roads
-  Primary Township Roads
-  Secondary Township Roads
-  Local Roads
-  Planned Regional Roads
-  Proposed Regional Corridors



**TOWNSHIP
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**MAP 3A
TRANSPORTATION**

LEGEND


-  River
-  Municipal Boundary
-  Railway



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LEGEND

Landscape Level Systems

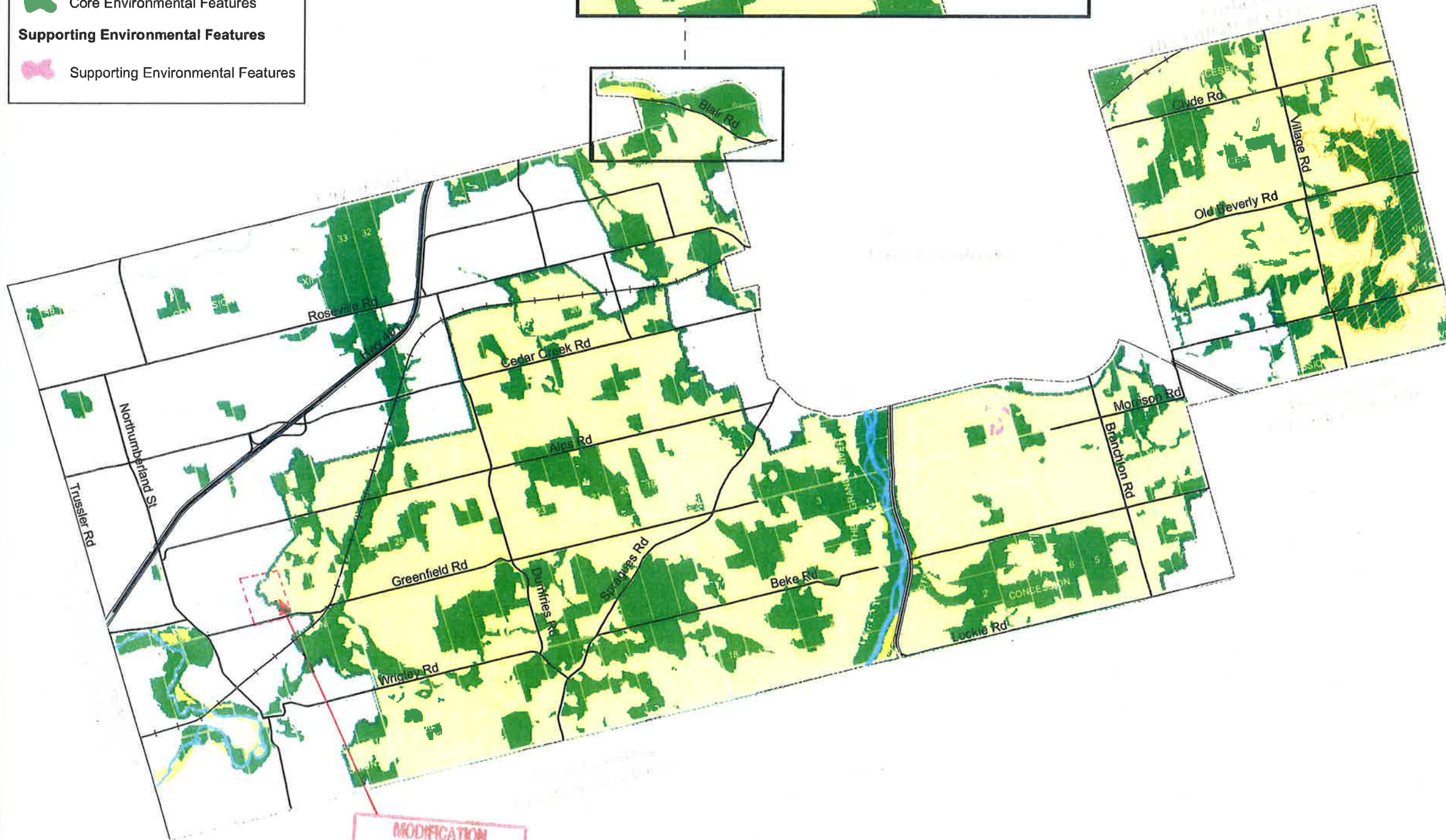
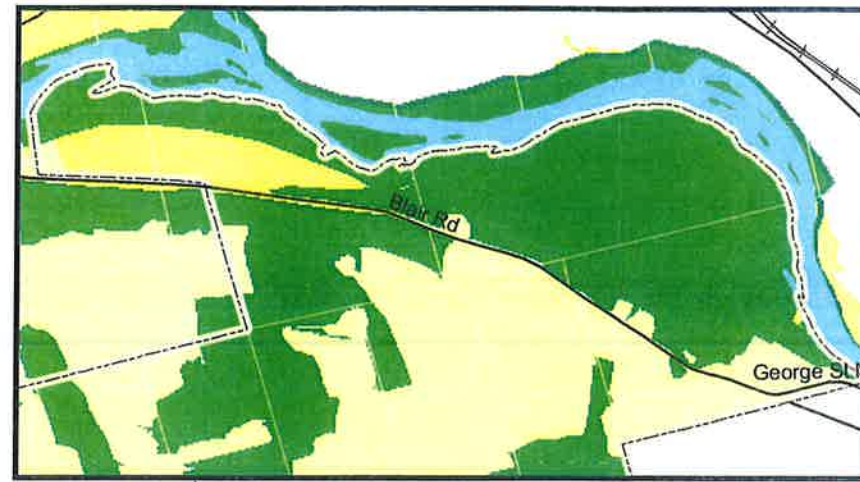
-  Significant Valleys
-  Environmentally Sensitive Landscape
-  Provincial Greenbelt Natural Heritage System
-  Regional Recharge Areas (also shown on Map 4)

Core Environmental Features

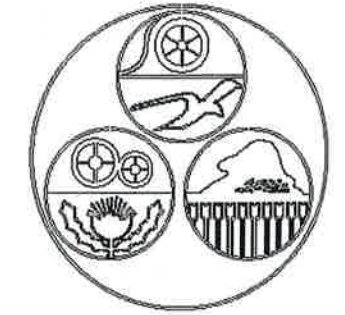
-  Core Environmental Features

Supporting Environmental Features

-  Supporting Environmental Features



MODIFICATION
 NO. 37
 UNDER SECTION 17(34) OF
 THE PLANNING ACT, R.S.O., 1990,
 c.P.13, as amended.



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**MAP 5A
 GREENLANDS NETWORK**

LEGEND

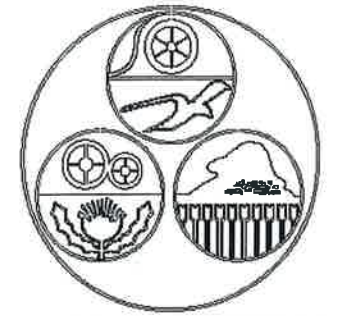
-  Provincial Highway
-  Regional Road
-  Local Road
-  River
-  Municipal Boundary
-  Railway



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LEGEND

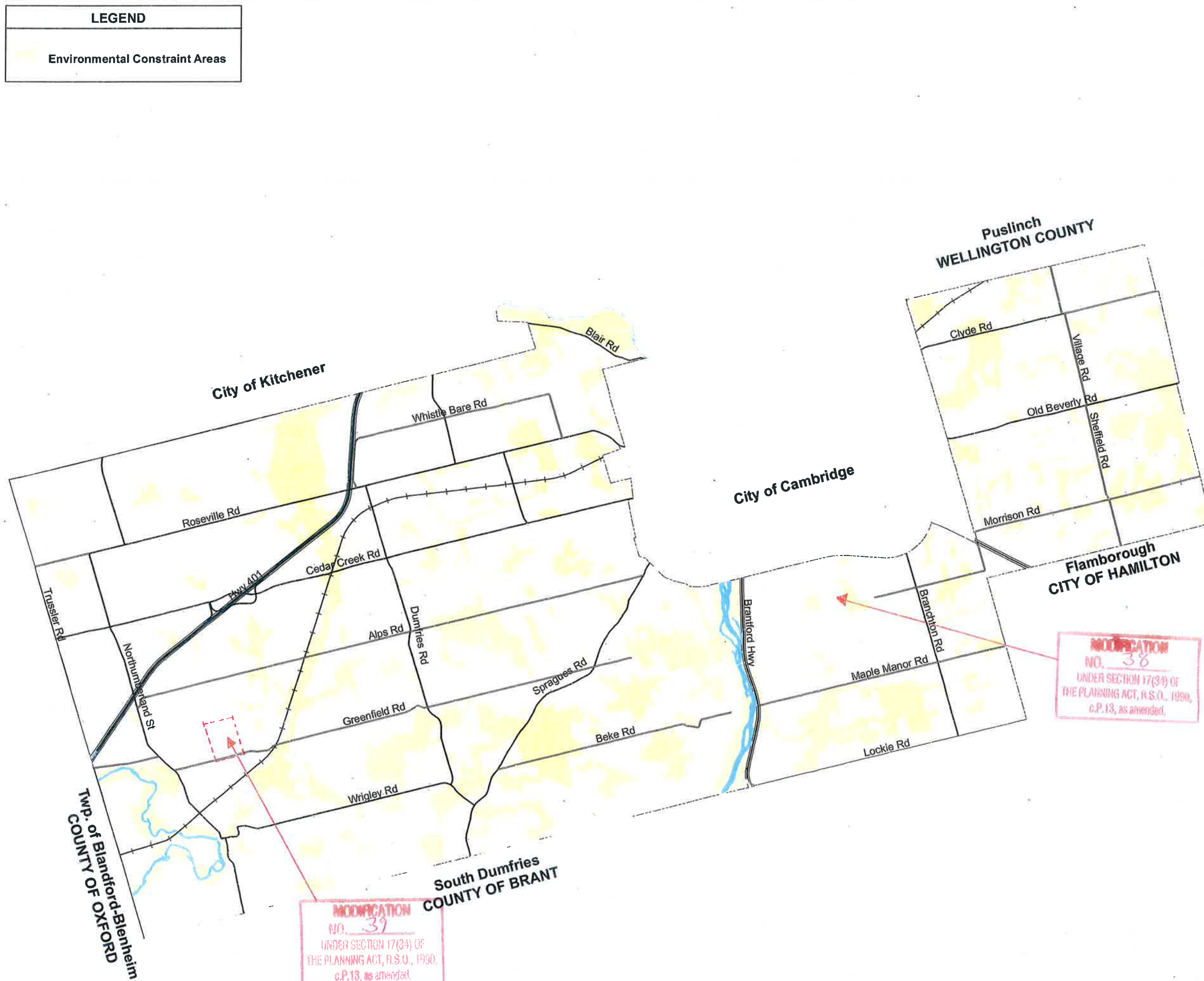
Environmental Constraint Areas



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**MAP 5B
ENVIRONMENTAL
CONSTRAINT AREAS**



LEGEND

- Provincial Highway
- Regional Road
- Local Road
- River
- Municipal Boundary
- Railway


0 0.5 1 2 Km



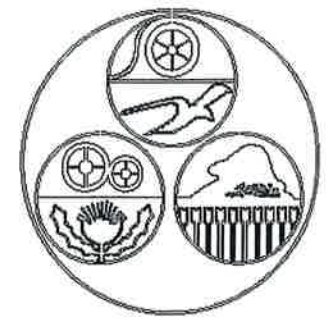
Sources: Region of Waterloo

Note:
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LEGEND

 Study Area

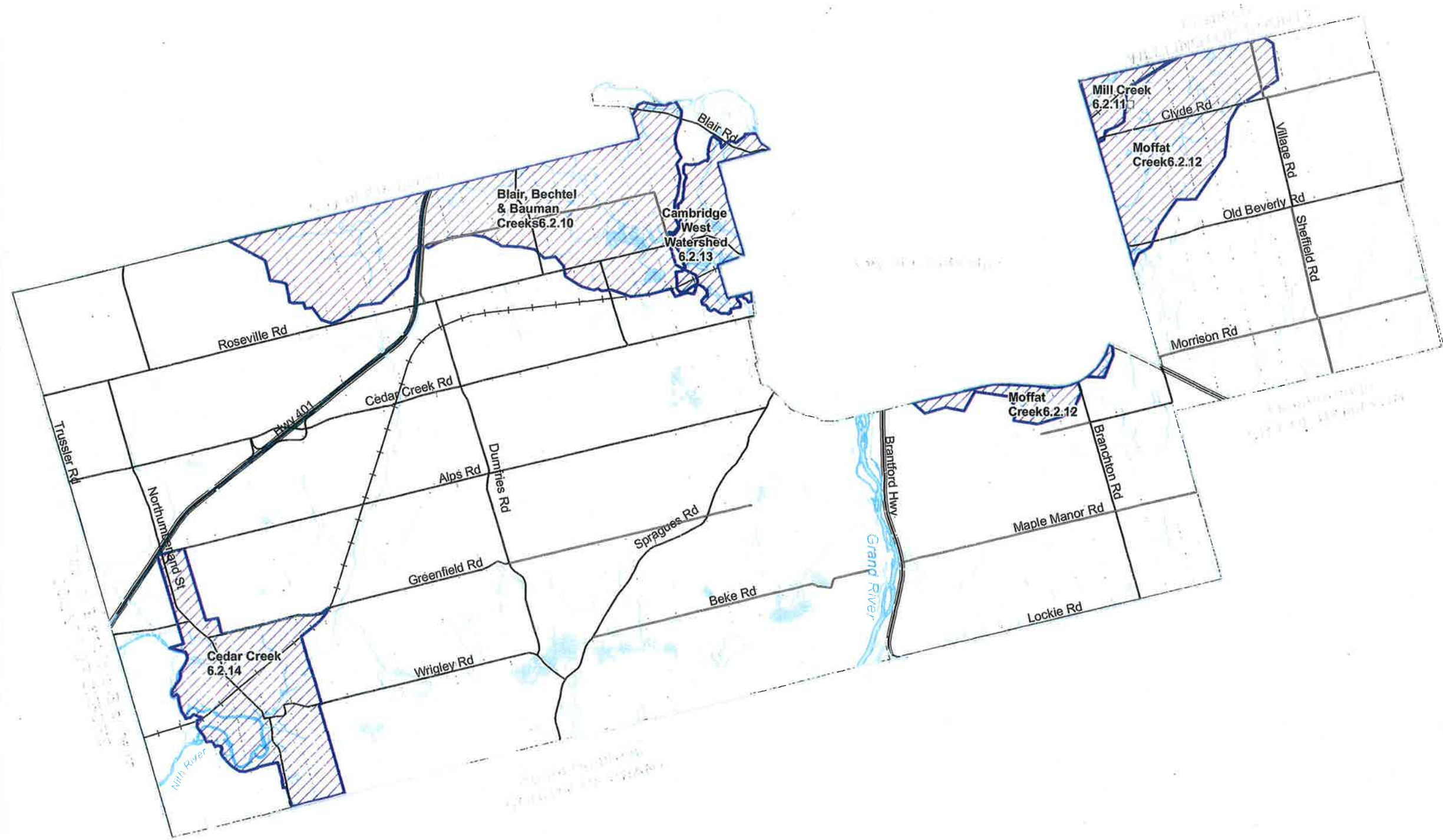
MODIFICATION
NO. 40
 UNDER SECTION 17(34) OF
 THE PLANNING ACT, R.S.O., 1990,
 c.P.12, as amended.



**TOWNSHIP
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**MAP 6
 WATERSHED
 STUDY AREAS**



LEGEND

-  Provincial Highway
-  Regional Road
-  Local Road
-  River
-  Municipal Boundary
-  Railway



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