COUNTY OF Brant Simply Grand

A Simply Grand *Plan*

As the County of Brant continues to change and grow, this Official Plan was created by the community as a framework for development.
This plan belongs to all of us.

The Official Plan
for the County of Brant

October 2024

Adopted by Council Of Brant Council
on May 30th 2023 under By-Law 61-23.

Approved by the Ministry of Municipal Affairs and Housing
and effective as of October 18, 2024.

A Simply Grand Plan

Notes about this Consolidation:

- Any amendments made to the Plan that have been made through a development application or Ontario Land Tribunal Decision finalized prior to October 18, 2024 have come into effect. Reference to these amendments will be included in an updated consolidation being prepared for November 2024.
- The County-wide schedules have been included with this consolidation and more detailed mapping information can be found at www.brant.ca/Official Plan

Disclaimer:

The consolidations of this Official Plan, and the amendments thereto, are prepared for reference purposes only. While the County of Brant makes every effort to ensure the accuracy of the information contained herein, the reader is advised that in situations where legal accuracy is important, the Decision of the Minister, Adopting By-law, and any amending by-laws or OLT decisions must be consulted.

For more information, please reach out to the County of Brant Policy Planning Division.

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Territorial Acknowledgement

The *County of Brant* is located on the Traditional Territory and Ancestral Lands of the Anishinabewaki ᐊᓂᔑᓇᐯᒧᐊᑭ, Attiwonderonk (Neutral), Ho-de-no-sau-nee-ga (Haudenosaunee) and the Mississauga people. The *County of Brant* is located on lands covered by Between the Lakes Treaty 3 (1792) and the Haldimand Proclamation (1784), tracts of land that were the subject of agreements between the Mississauga and Haudenosaunee Nations and the British Crown.

Today this gathering place is home to many Indigenous Nations. By acknowledging the Indigenous histories of the lands we now call Canada, we are reminded that our great standard of living is directly related to the resources and friendship of Indigenous people.

The Two Row Wampum Belt (Kaswentha) of the Haudenosaunee symbolizes an agreement of mutual respect and peace between the Haudenosaunee and European settlers to North America. The principles were embodied in the belt of two rows of purple wampum beads on a background of white beads representing a Haudenosaunee canoe and a European ship travelling side by side. The Kaswentha stipulates that neither group will force their laws, traditions, customs, or language on each other but will coexist peacefully as each group follows their own path.

Acknowledging history, culture, and traditional territory is often the first step in cultivating peace, friendship, and respect with and for Indigenous Nations. For those of us who call this are the *County of Brant*, and call this area home, it is important to acknowledge the enduring presence and the deep traditional knowledge, laws, and culture of the Indigenous Peoples with whom we share this land. We recognize the significance of their contributions to the past, present, and future of this land.

The *County of Brant* recognizes its responsibility for the stewardship of the land on which we live and work and a commitment to the Truth and Reconciliation calls to action. We commit to sharing these truths in a respectful way, working with Indigenous and non-Indigenous partners to support the ongoing work of truth, reconciliation, and healing beyond the borders of our municipality. We commit to continue learning, reflecting on our past, and working in allyship.

Part 1 - Introduction, Vision, and Guiding Principles

The Official Plan contains policies to guide growth and development in the *County of Brant* to the year 2051. This Official Plan, entitled *A Simply Grand Plan,* sets out the urban and rural structure of the municipality. Compared to the previous *Official Plan, 2012,* this Plan provides updates to the land use designations, policies, and schedules; pursuant to Section 26 of the *Planning Act* and conforms with *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, has regard for matters of provincial interest in Section 2 of the *Planning Act*, and is consistent with the *Provincial Policy Statement*.

1.0 Purpose of the County of Brant Official Plan

An Official Plan is a strategic document that describes how and where a municipality will grow over a 30-year planning horizon. In Ontario, an Official Plan is adopted under the authority of the *Planning Act* as a document approved by the Minister of Municipal Affairs and Housing that contains objectives and policies to guide the physical development of a municipality, while having regard for relevant social, economic, built, and natural environmental matters. Where an Official Plan is in effect, no public work is to be undertaken, and no by-law passed for any purpose unless it is in conformity with the Official Plan.

The purpose of this Official Plan is to position the *County of Brant* within the land use planning framework of the Province of Ontario, providing clear goals, objectives, policies, and indicators to guide development, monitor growth, and manage land use. This Official Plan incorporates policies to guide and manage growth to the year 2051 and sets the stage for the *County of Brant* to reach the minimum targets set by the Province of Ontario to accommodate a minimum population of 59,000 residents and 26,000 jobs. In line with the *County's* strategic directions, this Plan works alongside other County of Brant plans, initiatives, and implementation tools to support a successful, flexible, and resilient municipality. The *County of Brant* is an inclusive place for people to live, work, and play in the context of its small-town and rural character and this Plan sets the framework for growth and development to benefit that character.

1.1 Background

The *County of Brant* was formed on January 1, 1999, as a single-tier municipality under the name of the Corporation of the *County of Brant*. The *County* was formed as an amalgamation of the former Town of Paris, Township of Brantford, Township of Burford, Township of Oakland, Township of Onondaga, and the Township of South Dumfries and had a population of 31,669 in the 2001 census.

The first Official Plan for the *County of Brant* was adopted on November 7, 2000, under By-Law 211-00, repealing the various pre-amalgamation Official Plans. Uncontested portions of the plan were approved by the Ontario Municipal Board on September 25, 2002, with further approvals granted on December 23, 2002, and May 30, 2003.

As a result of the introduction of *A Place to Grow: The Growth Plan for the Greater Golden Horseshoe*, a *municipal comprehensive review* commenced in 2006 and a subsequent Official Plan was adopted by Council September 7, 2010, under By-Law 183-10 and approved by the Province of Ontario on August 10, 2012.

To inform the creation of this Official Plan, the *County of Brant* began its most recent *municipal comprehensive review* in 2019. Despite the COVID-19 pandemic, the *County of Brant* was able to collect valuable preliminary feedback from the public and interested stakeholders between September and December 2020. A summary of the feedback received was presented to Council in March 2021, followed by policy directions presented to and endorsed by Council in June 2021. A draft version of the *municipal comprehensive review* and new Official Plan were prepared and presented to Council in August 2021.

Meanwhile, recent census data was released in 2021, noting the population of the *County of Brant* at 39,474, and updates were made to the *municipal comprehensive review* to integrate the new census data. As directed by Council in January of 2023, the draft final version of the *municipal comprehensive review* and new Official Plan were released for one additional period of public feedback and brought to Council for adoption in May 2023. *A Simply Grand Plan* was adopted by County of Brant Council on May 30th, 2023, under By-Law 61-23. A decision was made by the Minister of Municipal Affairs and Housing to approve the Plan, with 35 modifications, on October 18, 2024 with the Plan coming into effect on the same day.

1.2 Planning Context

The provincial government has legislative authority and responsibility for land use planning and decisions for municipalities. The *County of Brant* currently has several delegated provincial planning decision-making responsibilities as a Single-Tier municipality. The *County* recognizes that provincial policy statements issued under Section 3 of the *Planning Act* are to provide a common planning framework for Ontario and its planning decisions shall be consistent with the most current policy statement in effect.

The *County* will update this Plan on a regular basis with amendments and consolidations to ensure conformity with Provincial plans and consistency with policy statements, as well as ensure that it remains relevant to the local perspectives of the County of Brant. A comprehensive review of the *County's* land needs and revision to the Official Plan will occur no less frequently that 10 years after it comes into effect as a new Official Plan and every five years thereafter, as per Section 26 (1.1) of the *Planning Act*.

The *County of Brant* geographically encircles the City of Brantford, a separate single-tier municipality with its own Official Plan. The *County* borders on several other municipalities such as the Region of Waterloo, Oxford County, City of Hamilton, Haldimand County, and Norfolk County. The *County's* neighbours also include Six Nations of the Grand River and Mississaugas of the Credit First Nation. *County of Brant* is also under the jurisdiction of two Conservation Authorities: Grand River Conservation Authority (GRCA) and Long Point Region Conservation Authority (LPRCA).

Secondary Plans may be established for parts of the *County* either as part of the Official Plan or as a separately adopted plan. The *County's* Official Plan will remain the primary document and any Secondary Plans will complement the *County's* Plan by providing greater detail and localized land use policies.

1.3 Organization of the Official Plan

This Official Plan for the *County of Brant*, known as the Simply Grand Plan, provides a forward-thinking framework that applies to all lands located within the municipal boundaries of the *County of Brant*. The text and Schedules, being A to E inclusive, constitute the Plan. The policies and land use designations in this Plan shall guide land use and development until the year 2051. The policies are to be read in their entirety and where relevant applied to each situation. While some policies refer to other policies for ease of use, these cross-references do not take away from the need to read the Plan as a whole. There is no implied priority in the order in which these sections or policies appear. The Plan has been divided into several parts to establish the land use planning framework for the County of Brant and are summarized as follows:

Part 1: Introduction

This section provides an overview of the purpose, organization, and background of the Official Plan. It also includes the County's policy directions and fundamental assumptions endorsed by the Council of the County of Brant and used as the basis for this Plan.

Part 2: Indigenous Engagement and Reconciliation

Within this section, the *County* acknowledges the land on which we gather is the traditional territory of the Anishinabewaki, Attiwonderonk (Neutral), Haudenosaunee, and Mississauga Peoples. Furthermore, this section acknowledges the traditions, history, and culture of the Indigenous Peoples as a key component to be considered in the land use planning process. It is the intent of the *County* to implement the policies of Plan through engagement with Indigenous communities and continuing to work together as partners.

Part 3: Community Structure and Land Use Designations

Community structure elements include the Urban System and Rural System of the *County of Brant*, which in it contains the *Natural Heritage System*, *Employment Areas*, and Parks and Open Space. The community structure is a roadmap for *settlements area* classifications and land use designations. It identifies a range of lands including lands that are planned to accommodate the highest amount of growth to lands where only low levels of *intensification* may be permitted. It also identifies areas that need to be protected over the long term, such as the *Natural Heritage System* and *Employment Areas*. The community structure also identifies lands where development is constrained because of associated risks and hazards to life and property.

Part 4: Growth Management Strategy

It is the intent of this section to provide a framework for how growth is to be managed within the C*ounty*. Specifically, how to accommodate and allocate minimum forecasted growth to the planning horizon year to 2051, achieving minimum density and intensification targets, the phasing of development, how growth is to be directed to Primary *Settlement Areas,* and how *Rural Settlement Areas* are to support limited and appropriate growth within the Agricultural System.

Part 5: Policies and Development Criteria

Section 1: Building Healthy and Complete Communities

The purpose of this section is to provide a framework for healthy and *complete communities* by outlining policies for designations within settlement areas, and the parks and open space network. Policies are provided on where and how we should grow, including the identification of land use designations, and policies related to accessibility, built form, housing options and green space.

Section 2: Protecting What We Value

The focus of this section is to provide in-depth policies that protect the *Agricultural System*, including policies for the Agriculture, Countryside and Rural Lands designations, policies that protect drinking water and water resources, the *Natural Heritage System*, and natural resources. This section includes additional policies on seeking valuable input from Indigenous communities.

Section 3: Protecting Public Health and Safety

This section includes policies on the natural hazards and human-made hazards in the County of Brant. This includes policies for the Natural Hazard overlays, which includes lands where erosion hazards, flooding hazards, and wetlands are present. It also provides direction on land use compatibility between sensitive land uses and major facilities.

Section 4: How We Green

The *County* recognizes that policies for green development and mitigating the *impacts of a changing climate* are important to meet climate change objectives. It is the intent of this section to provide a framework that speaks to climate change, a culture of conservation, *green infrastructure,* and greenspaces.

Section 5: Planning for Infrastructure

Municipal *infrastructure* is fundamental to growth management of the *County*. This section provides policies on the efficient use of *infrastructure* regarding *infrastructure* systems,

services, and facilities, including water and sanitary sewage systems, stormwater management, *transportation systems*, community facilities and services, waste management, utilities and telecommunication, and capital and public works.

Section 6: Transportation and Mobility

One of the pillars of the Official Plan is how transportation and mobility will contribute to building healthy and complete communities and support the *Agricultural System*. This section provides policies that guide the movement of people and goods throughout the *County,* including direction on *complete streets*, *active transportation*, *transportation demand management*, public transportation, parking, and the overall road network.

Section 7: Economic Development and Prosperity

This section provides a framework that supports businesses and business development, including policies for the General Employment and Prestige Employment designations. Furthermore, this section includes policies that are supportive of all business, whether they are home occupations or large-scale major-sector businesses, well-established, growing, or just starting out. Policies include direction on diversifying the local economy, employment and employment supportive areas, and land use compatibility.

Part 6: The County Toolbox – Implementation and Administration Policies

This section identifies a variety of tools in the *Planning Act* and other statutes that the *County* can draw upon to ensure the policies of this Plan are implemented effectively. For example, this section emphasizes the importance of pre-consultation and studies that may be required as part of *development applications*, minimum standards for *development* and *redevelopment*, generating an implementing Zoning By-Law, land acquisition opportunities for a connected public open space system, and conservation of cultural heritage resources.

Part 7: Interpretation, Monitoring and Review

As the planning horizon for this Plan is to the year 2051, the *County* recognizes the importance of consistent interpretation, monitoring, and review to identify changes in trends, analyzing the effectiveness of the policies, and to allow for updates where applicable. This section of the Plan provides related details and objectives.

Part 8: Glossary

Within the Official Plan, defined terms have been *italicized* to identify that they are specifically defined. The definitions are to be used in understanding the policies of this Plan. Except where definitions have been modified by the *County*, definitions from the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, and the *Planning Act* have been incorporated into

the Glossary as worded in these provincial documents. To avoid inconsistency and duplication with the *County* Zoning By-Law, for definitions pertaining to matters typically dealt with through zoning (e.g. height, accessory use) reference to the *County's* Zoning By-Law is required. In all other instances, terms shall be defined in accordance with their common usage and, if necessary, reference to Black's Law Dictionary or the Canadian Oxford Dictionary.

Part 9: Schedules

The following list of Schedules form part of this Plan and are necessary to interpret and implement the Official Plan policies. These have been prepared to conceptually illustrate and enhance the understanding and implementation of the various frameworks, strategies, land uses, and policies contained within this Plan. Separate from this plan, but related to the schedules and policies, are annexes that are intended for reference purposes only for the intention of determining where further study may be required to meet the objectives of the Plan.

Schedule A Series – Land Use Plan and Designations

Schedule B Series – Natural Heritage System

Schedule C Series – Natural Hazards and Development Constraints

Schedule D Series – Source Water Protection

Schedule E Series – Mobility Network

1.4 How to Use and Interpret the Official Plan

The Simply Grand Plan contains the County of Brant's goals, objectives, and policies intended to manage and direct physical change, including the effects of this change on the County of Brant's social, economic, built, and natural environments. It is intended that the policies of this Official Plan will allow for some level of flexibility through interpretation, without the need for an Official Plan Amendment. Such interpretations must be consistent with provincial plans and policies. Furthermore, such interpretation must be consistent with the intent of the policies of this Official Plan and must represent good planning. There is no implied priority to the order that policies appear.

This Official Plan is a legal document prepared by the County of Brant and approved by the Province of Ontario, in accordance with the *Planning Act*. Any reference to "the County" or "the County of Brant" shall mean the Corporation of the County of Brant. The County considers the

policies and schedules in this Plan to be consistent with the Provincial Policy Statement and conform to the Growth Plan. The detailed direction provided in policies and schedule mapping of this Plan, complement Provincial policies and plans regarding matters of municipal interest to the County, to provide direction on sustainable and managed growth.

The following policies should be considered by the readers in the interpretation of this Plan:

1.4.1 The Plan is an integrated document. For any individual part to be properly understood, the Official Plan must be read as a whole, incorporating broader goals into land use designations, policies, and specific directions for implementation. Schedules, unnumbered text, goals, definitions, and tables are all operative parts of the Official Plan. However, figures are included for information purposes only. Within this Plan, the words “will” or “shall” express a mandatory requirement. Where the words “should” or “where feasible” are used, alternative approaches to meet the interpreted intent of the policy may be considered.

1.4.2 The effect of this Plan is such that no County public works shall be undertaken, and no County By-law passed for any purpose, that does not conform to and comply with this Plan. Public works undertaken by all other levels of government or public agencies, including the Government of Canada and the Province of Ontario, shall also be required to conform to this Plan, except where they are exempted under specific Federal or Provincial legislation.

1.4.3 The objectives of this Plan are intended to provide an ‘end point’ on what is desired to be achieved. They have been derived from goals and research undertaken as part of other comprehensive studies and inform the policies of this Plan. They are intended to act as performance measures related to the successful implementation of the policies of this Plan.

1.4.4 The policies of this Plan are intended to provide guidance towards the objectives of this Plan, representing minimum standards that will inform procedures and implementing performance standards. For many subject matters, policies in this Plan have gone beyond the minimum standards set out in Provincial plans and policies, to address matters of local importance to the County of Brant. In the event of a discrepancy between the policies of this Plan, and Provincial policies and plans, the more restrictive policies shall prevail except where the relevant legislation provides otherwise.

1.4.5 Every time a policy uses a term that is defined in the Glossary of Part 8, its meaning shall be interpreted in accordance with that definition, unless specified otherwise.

1.4.6 Annexes do not form part of this Plan but provide information to the reader where there may be a need for additional studies to determine how the policies of this Plan will apply. Annexes are subject to change without the need for an Official Plan Amendment.

1.4.7 Where lists of permitted uses are provided in designations and policies, such lists reflect the possible range of compatible uses to be considered. These lists have

intentionally been generalized, unless otherwise specified in this Plan, leaving a more detailed listing of permitted uses to be determined by the Zoning By-Law. Accordingly, more specific uses not shown in such lists, but considered by the County of Brant to be similar in nature to the listed uses of this Plan, may be appropriately accommodated within the subject designation through the Zoning By-Law without the need for an Official Plan Amendment provided they are compatible with the surrounding uses and do not negatively impact public health and safety.

1.4.8 Boundaries for designations are deemed to be definitive and are generally intended to follow property lines and coincide with well-defined natural and physical features such as the centreline of roads, rail facilities, hydro transmission lines, the boundaries of former township lots and concession lines, the edges of major watercourses, forests, wetlands or similar.

1.4.9 Boundaries for the Natural Heritage System, natural features and areas, and natural hazards shall be considered approximate except where they coincide with roads, rail facilities, hydro transmission lines, former township lots and concession lines, major watercourses or other well defined natural or physical features. These designations may be further refined through additional studies as outlined in the policies of this Plan and where applicable, in consultation with any agency having jurisdiction.

1.4.10 Unless otherwise stated in the policies, when the general intent of this Plan is maintained, minor adjustments to boundaries will not require an amendment to this Plan and will be updated by way of consolidation reporting.

1.4.11 In the event of a discrepancy between the policies and the related Schedule, the policies will take precedence.

1.4.12 Where reference is made in this Plan to documents that rest outside the Official Plan, such as Provincial or Federal legislation, it is understood that it is the latest approved version of the documents that is being referenced, unless otherwise specified.

1.4.13 The indication of any proposed or conceptual roads, bridges, parks, trails, municipal services, or infrastructure in policy text or on Plan schedules will not be interpreted as a commitment by the County to provide such services within a specific timeframe, nor to be specifically or solely the responsibility of the County to provide, finance, or otherwise implement. Nor will any omission of conceptual facilities be interpreted as an exemption from the provision of the facility for which the County has determined need. These conceptual works are included so that they can be integrated into the long-term planning process as they are contemplated. Minor adjustments to the location of these facilities do not require an amendment to the Official Plan, provided their feasibility has been studied to the satisfaction of the County of Brant and they are consistent with the overall objectives and policy directions of the Plan.

1.4.14 Where the Plan refers to studies, guidelines, and other policy documents, such as watershed plans, masterplans, community design plans or corridor design guidelines, such policy documents are not part of the Plan unless the Plan has been specifically amended to include the document in whole or in part. In many instances, these

documents implement the policies of the Plan and may be used to guide Council decisions on development, capital works projects and other matters. However, they do not have the status of policies in this Plan adopted under the Planning Act.

1.4.15 Where guidance material has been issued by the Province of Ontario, any agency having jurisdiction over a matter, or by the County of Brant, such information shall be used to support interpretation and implementation of this policies in this Plan. Where any guidance material is references, it is intended that such references be interpreted to include any subsequent guidance that may amend of replace the referenced document.

1.5 Transition Policies

To ensure a smooth transition to the policy framework of this Official Plan with respect to applications made under the previous Official Plan of the County of Brant, the following transition policies shall apply:

1.5.1 Development applications submitted and deemed complete through a Planning Act application prior to Provincial approval of this Plan, and subsequent development applications implementing such development applications (e.g. a site plan application within a larger plan of subdivision), shall be reviewed under policies of the 2012 County of Brant Official Plan.

1.5.2 Where a development application was submitted and deemed complete prior to Provincial approval, but the applicant wishes to leverage the policies of this Official Plan, it shall be understood that all remaining portions of the development and subsequent applications will then be reviewed under the policies of this Plan.

1.5.3 Any Official Plan Amendments to the 2012 Official Plan that have cleared appeals prior to Ministerial approval of this Plan, the County will modify the *A Simply Grand Plan* to incorporate such amendments.

1.6 Community Vision and Fundamental Assumptions

As part of the creation of A Simply Grand Plan, focus was had on seven topics of discussion to help form the overall policy framework and directions of the Plan. After a period of public and stakeholder input, policy directions were presented to and endorsed by the Council of the *County of Brant* policy directions related to each of the seven topics, and included the following:

Growth Management

- The *County of Brant* is forecasted to grow to a minimum population of at least 59,000 residents and employment of 26,000 jobs to 2051.
- There is sufficient community area lands within the primary *settlement areas* of Paris, St. George, and Burford to accommodate population, housing, and population-related employment to 2051.
- An urban *intensification* target of 20% is set in the built-up areas of the primary settlement areas of Paris, St. George, and Burford.
- A minimum *designated greenfield area* (DGA) density target of 50 residents and jobs per gross hectare is set within the primary settlement areas of Paris, St. George, and Burford.
- Residential and employment growth in line with the *County's* growth forecasting will occur in accordance with the community structure and land use designations, in keeping with the complete communities' framework that supports urban design, environmental protection, fiscal responsibility for the *County* and taxpayers, and wise and efficient use of land and *infrastructure*.
- *Rural settlement areas* with private or partial water and wastewater servicing infrastructure are not to be the focus of large-scale residential development without appropriate localized and coordinated planning.
- Urban employment areas will be planned to accommodate a minimum employment area density target of 15 employees per hectare.
- A *settlement area* boundary expansion (SABE) to address the employment land shortfall and market contingency is considered in south Paris at the 403-Rest Acres Road corridor for select parcels, subject to criteria review and Provincial review and approval.
- Minor *settlement area* boundary expansions for *employment lands* in *rural settlement areas* are to be considered, based on the immediate needs of existing businesses.

Building Healthy and Complete Communities

- The achievement of *complete communities* is supported by planning to accommodate forecasted growth to the horizon of 2051 in areas of the *County* which are appropriately serviced and well connected to the places where people live and work.
- Appropriately serviced residential lands are identified, maintained, and will be developed to meet the *County's* housing needs.
- A broad range of *attainable housing* and *affordable housing options* by structure type and tenure (ownership and rental) are encouraged to welcome and accommodate a diverse population base of all backgrounds, ages, and incomes in keeping with community urban design principles highlighting the *County's* small-town character.
- Housing will be provided in a diverse range and mix of *housing options* and densities, including *additional residential units* and *attainable housing*, to meet the needs of current and future residents of the *County of Brant* and to meet *intensification* and density targets.
- Policies are aligned with applicable housing and homelessness plans developed in partnership with the City of Brantford as a joint housing provider, including the Mayors' Task Force and Housing Master Plan.
- Human health will be benefited by the built environment.
- Policies are included that encourage a comprehensive public open space system.
- A compact built environment will be created that enables physical activity, the building of social connections, positive health outcomes, and resiliency through an evolving urban form supported by sustainable mobility options and reducing vehicle dependency.
- Policies support the creation of Urban Design Guidelines for the *County of Brant*.

Protecting What We Value

- An *agricultural system,* consisting of prime agricultural areas and rural lands, will be protected by limiting new uses to *agricultural uses* and *normal farm practices*, *agricultural-related uses*, *on-farm diversified uses*, natural resource operations as an interim use, and preservation of the natural environment.
- Fragmentation of the *agricultural system* will be avoided by limiting the permissions for new lots in agricultural areas.
- To protect life and property from increasing risks associated with natural hazards, *development* will be directed away from *hazardous lands* and *hazardous sites*.
- Farmers following *normal farm practices* will not be hindered by potential conflicts from new *development* or *redevelopment*.
- Lot creation and uses related to residential, commercial, and institutional uses is directed to *settlement areas*.

- Clear direction is provided on the permanent protection of a *Natural Heritage System* and the protection of life and property from Natural Hazards.
- The *quality and quantity of water*, including surface water features and groundwater features will be protected, improved, and restored.
- An archaeological management plan will be developed as an implementation tool to identify and conserve *archaeological resources* and *areas of archaeological potential* throughout the County of Brant.
- Cultural heritage policies will preserve and protect structures, buildings, and areas significant to both the Six Nations and Mississauga peoples.
- Manage, conserve, and protect the *County's cultural heritage resources*, including *built heritage resources*, *cultural heritage landscapes* and *archeological resources*, which reflect and contribute to the history, identity, and character of the *County*.
- Policies will ensure new *development* and *redevelopment* have regard for *cultural heritage resources* in a manner that supports the identification, evaluation, conservation, enhancement, and adaptive reuse of *cultural heritage resources.*
- Policies promote and encourage the installation of public art within public spaces and the public realm.
- Ensure marginalized groups are included and contribute to public engagement processes and that their input is considered to reduce systemic barriers and discrimination in the *County's* cultural policies.
- Implement the policies of the Grand River Region Source Protection Plan.
- Policies will be consistent with source protection plans and mapping developed under the *Clean Water Act*, 2006.

How We Green

- Development and Implementation of a Climate Change Action Plan in keeping with the Mayor's Climate Emergency to be carbon neutral by 2051. Include policies to support and encourage the design of sustainable and energy-efficient green communities.
- Develop policies that support the provision and acquisition of a public open space system consisting of parks, greenspaces, and natural areas.
- Promote energy efficient land use and servicing decisions.
- Ensure responsible waste management practices, which emphasize waste reduction, reuse and recycling.

Planning for *Infrastructure*

- *Infrastructure* required to accommodate growth will be provided in a timely, sustainable, and fiscally responsible manner.
- Infill and *intensification* will be supported in primary settlement areas by ensuring adequate capacity and delivery of *infrastructure* is available.
- Land will be used in a way that uses *infrastructure* efficiently.
- Integrated *stormwater management plans*, *infrastructure* master plans, asset management plans, community energy plans, transportation plans, and *watershed planning* will be integrated into *infrastructure* planning, planning for new communities, and improving built-up areas.
- The *County* will provide *infrastructure* servicing allocation priority for future residential and employment growth to currently designated lands in the *County*, as determined through the *Municipal Comprehensive Review*, Growth Management Strategy, and Phasing of Development Plan.
- Any new residential and employment growth will need to be allocated servicing *infrastructure* and accommodate additional traffic resulting from the *development* or *redevelopment* of new lands through the existing and planned transportation network; and any new improvements will need physical and financial resources prior to *development* or *redevelopment*.
- The use of innovative storm water management solutions will be optimized.
- Integration of *green infrastructure* is encouraged to mitigate impacts of climate change and address challenges in maintaining existing *infrastructure* and planning for new *infrastructure*.
- A clean and sustainable supply of water is essential to the long-term health and prosperity of the *County* and will be protected.

Transportation and Mobility

- Transportation and mobility will be responsive to current and anticipated growth in the *County of Brant*.
- Integrated transportation and land use planning will support the development of healthy, complete, and livable communities.
- A street safety lens will be embedded into all analyses, recommendation, design, and implementation related to the *transportation system*.
- Planning and implementation of the *transportation system* will reduce green house gas emissions and take steps to be resilient to climate change impacts.
- Developments will support increasing the availability of multimodal mobility choices for residents and visitors.
- The efficient movement of goods, including agricultural equipment, will be supported.

- Priorities of the *transportation system* will include fiscal responsibility, accessibility, equity and optimizing the use of transportation assets.

Economic Development and Prosperity

- Main street areas in our towns and villages will focus on commerce, services, and tourism.
- Opportunities for jobs, commerce, and services that are based on current and future growth will be supported.
- Land use policy and implementation will encourage the growth of a more diversified local economy.
- Policy planning and implementation will seek to drive investment to the *County of Brant and* enhance economic competitiveness.
- The *County of Brant's* downtown and main street areas will be protected and enhanced as key economic drivers and key components of the County's public realm.
- A minimum 25-year supply of Prestige *Employment Areas* with existing and planned municipal servicing will be protected for the long-term planning horizon.

Part 2 - Indigenous Engagement and Reconciliation

1.0 Responsibilities of the County of Brant

Integrating policies into municipal governance systems and facilitating meaningful relationships and partnerships with Indigenous communities is one way the *County of Brant* can guide the responsibility we have to honour the Treaty rights of these lands. The *County of Brant* is one of many local municipalities that form a piece of the complex nature of provincial and federal government structure under the Crown. We acknowledge the history, culture, and traditional territory of Indigenous communities throughout Turtle Island. We also recognize that acknowledgment is only the beginning of cultivating strong relationships and friendships with Indigenous communities.

This Official Plan is created under a colonial land use planning framework but seeks to integrate the knowledge and practices of Indigenous nations who have been present on this land since time immemorial. This Plan seeks opportunities for partnership and connection with the land, focusing on sustainability, protection, and conservation of the natural environment while providing opportunities for responsible and managed growth throughout the *County of Brant*. This Plan seeks to recognize the origins of the lands on which we live, including the treaty relationships and Indigenous histories, presenting a framework for relationship-building with Indigenous communities. Ongoing engagement with Indigenous communities will ensure that this Plan achieves these objectives, while respecting Indigenous and treaty rights.

We all hold a responsibility to the Truth and Reconciliation Commission's Calls to Action, and the *County of Brant* is dedicated to continuing to work with Indigenous communities as partners and friends now and into the future.

The *County* shall implement this Plan in a manner that is consistent with the recognition and affirmation of existing Aboriginal and Treaty rights in section 35 of the *Constitution Act,* including the duty to consult and accommodate Indigenous communities, and the United Nations Declaration on the Rights of Indigenous Peoples.

1.1 Building Meaningful Relationships and Supporting Indigenous Culture

1.1.1 In the spirit of reconciliation and building meaningful relationships with Indigenous communities based on mutual respect, transparency, trust, and dialogue, the *County* supports the creation of spaces for Indigenous art, interpretations and signs identifying areas of cultural significance without requiring an amendment to this Plan.

1.1.2 The *County* acknowledges Indigenous and treaty rights throughout Territory lands. These rights include the ongoing stewardship of the lands, waters, and resources, and title to the waters, beds of water, and flood plains throughout lands known as the *County of Brant*.

1.1.3 An equitable and inclusive community considers the needs of various cultural groups and seeks to reduce barriers and promote equity for all people, including those who are racialized. It integrates opportunities to advance reconciliation and engage with Indigenous peoples, acknowledging the unique cultural structure, such as the significant role of youth and elders within Indigenous communities.

1.1.4 Integrate and honour Indigenous values, knowledge and cultures through relationship building and engagement. This includes Indigenous representation in planning, placemaking, and environmental stewardship to recognize traditional knowledge, cultural activities, traditional practices, and the significant role of land resources.

1.1.5 Acknowledge the importance of protecting our water resources, green spaces, natural areas and wildlife to the health and vitality of Indigenous culture and heritage.

1.1.6 Preserving Indigenous cultural and built heritage, including places and stories significant to Indigenous Nations, ensures that the *County* remains an enjoyable place to live and reflects our commitment to reconciliation and recognition of the presence of these Indigenous Communities long before the arrival of colonial settlers.

1.1.7 The *County* shall recognize and protect *cultural heritage resources* associated with the history and culture of Indigenous peoples in consultation with Indigenous Communities being the Six Nations of the Grand River and the Mississaugas of the Credit First Nation in format that is meaningful, transparent, and easy to understand.

1.1.8 The *County* will ensure early and ongoing engagement with and involvement of the Indigenous Communities whose Aboriginal and Treaty rights may be impacted when identifying, protecting, and managing *cultural heritage.* This includes referring to Indigenous Archaeological Standards and Guidelines.

1.1.9 The *County* shall work together with Indigenous communities to develop comprehensive management planning of resources to ensure the long-term preservation of areas which have significant cultural meaning and contribute to the ancestral story of Indigenous communities.

1.1.10 The *County* shall work together with the appropriate First Nation to consider and integrate Indigenous Knowledge, including the Traditional Knowledge and Traditional

Ecological Knowledge, into its decision-making. The *County* shall enter into this relationship in good faith and in respect of the Indigenous Communities principles of ownership, control, access, and possession (OCAP).

1.2 Indigenous Consultation and Early Engagement

The policies set out within this section of the Plan shall apply throughout the *County* to all lands and waters, all *development* or *redevelopment* proposals, and all decisions undertaken by the *County* that could impact Indigenous rights and interests as follows:

1.2.1 In accordance with the Grand River Notification Agreement (GRNA) and in the interest of building a transparent relationship, the *County* shall notify Indigenous Communities being the Six Nations of the Grand River and the Mississaugas of the Credit First Nation when the *County* has received a *development application*, environmental impact study, cultural heritage impact assessment and/or archaeological assessment.

1.2.2 The *County* will adhere to the consultation and engagement guidelines and processes that the appropriate First Nation may have, where they exist and are known to the *County.*

1.2.3 The *County* shall develop and adhere to a process for notification and ongoing engagement that reflects and respects Indigenous communities' role in governance and decision-making related to land use planning and community-based development or redevelopment decisions that have the potential to affect Indigenous and treaty rights.

1.2.4 Indigenous participation in any *development* or *redevelopment* application shall include capacity funding at the expense of the *applicant*, to be agreed upon at the onset of engagement.

1.2.5 The *County* shall undertake early and ongoing engagement with and involvement of the Indigenous Communities who's Aboriginal and Treaty rights may be impacted by any proposed *development* or *redevelopment* which affect a large area of land or land holding, before any decisions are made. This includes allowing time for meaningful discussions.

1.2.6 The *County* shall provide information relating to *development* or *redevelopment* to Indigenous Communities being the Six Nations of the Grand River and the Mississaugas of the Credit First Nation in a meaningful, transparent, and understandable format.

1.2.7 The *County* shall listen, consider, and make appropriate inclusions within *development* or *redevelopment* proposals of feedback and comments received from Indigenous Communities being the Six Nations of the Grand River and the Mississaugas of the Credit First Nation.

1.2.8 Proponents of *development* or *redevelopment* proposals throughout the *County* shall engage with Indigenous Communities being the Six Nations of the Grand River and the Mississaugas of the Credit First Nation prior to submission of an application for

development or *redevelopment*. Proof of engagement shall be provided as part of a complete application.

1.2.9 The *County* shall immediately notify and engage Indigenous Communities being the Six Nations of the Grand River and the Mississaugas of the Credit First Nation if previously unknown *archaeological resources* or ancestral remains are identified or located. If ancestral remains are identified or located the remains shall not be disturbed or interfered with, despite any proposal for *development* or *redevelopment* of the property.

1.3 Honouring The Grand River

The Grand River is the largest river that is entirely within southern Ontario, with a watershed of over 7,000 square kilometres, it lies along the western fringe of the Greater Golden Horseshoe. The river's headwaters start in the Dufferin highlands and flow southwards to Lake Erie. It continues to be an important and strategic area for hunting, trade, and recreation. The river is characterized by both rural and urban environments, making it a unique and valuable aspect of the County of Brant's history and identity.

The Grand River watershed has been home to Indigenous peoples since well before the arrival of colonizing groups who settled later in this area. The Grand River passes through the Traditional Territory and Ancestral Lands of several Indigenous nations. As it travels through the County of Brant and through Brantford, it heads south along the reserve lands of the Six Nations of Grand River and Mississaugas of the Credit First Nation.

The Mohawk name for the Grand River, *O:se Kenhionhata:tie* means "Willow River," for the many willows in the watershed. The Ojibwe name for Grand River is *Owaashtanong-ziibi* , "the one that washes the timber down and carries away the grass and the weeds".

Today, the Grand River is a focal point in the *County* to be honoured for its outstanding cultural, scenic and recreational landscapes. In recognition of the cultural heritage values, archaeological potential, recreational, scenic and ecological values, it has been recognized as both a "Canadian Heritage River" (since 1995) and in the section between Paris and Brantford, as "Exceptional Waters" (since 1998).

The *County of Brant* is working in partnership with Indigenous communities, the Grand River Conservation Authority, and the community to conserve and protect the unique heritage, recreational and environmental aspects of The Grand River by:

- Recognizing the cultural and historical significance of the Grand River.
- Protecting groundwater and surface water as the Grand River watershed is essential to supplying clean drinking water to humans, plants, and animals in addition to providing water

needed to sustain farming and industries.

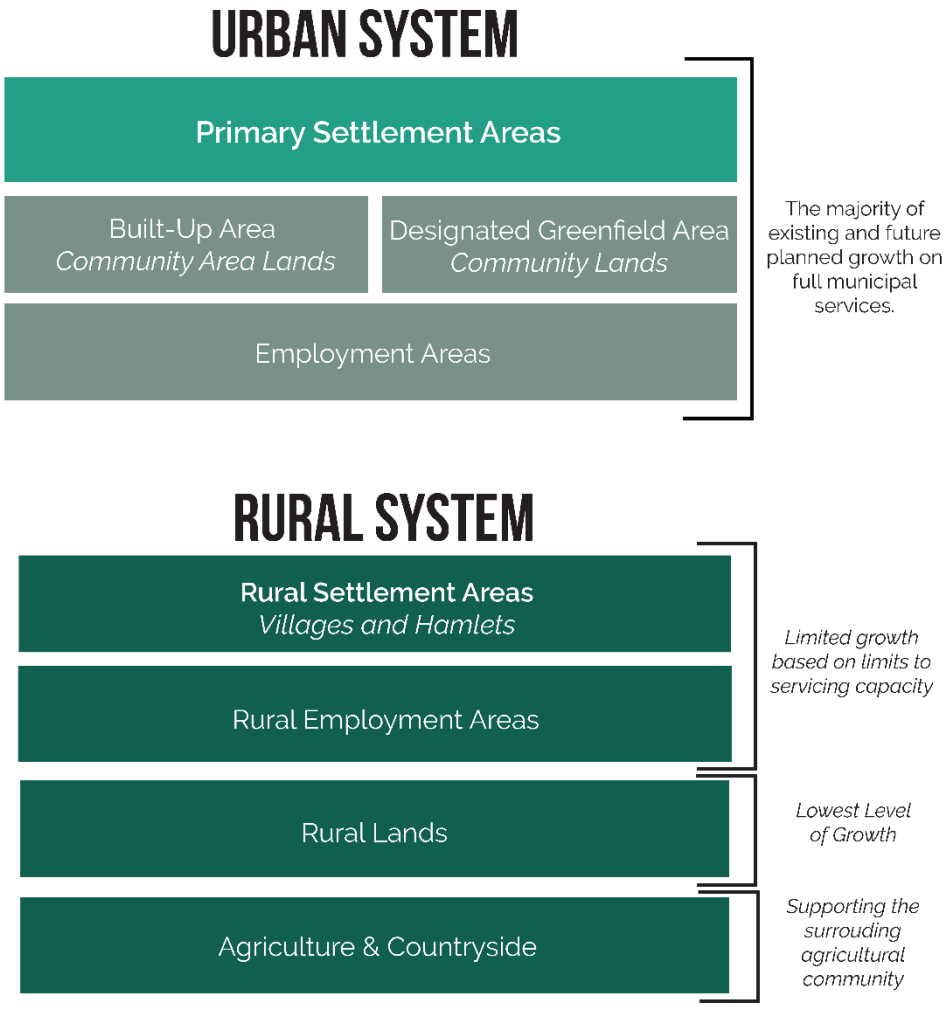
- Implementing a robust Natural Heritage System that requires the permanent protection of forests, wetlands, watercourses, and wildlife and which are to be enhanced and protected with minimum vegetation protection zones.
- Acquiring and providing parks, open space, and connected trail corridors along the Grand River and its major tributaries.
- Ensuring public access points for enjoyment of the Grand River and its major tributaries including the Nith River.
- Enhancing recreational opportunities enjoyed by residents and visitors through nature viewing, fishing, swimming, and watersports.
- Supporting and encouraging opportunities for sustainable and diversified tourism that leverage historical, cultural, and natural assets along the Grand River and its tributaries.

Part 3 - Community Structure and Land Use Designations

1.0 Organization of the Community Structure

As part of the Municipal Comprehensive Review, a new community structure was developed to balance the interrelationship between land use planning, growth management, settlement area hierarchy, and infrastructure planning. The County of Brant is unique compared to other rural municipalities in the Greater Golden Horseshoe, having a large and encompassing prime agricultural area with several stand-alone Primary Settlement Areas and other smaller un-serviced Rural Settlements in between.

The community structure for A Simply Grand Plan is established in this part of the Plan and further illustrated on the County-wide Land Use Schedules illustrated in the A-Schedule Series. This schedule series illustrates where growth will occur, either in the Urban or Rural Systems, as part of the County's Growth Management Strategy in Part 4 of this Plan. The components of the community structure are established and described below.



1.1 The Urban System

The Urban System includes lands that are intended to support the majority of the County's growth over the horizon of this Plan. Key objectives of the Urban System are to support the achievement of complete communities, connect residents, provide equitable access to amenities, protect the natural environment, and encourage economic and cultural activities that support the health and prosperity of residents. The Urban system is made up of the County's primary settlement areas.

Primary Settlement Areas:
The County's Primary Settlement Areas consist of the settlement areas of Paris, St. George, and Burford, and are intended to accommodate the majority of current and future residential and employment growth to 2051.

These settlement areas have a defined settlement area boundary that is split into a delineated built-up area (B.U.A.) with a built boundary line defined by the province, and a designated greenfield area (D.G.A.). The purpose of these two areas is to manage growth and track performance targets. These three settlements are intended only to accommodate growth on existing or planned municipal water and wastewater systems. Specifically, the delineated built-up area is related to the County's intensification target, and the designated greenfield areas are related to the density target of the County's community area lands.

These Primary Settlement Areas vary in size, diversity of community and employment uses, and intensity of development. They are only considered fully "urban" when a full municipal infrastructure servicing and allocation strategy is available to ensure a coordinated phasing approach. This will ensure that these settlement areas can support the achievement of compete communities for intensification in the delineated B.U.A., developments in the D.G.A., and growth of the economic base by supporting employment areas. These settlement areas in the Urban System form part of the County's Land Needs Assessment and their planned role in accommodating forecasted growth to the horizon of this Plan to 2051.

Community Area Lands – *C*ommunity area lands in the Urban System accommodate the vast majority of the County's housing and population-related jobs, along with Parks and Open Space and much of the County's Natural Heritage System. Community Areas have existing or planned municipal water and wastewater servicing infrastructure to support their growth. These areas include the land use designations of Community Corridor, Community Node and Neighbourhoods and are divided into the B.U.A. and D.G.A.

Delineated Built-Up Area – The delineated built-up area (or B.U.A.) includes developed lands within settlement areas as delineated by the Province of Ontario in 2006, inside a built boundary line, which cannot be modified. The County of Brant has established a minimum percentage target of 20% for all residential development to occur annually within the B.U.A.

Designated Greenfield Areas – The designated greenfield area (or D.G.A) lands within the boundaries of an urban settlement area but that are located outside of B.U.A., having been designated in this Plan for future development and are required to accommodate the majority of forecasted growth in primary settlement areas. New developments taking place shall be planned, designated, zoned, designed, and implemented in a manner that supports the achievement of complete communities. The County of Brant has established a minimum density target that is not less than 50 residents and jobs combined per hectare in the D.G.A.

Employment Areas - Employment Areas within the Urban System are clusters of economic activities that are generally industrial in nature and have existing or planned municipal water and/or wastewater servicing infrastructure. They are considered outside of Community Area Lands and designated separately in this Plan to avoid land use compatibility issues. These areas include warehousing, manufacturing, offices and some associated retail and ancillary facilities. They are not intended to include institutional, commercial; retail and office uses not associated with primary employment uses. In the County's Urban System there are two designations applied: Prestige Employment, reserved for the Hwy 403 corridor, and General Employment. The County of Brant has established a minimum density target of at least 15 jobs per hectare in employment areas.

1.2 The Rural System

The Rural System includes lands that are protected from large-scale urban development and are intended to support limited development directed to settlement areas. Key objectives of the Rural System include protecting agricultural land and farming, protecting natural resources and the natural environment, and encouraging economic and cultural activities that support the health and prosperity of rural communities. The Rural Area comprises rural settlement areas, rural lands, countryside, and prime agricultural lands.

Rural Settlement Areas – *Rural Settlement Areas* are defined as small *settlement areas*, including existing villages and hamlets, that are historical areas, having been long-established and identified in Official Plans. These communities are serviced by *private water* and *wastewater servicing infrastructure*, sometimes with partial or limited municipal servicing infrastructure. As such, they may only accommodate limited growth that is restricted to infilling the developed area, comprehensive design of the undeveloped lands, or a minor rounding out of the settlement area. *Rural settlement areas* are a key component of the *complete communities'* framework to provide complimentary non-farm uses to both the Rural and Urban Systems of the *County of Brant* while protecting farms from non-compatible uses.

Partial or Limited Servicing Infrastructure – The rural settlements of Mount Pleasant, Oakhill/Airport, Cainsville have either full or partial municipal servicing (water) with limitations on

the availability of that servicing and are not intended to accommodate large scale residential or industrial growth. These areas do not form part of or meet the definition of the *County's* Urban System. Rather, infilling, *minor rounding out,* and the *development* of existing designated residential and employment lands is dependent on servicing within the existing *settlement area* boundary. Small scale *intensification* along arterial roads subject to the availability of appropriate servicing, may be permitted. These communities are bound by the Brant-Branford Boundary Adjustment Agreement Water and Wastewater Supply Agreement and Servicing, in which the capacity allocated to the *County* will be given priority over all developers.

Rural Employment Areas – These areas include clusters of economic and industrial uses outside of settlement areas, with limited, partial, or private municipal water and wastewater servicing *infrastructure*. Rural employment growth is to be directed to existing designated rural employment areas (as of June 16, 2006) to avoid removal of lands from the prime agricultural area. Businesses are intended to be low water users, considered 'dry employment'. Limited expansion to existing businesses may be considered to support economic prosperity.

Rural lands – Located outside of the prime agricultural area of the County of Brant, these lands are large, contiguous areas of 250 hectares or more of non-farm uses that are not likely to be rehabilitated to farmland. *Rural lands* also accommodate uses that may not be appropriate in *settlement areas* or prime agricultural areas, including resource-based activities and recreational activities. These lands support limited development that is compatible with and would not hinder surrounding agricultural operations or the geographic continuity to the agricultural land base. Rural lands have been identified in accordance with Provincial guidelines for the implementation of the agricultural system.

Prime Agricultural Areas - The *prime agricultural area* of the *County of Brant* is an area that is predominantly *prime agricultural land*. These lands are a finite resource and are important to the protection of the *Agricultural System*, *Natural Heritage System* and *Water Resource Systems* of the *County of Brant*. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, as well as additional areas where there is a local concentration of farms, ongoing agriculture activities, or provide geographic continuity to the agricultural land base. These lands are designated to prioritize farming and long-term protection of the *agri-food network* as a key component of the implementation of the agricultural system in the *County of Brant*. This area includes the entirety of the Agriculture land use designation, as well as the Countryside designation, which recognizes clusters of many non-farm uses throughout the prime agricultural area. It also includes lands within the Natural Heritage System designation, Parks and Open Space designation, and General Employment designation, that are located outside of settlement areas but help form a continuous land base for the agricultural system. Any proposed removal of lands from the Prime Agricultural Areas within the Greater Golden Horseshoe requires ministerial approval of an Official Plan Amendment under Ontario Regulation 525/97.

2.0 Land Use Designations

Land use designations of this Plan, as illustrated on Schedule A-series, are guided by the land use policies of Part 5 – Policies and Development Criteria, specific to each land use designation. The designations are intended to be considered in conjunction with the overlays and the topic-specific policies of the Plan that are also included in Part 5. Schedule A illustrates the location of land use designations in this Plan. This section of the Plan provides a brief description of the and the criteria for the classification of lands within the designations.

2.1 Community Node Designation

The Community Node Designation is found on the community area lands of the urban system in areas of the County that are central to residential and commercial areas. Generally located within a 10–15-minute walk from other nodes, these areas provide a destination for nearby residents and workers, as well as for other visitors. They are often located at the intersection of arterial or collector roads, providing easy access, and are focused on public facilities and amenities. They are intended to provide a “staying factor” and to be well connected to the various communities of the County of Brant. They will support intensification appropriate for the local character to increase density and enhance themselves as focal points of public services, commerce, and social interaction.

2.2 Community Corridor Designation

The Community Corridor Designation includes community area lands of the urban system that bound neighbourhoods and employment areas, providing a transportation corridor connection with a mix of amenities to nearby residents and workers. Located along arterial or collector roads, these corridors are intended to connect Community Nodes and employment areas, acting as a linear focus for higher-density mixed-use *development*, incremental *intensification*, and the efficient movement of people and goods. They are intended to provide a shared but safely separated network of automobile, public transit, and *active transportation* modes. Properties fronting these corridors are envisioned to be oriented towards street segments in a way that does not interfere with the prioritized flow of transportation along the corridor.

2.3 Neighbourhoods Designation

The Neighbourhoods Designation is an all-inclusive community area lands designation in the urban system that includes areas of the *County* that are focused on a mix of low impact uses in a walkable and compact form, including small-scale commercial, institutional, and other amenity uses, and a broad range of low, medium, and high-density *housing options* and typologies. Historically established low-density residential areas are envisioned to evolve incrementally to

integrate a range of density, housing forms, services, and amenities to support the daily needs of residents. These areas include stable historic areas, recently *developed* subdivisions, and lands awaiting development. Lands within the Neighbourhoods Designation are intended to include a full range of residential dwelling types, diverse in size, tenure, density, and design; p*ublic service facilities* such as schools or community centres; and small-scale commercial amenities to provide residents with convenient access to services and retail that provide everyday needs close to home.

2.4 Prestige Employment Designation

The Prestige Employment Designation applies to employment area lands having prime exposure along 400-series Highways and major arterial roads. They will support major economic activity in the *County* by supplying land for a range of higher-order employment uses including industrial, manufacturing, warehousing, and knowledge-based employment that benefit from access to *major goods movement facilities and corridors*. It is intended that *development* within the Prestige Employment Designation will exhibit a *high-quality* urban design, architecture, environmental standards, landscaping, and active transportation opportunities, taking advantage of front-facing exposure onto the highway corridors.

2.5 General Employment Designation

Employment area lands designated General Employment are intended to accommodate employment uses that are industrial in nature and remain a crucial component of the *County's* economy. The General Employment designation applies within the urban and rural system and applies to land that is comprised of or intended to be *developed* for light, heavy, and business industrial uses based on the appropriate servicing infrastructure available. Where appropriate, associated retail, office uses, commercial, and other ancillary and accessory uses as *development* in conjunction with *Employment Areas* shall be permitted.

2.6 Village Developed Area Designation

The Village Developed Area designation is made up lands within the *rural settlement areas* of the rural system where clusters of existing settlement-related uses exist. This includes rural main streets and historic core areas of the *County of Brant's* Villages and Hamlets, a mix of uses, lot sizes, amenities, and public gathering spaces, all supporting a vibrant and healthy rural community. This designation is intended to facilitate *active transportation* connections, low-impact mixed-use *development*, minor *intensification* on underutilized parcels, and public spaces that prioritize *active transportation* modes and opportunities to support public transportation.

2.7 Village Community Lands Designation

The Village Community Lands designation of the rural system is made up of clusters of primarily vacant or underutilized lands within the *rural settlement areas* where land has been designated for future *development*. Generally larger than 1.6 hectares in cumulative area, many of these lands remain agricultural in nature but are intended to provide opportunities for growth of the *rural settlement areas*. Requiring further study as part of the development process to determine *development* feasibility and a comprehensive village design, this designation is intended to facilitate mixed-use *development* with rural character, the provision of community amenities, *active transportation* connections and vibrant public spaces.

2.8 Rural Lands Designation

The *Rural Lands* designation has been identified on Schedule A as part of the rural system and are comprised of lands located outside of rural settlement areas and prime agricultural areas that may support very limited development opportunities outside of settlement areas. Identified in coordination with the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) in accordance with Provincial guidance, these lands represent contiguous areas greater than 250 hectares of existing, permitted non-agricultural uses. The designation also includes lands that are on the fringe of settlement areas where the soil quality or proximity to urban uses may not support viable farm activities over the long term. Where non-agricultural uses have been historically established, it is not be likely that these lands will be rehabilitated to *agricultural uses*, however *agricultural uses* are still the predominant uses of the surrounding areas and shall be prioritized when considering development of these lands.

2.9 Agriculture and Countryside Designations

The Agriculture and Countryside designations form the County's prime agricultural area and are a key component of the agricultural system. The *Agricultural System* is comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. A continuous and productive agricultural land base is an important and finite component of the *Agricultural System* of the *County of Brant,* represented by the interrelationship between the agriculture and countryside designations, and shall be protected over the long term. The Countryside designation recognizes clusters of 4 or more properties with non-agricultural uses, providing some flexibility for expansion and intensification of these uses in ways that do not hinder established and potential farming operations and expansions.

2.10 Parks and Open Space Designation

Parks and Open Spaces are valuable community resources and contribute to the quality of life throughout the *County*. The Parks and Open Space designation recognizes lands that provide a comprehensive system of parks, public spaces, open space areas, multi-use pathways, trails and linkages, recreational facilities, and public access to *Natural Heritage Systems* including access to shorelines. This designation applies to lands located within the Urban and Rural Systems of the *County* and is a key component of the achievement of the *complete community* framework of this Plan.

2.11 Natural Heritage System Designation

The Natural Heritage System Designation recognizes the extensive and detailed mapping of the County's Natural Heritage System. This system consists of key natural heritage features, key hydrologic features, earth science areas of natural and scientific interest and established vegetation protection zones, enhancement linkages, and other supporting natural features. Development, intensification, and site alteration are generally prohibited in this designation to provide for the permanent conservation of these areas. Beyond the minimum requirements of Provincial policies and plans, a strict approach to restricting development and site alteration in the Natural Heritage System has been applied to provide for the long-term conservation and enhancement of the system, and as part of the County's goals, objectives, and actions in accordance with Section 16(14) of the Planning Act to mitigate greenhouse gas emissions and provide for adaption to the impacts of a changing climate including increasing resiliency. This designation is supported by the Provincially mapped Natural Heritage System for the Growth Plan.

3.0 Overlays

There are several categories of overlays which apply to complement the underlying designations found in Part 5 of this Plan. These overlays provide additional policy direction to allow certain types of activities, provide built form guidance or provide development constraints to the underlying designation, which are otherwise not included in the designation section of this Plan. There are also several categories of overlays which apply to complement the Land Use Schedules of this Plan. These overlays provide additional policy direction to guide the achievement of the objectives of this Plan.

Schedule A provides details on the land use designations, including site-specific policy areas that provide additional policy direction for specific properties or areas.

Schedule B provides greater detail on the Natural Heritage System including mapping of individual features, minimum vegetation protection zones, earth science ANSIs, enhancement linkages and supporting features.

Schedule C provides greater details on Natural Hazards including known hazardous lands and hazardous sites, and areas regulated by Conservation Authorities. It also contains mapping of known human-made hazards which may be a constraint to development.
Schedule D provides mapping on Source Water Protection areas. Additional details are outlined below and in the policies of this Plan.
Schedule E provides mapping of an overlayed conceptual mobility network, intended to reserve lands for transportation corridor uses that will be provided to the County of Brant through the development application process and may require further study to move from a conceptual network to an approved network.

3.1 Natural Hazards Overlays

The *Natural Hazards* overlay group recognizes the need to ensure the protection of life and property from areas from *natural hazards* consisting of *hazardous lands* and *hazardous sites*. Within the *Natural Hazards* overlay group are *flooding hazards*, which consist of the *regulatory floodplain* subject to the one zone concept; the *Special Policy Areas,* consisting of the Downtown Core and the Flats, and the Paris Two-Zone *Floodplain* and *Flood Fringe*; *erosion hazards*; and *wetlands*, which have also been mapped within the *Natural Heritage System*. *Development* and *site alteration* are generally prohibited within these overlays. Where *development and site alteration* may be considered, subject to the policies of this Plan and overlays, the policies of the underlying land use designation shall also apply. These overlays are illustrated on the A-Schedule, B-Schedule, and C-Schedule series of this Plan. The n*atural hazard* policies are separate and distinct from the Human-Made Hazards Policy Overlay.

3.2 Human-Made Hazards Development Constraints Overlay

The Human-Made Hazards Overlay group recognizes development constraints that may arise from known human-made hazards, including aggregate sites, pipelines, propane facilities, rail facilities, airports, and major industrial sites and major facilities. Reference shall be made to policies regarding development restrictions in these areas. This overlay is illustrated on the C-Schedule series of this Plan.

3.3 Brantford Airport Future Strategic Employment Area Overlay

Illustrated on A-Schedule series, this overlay is separate and distinct from the Employment designations and is specific to the Brantford Airport and Oakhill settlement area. The intent of this overlay is to identify and protect lands that are strategically located in proximity to Highway #24

and the Brantford Airport and may be suite for future employment for a future employment area expansion beyond the horizon of this Plan. This overlay is applied in conjunction with the Brantford Airport Master Plan. The County will ensure these lands are not re-designated to incompatible uses, remaining compatible with employment area polices, providing the opportunity to meet the long-term goals of the airport.

3.4 Airport Protection Zone Overlay

Illustrated on the C-Schedule series, this overlay will ensure that development will prioritize the function and future growth opportunities of the Brantford Municipal Airport. Development within this overlay area may be subject to noise and height considerations and studies related to the airport's function. All proposed development within this area will be circulated to the City of Brantford for the opportunity to provide comments with respect to the current and future functions of the Airport.

3.5 Source Water Protection Overlay

Source Water Protection Areas are mapped on Schedule D, which consists of mapping of municipal wells, wellhead protection areas and intake protection zones. To protect municipal drinking water, development is restricted in these areas in accordance with the policies of this Plan and applicable legislation.

4.0 Site Specific Policy Areas (SSPAs)

Within the land use designations of the County, Site Specific Policy Areas (SSPAs) have been identified and are illustrated on the A-Schedule series. This section of the Plan identifies each of the County's SSPAs and provides corresponding policies for these areas. The policies of these areas are applied in addition to the other applicable policies of this plan, unless otherwise specified.

4.1 Paris Site-Specific Policy Areas

This section of the Plan identifies each of the SSPAs within the Paris settlement area boundary and provides corresponding policies for these areas.

Site Specific Policy Area – PS-1: Pottruff Road Resource Lands Highway 403

The Site-Specific Policy Area PS-1 applies to lands in Paris as illustrated and labelled on the Schedule A Series: Land Use Plan and Designations. The following are policies of the County, applicable to the areas identified as Site-Specific Policy Area PS1:

4.1.1 The Natural Heritage System designation and Natural Heritage System for the Growth Plan on these lands will be reviewed and refined, recognizing the existing resource extraction uses and approvals, through an Environmental Impact Study at the time of a Planning Act Application.

4.1.2 The Aggregate Resources Act license will be amended to update the Rehabilitation Plan to identify the future employment use and the license will be surrendered prior to any final approval of a Plan of Subdivision.

4.1.3 Full or partial build-out of the Employment Area in the southwest quadrant of the Highway 403 and Highway 24 (Rest Acres Road) interchange shall require the removal of the private access located midblock between the interchange and Bethel Road. Suitable access to Site Specific Policy Area PS1 shall be obtained via the intersection of Highway 24 (Rest Acres Road) and Bethel Road, subject to the review and approval of a Traffic Impact Study.

Site Specific Policy Area – PS-2 – Paris West/East Lands

The Site-Specific Policy Area PS-2 applies to lands located in the western portion of the Primary Settlement Area of Paris, north and south of Keg Lane / Silver Street noted with on the Schedule A Series: Land Use Plan and Designations. The following are policies of the County, applicable to the area identified as Site-Specific Policy Area PS2:

4.1.4 Prior to redevelopment, an Area Study or equivalent in accordance with Part 6 – County Toolbox of this Plan.

4.1.5 The area shall be planned and developed to avoid Major facilities and sensitive land uses, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures. Additional land use compatibility policies that must be complied with are outlined in Part 5 of this Plan.

Site Specific Policy Area – PS-3: 982 - 986 Rest Acres Road

The Site-Specific Policy Area PS3 applies to lands as illustrated and labelled on the A-Schedule series. The following are policies of the County, applicable to the area identified as Site-Specific Policy Area PS-3.

4.1.6 In addition to the uses permitted in the Employment designation, permitted uses on the lands shall also include funeral homes; veterinary clinics; and, hotels and motels.

4.1.7 In addition to the uses permitted in the Employment designation, permitted uses on the lands shall also include large-scale and other retail uses which have employment

characteristics, such as:

- commercial uses which provide services to the business and employment areas;
- the requirement for larger development properties (including areas for outdoor sales and/or storage) which properties cannot be readily accommodated within other commercial areas such as the Community Corridor designation;
- commercial uses which include a significant warehouse function (such as, but not limited to, home improvement, home furnishings and appliances, and home décor sales); and
- commercial uses which do not serve the daily or weekly shopping needs of the residential communities and therefore can be characterized as an infrequent shopping destination.

4.1.8 The land uses permitted by a) and b) above, shall be permitted by way of a site-specific amendment to the County Zoning By-law.

Site Specific Policy Area – PS-4: 67 Woodslee Avenue

The policies of this Section are applicable in addition to the respective policies for the underlying land use designations, identified on the Schedule A Series: Land Use Plan and Designations. Where a conflict exists between the respective policies for the underlying land use designations, and the policies of this Section, the policies of this Section shall prevail.

4.1.9 Notwithstanding the uses permitted by the underlying land use designations established in this Plan, the following shall apply to lands identified as SSPA – PS4:

- Any development or redevelopment proposal shall include a minimum of 35 affordable housing units to be provided in accordance with the policies of this Plan;
- Affordable housing units may be provided by the applicant, non-profit organization, or government housing program;
- Affordable housing shall form part of phase 1 or phase 2 of any development or redevelopment of the lands and be comprehensively designed and integrated into the overall development or redevelopment of the lands;
- Prior to development or redevelopment of the lands an agreement shall be undertaken to identify the number of affordable housing units and ensure provision of affordable housing on site for a specified period not less than twenty-five years. The agreement shall set out all other details relating to the provision and preservation of affordable housing.

4.1.10 Any commercial and neighbourhood supportive uses shall be integrated into the comprehensive design of the lands, focusing on compatibility and scale, and avoiding internal segregation of uses on the lands.

4.1.11 All development shall be subject to Site Plan Control for the purposes of assuring the objectives and policies of this Plan are implemented. Development shall also be subject to Provincial policies and plans, and any other municipal by-laws, guidelines, terms of references, plans, and the requirements of any other Agency having jurisdiction.

4.2 St. George Site-Specific Policy Areas

Site-Specific Policy Area – STG-1: The Oaks of St. George

4.2.1 Notwithstanding the contextual statements and policies of this Plan, it is not to be interpreted that Site Specific Policy Area STG1 is of a lower priority for growth and development to the horizon of this Plan. Rather, it is recognized that the application of the change of land use is principally related to the availability of services, which shall not limit the redevelopment potential of Site-Specific Policy Area STG1.

4.2.2 To permit redevelopment of the lands subject to Site Specific Policy Area STG1, a land use designation change may be required. Any proposed land use designation change shall be subject to all applicable policies of this Plan, including STG1(a). Further, notwithstanding the contextual statements and policies of this Plan, SSPA STG1 is required to part of its redevelopment, including for new residential development, which will require a Planning Justification to support the redesignation.

4.2.3 Redevelopment of Site-Specific Policy Area STG1 for new residential development shall not be subject to the preparation and approval of an Area Study or a Secondary Plan. However, if the County initiates an Area Study or Secondary Plan for the Settlement Area of St. George, the County shall require redevelopment to be coordinated with the process, if appropriate. The County shall exercise reasonableness with respect to this policy. It shall not be the intent of the County to frustrate the development application review process where an application has been submitted, but rather to ensure that an application is coordinated with any County initiatives when it is feasible to do so.

4.2.4 Establishes a limited reserve capacity that provides for infill and intensification to occur, as contemplated in the St. George Area Study, with a minimum of 7.5 percent of the total servicing capacity to be reserved and allocated for infill and intensification within the built boundary of St. George as shown on Schedule A – Land Use – St. George to this Plan, in order to assist the County in meeting its minimum intensification target. However, if the reserve capacity has not been utilized by 2028, the County may re-allocate the remaining reserve capacity to development-ready lands at the County's discretion and in accordance with the approved servicing allocation policy.

Site Specific Policy Area – STG-2: Employment Area West

4.2.5 There are no municipal wastewater services anticipated to be provided to the Employment Area within the St. George Primary Settlement Area over the horizon of

this Plan. Accordingly, permitted uses shall be limited to dry employment and industrial uses which are appropriate for partial services and do not result in excessive amounts of wastewater. Dry industrial and employment uses are considered to be those uses in which the principal source of wastewater is related to domestic purposes, and minimal wastewater is produced from industrial processing, washing, cooling or other purposes.

4.2.6 The Zoning By-law shall specifically define the dry employment and industrial uses that are permitted, as well as the lot and building requirements that are appropriate for partial services.

4.2.7 The County shall encourage the application of water conservation technologies as well as low impact development principles.

4.3 Cainsville Site-Specific Policy Areas

Site Specific Policy Area – CN-1: Cainsville Brant East Employment Area – Garden Avenue

The Site-Specific Policy Area CN1 applies to lands within the Cainsville Settlement Area designated Employment and noted with number CN-1 as illustrated on the Schedule A Series: Land Use Plan and Designations. The following policies are applicable only to the area identified as Site-Specific Policy Area CN-1:

4.3.1 Permitted uses shall be limited to dry employment and industrial uses which are appropriate for partial services and do not result in excessive amounts of wastewater. Dry industrial and employment uses are considered to be those uses in which the principal source of wastewater is related to domestic purposes, and minimal wastewater is produced from industrial processing, washing, cooling or other purposes.

4.3.2 The Zoning By-law shall specifically define the dry employment and industrial uses that are permitted, as well as the lot and building requirements that are appropriate.

4.3.3 The County shall encourage the application of water conservation technologies as well as low impact development principle.

4.4 Burford Site-Specific Policy Areas

Site Specific Policy Area – BF-1: Burford Future Development

The Site-Specific Policy Area BF-1 applies to lands within the Burford Settlement Area designated as General Employment and noted with number BF-1 as illustrated on the Schedule A Series: Land Use Plan and Designations. The following policies are applicable only to the area identified as SSPA BF-1:

4.4.1 Prior to development, the following shall be considered by the County of Brant in accordance with provincial policy, as amended from time to time:

- If there is sufficient capacity in existing or planned municipal water services, and municipal sewage services in addition to other infrastructure and public service facilities;
- Whether the area complies with the minimum distance separation formulae;
- Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance, and
- Whether the expanded area provides for the phased progression of urban development.

4.5 New Durham Site-Specific Policy Areas

Site Specific Policy Area – ND-1: New Durham Future Development

The Site-Specific Policy Area ND-1 applies to lands within the New Durham Settlement Area designated General Employment and noted with number ND-1 as illustrated on the Schedule A Series: Land Use Plan and Designations. The following policies are applicable only to the area identified as SSPA ND-1:

4.5.1 Prior to development, the following shall be considered by the County of Brant in accordance with provincial policy, as amended from time to time:

- Permitted uses shall be limited to dry employment and industrial uses which area appropriate for individual on-site water and sewage services and do not result in excessive amounts of water of wastewaters. Dry industrial and employment uses are considered to be those uses in which the principal sources of water and wastewater is related to domestic purposes, minimal wastewater is produced, and minimal water is required for industrial processing, washing, cooling or other purposes.
  - The Zoning By-Law shall specifically define dry employment and industrial uses that are permitted, as well as the lot and building requirements that are appropriate.
  - The County shall encourage the application of water conservation technologies as well as low impact development principles.
- To mitigate potential impacts to surrounding agricultural and residential uses, implementation tools included but not limited to zoning and site plan control will prescribe and direct appropriate mitigation measures as may be required;
- Whether the area complies with the minimum distance separation formulae;

- Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- Whether the expanded area provides for the phased progression of urban development.

4.6 Oakhill Site-Specific Policy Areas

Site Specific Policy Area – OH-1: Oakhill Future Development

The Site-Specific Policy Area OH-1 applies to lands within the Oakhill Settlement Area designated Village Community Lands and Village Developed Area and noted with number OH-1 as illustrated on the Schedule A Series: Land Use Plan and Designations. The following policies are applicable only to the area identified as Site-Specific Policy Area OH-1:

4.6.1 Prior to development, the following shall be considered by the County of Brant in accordance with provincial policy, as amended from time to time:

- The need for additional land to accommodate an appropriate range and mix of land uses;
- If there is sufficient capacity in existing or planned municipal water services, and municipal sewage services in addition to other infrastructure and public service facilities;
- Whether the area complies with the minimum distance separation formulae;
- Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance, and
- Whether the expanded area provides for the phased progression of urban development.

Part 4 – Growth Management Strategy

A Growth Management Strategy forms the basis for all planning and development in the County of Brant and is based on the community structure of this Plan to implement the policy framework on how and where to grow as set out in the Provincial Policy Statement.

Integral to the County's Official Plan is the Municipal Comprehensive Review (M.C.R.), which is a specific analysis undertaken to determine the amount of land required to accommodate the County's forecast population and job growth to the planning horizon of 2051. An M.C.R. is the process used to bring an Official Plan into conformity with *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the Growth Plan).

The M.C.R. is a supporting technical analysis to be read in conjunction with this Official Plan. It is critical to guiding the timing and amount of future land needs, how new development will be planned, phased, the hard and soft infrastructure requirements and municipal financial impacts associated with new development.

1.0 - Context

The County of Brant is expected to grow to achieve a minimum population of at least 59,000 residents and at least 26,000 jobs by 2051.

This represents a population and employment increase from 2016 to 2051 of at least 21,200 people and at least 11,100 jobs throughout the County. It is expected that upwards of 80% of the residential and employment growth will be directed to the Primary Settlements of Paris, St. George, and Burford; 20% of limited growth in partially or non-serviced Rural Settlement Areas; and lesser in the Rural Lands of the Agricultural System.

It is important to recognize that future population and employment growth is strongly correlated with the growth outlook and competitiveness of the economy within the County and the surrounding region, which in this case is largely represented by the Greater Golden Horseshoe. Over the past two decades, the County has experienced steady employment growth across a broad range of sectors including manufacturing, construction, retail, transportation and warehousing, agriculture, and tourism. The County of Brant is undertaking an employment lands strategy that will further inform employment growth to the horizon of this Plan.

It is anticipated that a large component of housing growth will include low-density housing; however, increasing demand is anticipated for a broad range of attached and detached low-

density medium-density and high-density housing forms to provide greater choice in housing options.

At the time of each Official Plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a minimum time horizon of at least 25 years. The County can extend this time horizon when planning for Employment Areas, infrastructure, mobility options and public service facilities.

2.0 - Growth Management Objectives

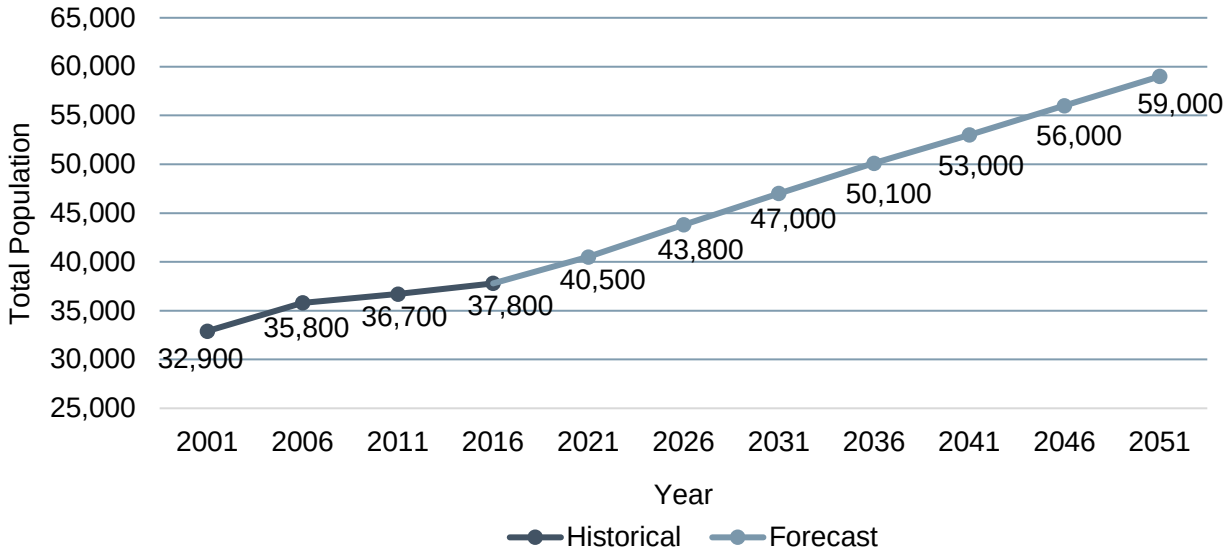
- Managed, phased, and sustainable urban and rural *development* will accommodate a minimum of at least 59,000 residents and at least 26,000 jobs over a 30-year planning horizon to 2051 throughout the *County.*
- The majority of residential and employment growth will be directed to Primary *Settlement Areas* with existing and planned municipal water and wastewater *infrastructure.*
- The phasing, pace and scale of all new future *development* will be aligned with the timing of *infrastructure* delivery in a fiscally, sustainable manner.
- Growth will be limited in the Rural System, where said limited growth will be direct to *rural settlement areas*, and more of a limited degree, to *rural lands* where partial, private communal or individual on-site water and wastewater services are used.
- Provide an increased range and mix of *attainable housing* and *affordable housing* options, including a variety of densities by structure type and tenure (ownership and rental) to accommodate a changing, diverse population base of all backgrounds, ages, and incomes in keeping with *high quality* urban design standards while maintaining the *County's* small-town charm.
- Provide an increased mix of smaller, modest, and attainable residential units, encouraging new *long-term housing* for more non-family households, especially the young and elderly recognizing a shifting cultural and demographic trend.
- Provide an increased mix of medium and higher density, multi-unit residential buildings to support *aging in place*, multiple family households, and a variety of ownership models, recognizing a shifting cultural and demographic trend.
- Encourage infill and *intensification* of the *County's Delineated Built-Up Areas* with mixed-use, pedestrian friendly *development* in appropriate locations.
- Ensure cost-effective *development* and land use patterns; and require *development* to demonstrate the fiscal management of growth-related costs.
- Provide the *infrastructure* required to accommodate growth in an environmentally and fiscally responsible manner.
- Ensure sustainable growth enhances the unique attributes of each community,

cultural heritage resources, the *Natural Heritage System*, and *Agricultural System*, and minimizes rural-urban and land-use compatibility conflicts.

- Implement a Servicing Allocation Policy for the *County's* Urban System Primary *Settlement Areas* to manage and phase residential and employment growth to 2051 corresponding with existing and planned *infrastructure* servicing requirements.
- Provide *County* residents with convenient access to institutional, commercial, uses, amenities and services; in keeping with the complete communities' framework to increase the mix of uses in neighbourhoods and access to mobility options.
- Provide a full range of employment types and job opportunities in urban and rural communities and ensure employment density targets are met.

3.0 - Long-Term Growth Analysis

The County of Brant's population and employment base is to reach a minimum of at least 59,000 residents and at least 26,000 jobs by 2051. This represents a population and employment increase from 2016 to 2051 of 21,200 people and 11,100 jobs throughout the County of Brant. Between 2016 and 2051, the County's population and employment base is forecast to increase at an annual rate of 1.3% and 1.6%, respectively. The long-term Official Plan population forecast for the County of Brant, as derived from Schedule 3 of the Growth Plan, is summarized below.



Note: Population includes net Census undercount.
Source: Historical data derived from from Statistics Canada Census and Annual Demographic Estimates:

The minimum population forecast to 2051 for Paris is a population of 25,400 and and St. George is a minimum of 7,500 persons, respectively. Based on current land supply, registered and draft approved developments in 2021. Paris can accommodate an additional 6,500 persons beyond the

2051 forecast, while St. George and accommodate an additional 9,200 persons. The buildout of the designated land supply in Paris and St. George has the potential to accommodate a population of 31,900 and 16,700 persons respectively, based on housing supply in the planning process, housing potential on vacant lands and housing potential through intensification. It is important to note that development on intensification sites will take significantly more time to fully develop than the greenfield lands.

Location	2021 Population	2051 Population	2021 Households	2051 Households	Community Area Land Surplus (ha)
Paris	15,400	25,400	5,655	9,870	231
St. George	3,500	7,500	1,240	2,850	164
Burford	1,800	2,400	690	945	347
Rural System	20,000	23,700	6,740	8,325	-
County of Brant	**40,700**	**59,000**	**14,325**	**21,990**	**742**

Note: Population includes Census undercount. 2021 population and housing estimates are derived from Statistics Canada 2021 Census.
Source: Watson & Associates Economists Ltd., 2023.

4.0 - How and Where to Grow

The County of Brant includes a blend of urban and rural communities. A key distinction between the Rural and Urban Systems are the size and scale of *settlement areas*, and the amount and type of growth to be allocated. A key objective of the Rural System is to protect agriculture land, resources and the natural environment, while encouraging economic and cultural activities that support the health and prosperity of rural communities. A key objective of the Urban System is to direct growth where there is planned and existing infrastructure in a manner that supports principles of complete communities. Complete communities include a diverse mix of land uses that provide opportunities to live, shop and work in the same community.

In determining how and where to grow for the context of this Plan the County considered:

- The historical and current rate of local growth in the Urban and Rural Systems;
- The desire to protect Agricultural Systems, Natural Heritage Systems, Water Resource Systems, and public health and safety;

- The ability to accommodate already planned residential growth for the next 15 years;
- Allocation of municipal water and wastewater servicing;
- Ability to service and finance existing and planned future growth;
- Residential units approved and registered to be built in 5-to-10-year increments;
- The deficit of vacant, available, and fully serviced Employment Areas.

4.1 The Rural System

A limited amount of growth, up to 20% of the forecasted growth allocation, will occur in the County's Rural Settlement Areas. The Rural System can accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services.

The Rural System of the community structure includes Rural Settlement Areas, and an Agricultural System consisting of prime agriculture areas, countryside, and rural lands which are to be protected from large-scale urban development. A key objective of the Agricultural System is to protect agriculture land, natural resources, and natural heritage features and areas. Rural Settlement Areas support the health and prosperity of rural areas by providing designated areas for non-farm uses such as economic and cultural activities and limited residential growth.

4.2 The Urban System

The Urban System includes Primary Settlement Areas, which are the County's largest towns and will accommodate most of the future residential and non-residential growth to 2051. These settlement areas currently have existing or the potential for future planned full municipal services, a delineated Built-Up Area and boundary, Designated Greenfield Areas, a concentration of public service facilities and a range of land uses.

The Primary Settlement Areas of Paris, St. George and Burford are anticipated to accommodate most of the population growth (80%) over the long-term planning horizon. Opportunity for growth in Primary Settlement Areas without existing full municipal servicing or allocation is considered longer-term and would be dependent on future servicing improvements and in keeping with the County's Servicing Allocation Policies. Near term development opportunities are limited based on minor infilling and rounding out.

The County has a robust supply of potential residential development in the planning approvals process (often referred to colloquially as the "development pipeline") and can maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development.

The County also maintains a surplus of Community Area land to accommodate an appropriate mix of land uses to meet project needs for a time horizon of at least 25 years. The County's supply of residential development in the development pipeline is anticipated to accommodate a greater range of housing options meeting the County's minimum Density and Intensification targets.

5.0 - Managing Population and Employment Growth

Future population and employment growth within the County of Brant is strongly correlated with competitiveness of the economy within the County and the surrounding region. The Community Structure provides direction on critical factors related to planning for population and employment growth in both the Urban and Rural Systems, which is subject to the following objectives:

- Manage future population and employment growth by integrating land use planning with long-term planning and fiscal management of infrastructure, public service facilities and service delivery throughout the County.
- The County shall use the population and employment forecasts set out in the most current Municipal Comprehensive Review as the basis for planning and managing growth to 2051; that promotes the efficient use and optimization of existing municipal water and wastewater systems, and existing private communal water and wastewater systems.
- Determining future transportation requirements, municipal water and wastewater servicing allocation needs, and planning for the delivery of public service facilities and programs.
- The County may also undergo planning beyond the horizon of this Plan for infrastructure, employment, and public service facilities.
- Plan for infrastructure and public service facilities by considering the full life-cycle costs of these assets and develop public and private partnership options for paying for these costs over the long-term horizon of this Plan.
- Where there are large-scale development proposals and there is sufficient capacity for connection requests to municipal water and wastewater systems from partial or private services within a Primary Settlement Area, the County shall determine if a Secondary Plan and related Master Environmental Servicing Study and Area Study or Block Plan is required.
- Direct the majority of future residential and employment growth within the County to the D.G.A. and Delineated B.U.A. in the Primary Settlement Areas.
- Direct new residential and employment growth in accordance with the hierarchy

of settlement areas and land use designations, in keeping with the Healthy and Complete Communities framework for high quality urban design, protection of the environment, fiscal responsibility to the County and taxpayers, and efficient use of infrastructure.

- Limited growth in the Rural System shall be mainly directed to the Rural Settlement Areas of Airport/Oakhill, Burford, Mount Pleasant and Cainsville where partial municipal services exist or are planned, in keeping with the Brant-Brantford Boundary Adjustment Agreement.
- The County shall not permit the upgrading of a Rural Settlement Area to a Primary Settlement Area for the horizon of this Plan.
- Intensification within Rural Settlement Areas shall be supported, subject to limitations for partial or private servicing, compatibility with the rural character of the area, and all applicable policies of this Plan.
- Intensification within Rural Settlement Areas shall be compatible with the rural character of the area.

6.0 - Delineated Built-Up Area (B.U.A)

This Plan shall ensure that an appropriate mix of housing options, densities and intensification opportunities are provided to meet the projected needs of current and future residents throughout the Primary Settlement Areas. The County's 2023 M.C.R. recommended an increase to the minimum housing intensification target from 15% to 20% for Community Area lands occurring annually in the Delineated B.U.A, based on historical development trends, servicing availability and anticipated demand for housing. The Delineated BUAs shall be subject to the following policies:

6.1.1 Achieve a minimum overall intensification target of 20% housing growth is to occur annually within the Delineated B.U.A. of the County's Primary Settlement Areas.

6.1.2 Intensification shall mainly be directed to existing built-up neighbourhoods, nodes, and arterial and main street Community Corridors, to ensure intensification is located near public service facilities and amenities, which have a range of mobility options.

6.1.3 The County will support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

6.1.4 The County will support all types of residential intensification, including the conversion of existing commercial and institutional buildings for residential use, development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units.

6.1.5 Through the development planning and building permit processes, it shall be

demonstrated by the applicant that intensification proposals are compatible with the physical characteristics of surrounding neighbourhoods, adjacent buildings, and streetscapes by ensuring any cultural heritage resources considerations and high-quality urban design standards are met.

6.1.6 Intensification shall be directed to areas outside of hazardous lands, hazardous sites, and the Natural Heritage System in accordance with the policies of this Plan.

6.1.7 Intensification opportunities within newly developed neighbourhoods may be limited as the areas mature, however, shall be encouraged while the areas continue to evolve and grow.

6.1.8 This Plan considers the contribution to the intensification targets to be a mix of the following:

- Compatible infill development with high quality urban design standards ensuring a mix of housing options, including types and tenures;
- Development on vacant, under-utilized lots and brownfield sites;
- Reuse or redevelopment of existing buildings; and
- Additional Residential Units in homes and/or accessory to a principal dwelling unit.

6.1.9 Intensification of Employment lands located within a Delineated B.U.A. of Primary Settlement Areas shall be encouraged to meet the maximum density targets and reuse of sites, where compatible and appropriate.

6.1.10 Intensification opportunities in the village core areas of Rural Settlement Areas shall be based on lot size, servicing availability, compatibility, and zoning.

7.0 - Designated Greenfield Areas (D.G.A)

D.G.A. lands in the Primary Settlement Areas of Paris and St. George shall achieve a minimum density target of 50 residents and jobs per hectare, and provide a mix of low, medium, and high-density residential development which seeks to:

- Diversify the range and mix of housing options and supply, including types and forms;
- Incorporate commercial and institutional uses within new neighbourhoods;
- Create Healthy and Complete Communities and walkable neighbourhoods with mobility options;
- Better utilize land, existing and planned infrastructure, and protect Natural Heritage Systems and Agricultural Systems; and
- Reduce the need for new greenfield area lands and settlement area boundary expansions.

The D.G.A. lands are expected to accommodate the majority of the new residential growth in the Primary Settlement Areas over the planning horizon to 2051, and shall be subject to the following policies:

7.1.1 No new D.G.A. lands and settlement area boundary expansions shall be required in the Primary Settlement Areas for the horizon of this Plan, to the year 2051.

7.1.2 Residential growth in the D.G.A. of the Primary Settlement Areas shall be planned as Healthy and Complete Communities through a range of housing options, including types, affordability, compact design, mix of uses and densities, connectivity, and transportation modes.

7.1.3 Prioritize interconnectivity with adjacent developed areas with connections, pathways, trails, and mobility options, adopting the Complete Streets approach that ensures the needs and safety of all users and are appropriately accommodated.

7.1.4 Growth will be prioritized with existing and planned infrastructure through the County's Phasing of Development Strategies to manage and stage residential growth coordinating with long-term infrastructure servicing requirements.

7.1.5 Diversification of the total range and mix of housing options, types, and tenures shall require high quality design standards in conformity with the County's Urban Design Guidelines for New Developments and the policies in Section 5.0 – Policies and Development Criteria.

7.1.6 Any new development or redevelopment in D.G.A. lands adjacent to existing neighbourhoods shall consider the existing and planned uses of those neighbourhoods, compatibility, connectivity, and services as part of an appropriate mix of uses for Healthy and Complete Communities.

7.1.7 Density targets shall be measured based on the net land area, meaning the total land area to be developed excluding environmental constraint lands, employment lands, cemeteries, utilities, major arterials, rail facilities, and highways.

7.1.8 Where there are large-scale development proposals and there is sufficient capacity for connection requests to municipal water and wastewater systems from partial or private services within a Primary Settlement Area, the County shall determine if a Secondary Plan and related Master Environmental Servicing Study and Area Study or Block Plan is required.

7.1.9 Incorporate appropriate green infrastructure, low impact development and climate change mitigation measures to adapt to this Plan.

7.1.10 This Plan recognizes that previously approved development in registered and Draft Plan Approved areas within D.G.A. may have been approved at lower densities than the minimum target of 50 residents and jobs per hectare. Where Draft Approval or registered plans lapse under the provisions of the Planning Act, the County shall require the applicant to revise plans to meet the minimum D.G.A. density of a minimum of 50 residents and jobs per hectare.

8.0 - Settlement Area Boundary Expansions

Settlement Area Boundary Expansions to Paris, St. George, Burford, Cainsville, Mount Pleasant and Oakhill/Airport will be evaluated through an Official Plan Amendment for the need for additional growth based on the M.C.R. land needs, servicing allocation and infrastructure constraints. The County may only consider Settlement Area Boundary Expansions based on the following policies:

8.1.1 Settlement Area Boundary Expansions in both the Urban and Rural System must meet the criteria for minor rounding out as noted in this Plan.

8.1.2 The County may consider minor rounding out of Settlement Areas based on the applicant demonstrating as part of a complete development application for an Official Plan Amendment and with all costs being at the expense of the applicant, that the following have been achieved:

- There is sufficient capacity in existing or planned infrastructure for the proposed expansion, including water and wastewater systems, and stormwater servicing.
- The proposed expansion meets the requirements and timing of the County's Servicing Allocation Policy for the Primary Settlement Areas
- There shall be no net increase to undeveloped lands within the boundaries of Primary Settlement Areas, as the proposed expansion will make available sufficient lands and minimize land consumption.
- Minor rounding out of the Settlement Area supports the County's ability to meet employment minimum job density targets established in this Plan.
- The proposed expansion would protect and mitigate potential negative impacts on the Natural Heritage System, water resource system, and key hydrologic areas including the quality and quantity of water, in accordance with the policies of this Plan, as demonstrated through a Watershed Plan or equivalent.
- Minor rounding out of the Settlement Area meets the requirements and policies of the County's Source Protection Plan, and all other policies of this Plan.
- The expansion would not impact the Agricultural System and complies with the minimum distance separation formulae demonstrated through an Agricultural Impact Assessment.
- Early engagement and consultation with Indigenous communities and partners in advance of any Settlement Area Boundary Expansion proposal to ensure all input and traditional knowledge and treaty concerns are considered; and
- Any changes or addition of lands to Settlement Areas satisfies requirements of Provincial policies and plans in effect at the time of consideration.

9.0 - Tools to Manage Growth

To manage growth forecasted over the long-term planning horizon and to guide development and land needs to 2051, the County will implement the policies of the Growth Management Strategy. In addition, Urban Design Guidelines for New Greenfield Designated Area will be created as part of a Comprehensive Design Manual.

These are tools which the County shall use to effectively stage development and ensure growth occurs in an orderly manner consistent with the implementation of servicing and infrastructure within areas designated for development, as noted in Part 6 - The County Toolbox and Part 7 – Interpretation, Monitoring and Review.

The following policies shall apply to implement the Growth Management Strategy:

9.1.1 Master Environmental Servicing Plans, Area Studies, Block Plans, and any similar secondary planning exercises shall be undertaken in accordance with the policies of this Plan to create a cohesive vision for growth and harmonize urban development with Master Servicing Plans for Paris, St. George, and Burford. Secondary planning policies are to be in conformity with the Planning Act, P.P.S., the Growth Plan, and the policies of this Plan.

9.1.2 A Servicing Allocation Strategy for each Primary Settlement Areas shall be completed implemented to manage and phase residential and employment growth to 2051, corresponding with municipal water and wastewater infrastructure servicing requirements.

9.1.3 All development is to be staged or phased, and the staging/phasing and servicing of each stage/phase of development may proceed when the County is satisfied that all of the external infrastructure/services for that stage/phase are in place, which means that the infrastructure exists and is operational to the satisfaction of the County and that capacity in such infrastructure has been formally allocated by the County for use in connection with the development.

9.1.4 The County shall implement a growth monitoring plan to track growth objectives based on actual supply and demand data, while contemplating a range of planning policy, demographic and economic factors that influence growth over the planning horizon.

9.1.5 A Development Tracking Tool for the Primary Settlement Areas will be updated regularly to ensure servicing capacity and developments can be accommodated for water and wastewater capacity.

9.1.6 Area Plans and Block Plans shall have regard for the policies of this Plan and the County's Urban Design Manual. The preparation of each Area Plan and Block Plan will be guided by corresponding implementation policies as set out within Part 6 - The County Toolbox and policies at the beginning of the process, or with any applicable terms-of-reference.

9.1.7 Holding Provisions may be applied to the entirety of the Subject Lands until such time that a desirable and appropriate level of municipal servicing is available, determined and guided by the completion of an applicable Master Servicing Class Environmental Assessment to the satisfaction of the County. The Holding Provision (h) shall determine the timing for desirable and appropriate development of the subject lands based on planned and/or available water and wastewater services.

10.0 - Employment Areas

10.1 Context

Maintaining an adequate Employment Area land supply over the planning horizon has been raised as a key objective of County staff and Council. Since the release of the County of Brant 2021 M.C.R. Draft Report, the County has experienced continued industrial development activity and a significant increase in development interest in the Paris Highway 403 Business Park. This has led to the need to re-examine long-term Employment Area land demand for this area to ensure the County can accommodate higher forecast rates of land absorption.

Employment Areas typically include a broad range of designations, including light, medium, and heavy industrial lands, business parks and rural industrial lands. Employment lands accommodate primarily export-based sectors, including a wide range of industrial uses (e.g., manufacturing, distribution/ logistics, transportation services), as well as commercial and institutional uses (e.g., office, service, ancillary/ accessory retail) which support the function of Employment lands.

Employment Areas form a vital component of the County's Community Structure and are an integral part of the local economic development potential of the region. They are home to many of the County's largest private-sector employers. Through development of its industrial and commercial land base, the County will be better positioned to build more balanced, competitive, and complete communities.

As the employment base and economy within the surrounding commuter-shed experience growth, the County will continue to be a desirable location for workers to live, contributing to steady population growth across the County. The County's employment base is also anticipated to benefit from the regional economic expansion in neighbouring municipalities within the Greater Golden Horseshoe. Elevating the economic profile of the County by leveraging the economic opportunities and strengths of the broader Greater Golden Horseshoe is recommended as a key long-term economic development strategy.

Achieving the County-wide employment forecast and allocations in Primary Settlement Areas (Paris and St. George) will require significant investment and effort on behalf of both the public

and private industries to accommodate new employers and facilitate the expansion of existing businesses, across a broad range of established and emerging employment sectors.

10.2 Objectives

The intent of this section outlines the different employment sectors and where the area is best suited to meet economic needs. The following objectives apply to Employment Areas:

- The County shall plan for, protect, and preserve Employment Areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs to the Plan horizon and beyond.
- The County shall promote economic development and competitiveness of Employment Areas in both the Urban and Rural Systems.
- Protect and preserve Employment Areas located to major goods movement facilities and corridors, including those in provincial transportation plans, for the Employment Area uses that require those locations.
- Maintain a minimum of 20 hectares of municipally serviced Prestige Employment lands at any time and ensure that capacity is available to the Plan horizon beyond 2051.
- The County shall maintain a minimum of 3-year availability of municipally serviced Prestige Employment Areas in Primary Settlement Areas on full water and wastewater systems, as per the Master Servicing Plans and Servicing Allocation Policies.
- Promote and encourage economic development opportunities for Prestige Employment Areas located near the 400-series highways and interchanges within Primary Settlement Areas.
- The County shall provide broad market choice for future development in Employment lands by site location, size, and designation.
- Achieve a minimum Employment Density Target of at least 15 jobs per hectare for all Employment Areas.
- Protect Employment Areas from incompatible uses such as new sensitive land uses to enable future Employment lands to be able to locate within proximity to 400-series highway interchanges.
- The County will continue to work with the Province of Ontario to identify and protect the Hwy. 403 and Hwy. 24 existing and future Employment Area as a Provincially Significant Employment Zone (PSEZ), as a priority location to a major goods movement facility for protection from conversion over the long-term.
- The County will continue to permit re-development and new development of Employment Areas located in the Rural System considered “dry” in nature that are generally on partially serviced or individual on-site water and sewage systems.

- The County will regularly update a municipal inventory of vacant, underutilized, and available Employment Areas to facilitate time sensitive responses to potential investors on the availability of suitable sites for development.

10.3 Employment Area Growth

The County of Brant employment base is forecast to reach a minimum of at least 26,000 jobs by 2051. Based on the County's current employment base of 16,100 jobs as of 2021 the County is forecasted to add approximately 9,900 jobs, an annual growth rate of 1.6% over the horizon of this Plan.

Location	2021 Employment	2051 Employment	2051 Urban Employment Area Land Surplus/(Deficit)
Paris	8,300	15,500	(250)
St. George	1,200	3,000	0
Burford	600	900	0
Rural System	5,900	6,600	-
County of Brant	**16,000**	**26,000**	**(250)**

Note: 2021 Employment is an estimate by Watson & Associates Economists Ltd.
Source: Watson & Associates Economists Ltd.

Between 2016 and 2051, the County-wide employment forecast has been allocated as follows:

- Urban System – 91%
- Rural System – 11%

The forecasted mix of employment by land use type for the County of Brant over the 2016 to 2051 forecast period shall be as follows:

- Employment Lands Employment (ELE): 50%
- Population-Related Employment (PRE): 44%
- Rural Employment: 6%

The County's remaining inventory of designated, vacant, Employment Areas available over the forecast horizon of 2051 is estimated at 620 gross hectares (net of Natural Heritage Systems and other applicable take-outs in accordance with the Growth Plan). Approximately 56% (346 gross

hectares) of the designated vacant Employment land supply is within the Primary Settlement Areas (Paris and St. George).

The Brant 403 Business Park (Highway 403/Rest Acres Road) represents approximately 40% of the current vacant Urban Employment Area land supply. The remaining 60% of this supply is located within the North Paris Employment Area, Southeast Paris Employment Area (Paris Road/Powerline and Paris Road/Governor's Road), and St. George Employment Area.

As identified in the 2023 M.C.R., the County has a shortfall of designated Urban Employment Area lands. To accommodate the shortfall of Employment Area lands, additional Urban Employment lands have been added through an expansion to the Settlement Area boundary in the 403 Business Park in Paris.

Minor rounding out of Settlement Area Boundaries for Employment lands in Rural Settlement Areas may be considered, based on immediate needs of existing businesses, Provincial policies and requirements, and the policies of this Plan.

The County may consider additional Employment lands in terms of corridor protection and designation of lands within Settlement Area boundaries located adjacent to or near to major goods movement facilities and corridors, including major highway interchanges as areas for manufacturing, warehousing, and logistics.

Mixed-use and/or residential uses shall not be permitted in Employment Areas. Any amendment to this Plan to permit new opportunities for residential growth in Employment Areas shall only occur in accordance with the removal of Employment Areas.

10.4 Protection of Employment Areas

10.4.1 The County shall designate, protect, and plan for all Employment Areas in Settlement Areas by:

- Planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
- Assessing and updating Employment Areas identified in this Plan to ensure that the designation is appropriate to the planned function of Employment Areas and has appropriate land use compatibility to adjacent Community Area lands.
- Directing large-scale format warehousing, trucking, distribution and logistic facilities to *Major Goods Movement Facilities* and Transportation Corridors

where possible.

- Ensuring Employment Areas are locations for manufacturing, research and development in connection with manufacturing, warehousing and goods movement with associated retail and office uses, along with ancillary facilities.
- Prohibiting residential uses, large format retail and commercial uses, public service facilities and other institutional uses in Prestige and General Employment Areas.
- Prohibiting retail, commercial and office uses that are not associated with the primary employment uses.
- Requiring each new development in the Prestige and General Employment Areas in the Urban System to meet the minimum overall density of at least 15 jobs per hectare.
- Exploring opportunities for intensification of existing General Employment Areas within St. George and Paris on full municipal water and wastewater servicing.
- Continuing to provide broader market choice on Employment lands, which are municipally serviced and for sale/lease by site size, location, and land use designation.
- Ensuring that Employment Areas are well adapted to structural changes occurring in the evolving macro-economy. Emphasize the importance of "placemaking" and accommodating an increasing share of "knowledge-based" sectors when planning for Employment lands.
- Permitting employment supportive uses that serve the needs of employers and employees within Employment lands and prohibit those that serve the broader population.

10.5 Employment within Primary Settlement Areas

10.5.1 To facilitate the employment growth in the County of Brant's Primary *Settlement Areas*, the *County* shall:

- Encourage office growth and retail uses along major arterial roads in Paris and St. George, and small-scale office uses in the downtown areas that conserve cultural heritage resources.
- Consider expanding Employment designations within the Delineated B.U.A. at gateway locations (major intersections) to support intensification policies and place-making.
- Plan for commercial demand in St. George. Expand existing limited commercial space through opportunities to direct growth to strategic areas of the urban area.

- Prioritize new commercial development within the Delineated B.U.A. to support intensification and place-making, directing growth to established commercial nodes and corridors to ensure that commercial growth is contained.

10.6 Removal of Employment Areas

Over the horizon of this Plan the County may assess and update Employment Areas identified in this Plan to ensure that this designation is appropriate, well-located, does not interfere with adjacent land-use compatibility to the planned function of Employment Areas.

10.6.1 Changes proposed to land designated as General Employment to allow for uses not permitted in the designation, including residential, mixed use and specific commercial uses, is considered an Employment Area. The County shall review and update the Official Plan to ensure the designation of Employment Area is functioning within Settlement Areas.

10.6.2 The removal of lands from the Prestige Employment designation is prohibited.

10.6.3 The County may consider removal of Employment Area lands by an Official Plan Amendment only where it has been demonstrated that:

10.6.4 There is an identified need for the removal and the land is not required for Employment Area uses beyond the horizon of this Plan.

10.6.5 The proposed new non-employment uses would not negatively impact the overall viability of the Employment Area by:

- Avoiding or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned Employment Area uses.
- Maintaining access to major goods movement facilities and corridors.
- Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.

Part 5 – Policies and Development Criteria

This part of the Official Plan provides detailed policies and criteria to support and guide development in the County of Brant while considering the community structure, growth management strategy, vision, and objectives of this Plan.

Part 5 of this Plan is divided into seven sections to organize the policies under the most relevant general topics similar to Provincial Policy framework. It also provides policies specific to the land use designations established by this plan and illustrated on A-series Schedules of this plan. Like the rest of this Plan, Part 5 is intended to be read in its entirety with the relevant policies of each section being applied to each situation. Where more than one policy is relevant, consideration must be given to all relevant policies to understand how they work together.

While specific policies sometimes refer to others for ease of use, these cross-references do not take away from the need to read this Plan as a whole. There is no implied priority in which the policies appear, and the policies are intended to represent minimum standards for the County of Brant. The language of each policy, including the implementation and interpretation policies of Part 6 and Part 7 of this Plan, will assist in understanding how the policies are to be implemented and prioritized to meet the overall objectives of the Plan.

1.0 Building Healthy and Complete Communities

Ensuring the *County of Brant* is a strong, resilient, and inclusive community is a key objective of this Plan. Growth and development of our communities must consider the needs of all residences, encouraging incremental change that improves function, community character, equity, and the provision of basic needs for daily living. How the various elements of a community are organized and the impacts these elements have on the community as a whole need to be comprehensively evaluated and understood as part of the development process. Community participation early in the process is a key component of building healthy and *complete communities* and ensuring that growth and development in the *County of Brant* meets the objectives of this Official Plan.

This section provides guidance and policies that apply to several land use designations within the urban system as shown on Schedule A of this plan, including the neighbourhood, community corridor, community node, and parks and open space designations. Additional policies that focus on the building of healthy and *complete communities* but are applicable across any designation and *development* are also included in this section.

1.1 Neighbourhoods Designation

The Neighbourhoods Designation includes areas of the *County* that are focused on accommodating residential land uses, but also include compatible supportive uses that directly serve residents, providing for walkable and compact urban amenities and the provision of daily needs. Lands within the Neighbourhoods designation include a full range and mix of *housing options*, diverse in tenure, type, size, density, and overall design. This designation includes a range of built-up and historic areas to recently developed greenfield subdivisions.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as Neighbourhoods on Schedule A of this Plan:

- Residential uses in *low-rise* and *mid-rise development*, including additional residential units and home-based businesses.
- Institutional, commercial, office, and community uses in *low-rise* and *mid-rise development* provided the use primarily supports the surrounding neighbourhoods.
- Seasonal, interim, and tourism uses provided the use primarily supports the surrounding neighbourhood.

Policies

1.1.1 Home based businesses shall be limited to uses that do not create a noticeable change in traffic, parking, noise, odour, or residential character of the property and area, and are intended to remain accessory to the residential uses of a property.

1.1.2 Commercial uses are not intended to be standalone uses, but rather provide a mix of residential and commercial uses on one property in a way that shall support opportunities for live-work units and a mixed-use streetscape.

1.1.3 Neighbourhood supportive uses shall be limited to commercial uses that cater to pedestrian, bicycle, and non-vehicular travel, and are intended to support the immediate neighbourhood, and should provide a mix of residential uses wherever feasible.

1.2 Community Corridor Designation

The Community Corridor Designation is generally located along arterial or collector roads, focusing on the efficient movement of people and goods between community nodes. These corridors are intended to act as a linear focus for mixed-use *development* and a shared space between automobiles, public transit, and *active transportation* modes.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as Community Corridor on Schedule A of this Plan:

- Residential uses in low-rise, mid-rise, and high-right development including additional residential units, home-based businesses, and home industries.
- Institutional, commercial accommodation, office, and community uses in low-rise and mid-rise development.
- Seasonal, interim, and tourism uses.

Policies

1.2.1 To maintain the best possible level of service for mobility along these corridors, access to developments within the Community Corridor designation shall be consolidated wherever possible, ensuring that access to arterial roads is limited to collector roads, which may then connect to local roads and property entrances, as per the County's related Transportation and Mobility policies.

1.2.2 *Intensification* and infill development throughout the Community Corridor designation will be supported to maximize existing and planned *infrastructure* and create streetscapes that are attractive, safe, and accessible for all users of the public and private spaces.

1.2.3 Development within this designation is intended to facilitate a mix of uses on each site. Uses may be mixed vertically, providing single buildings with multiple uses within the same building, or horizontally, providing multiple single-use buildings of varying uses.

1.2.4 *Development* and *intensification* within this designation shall require a high standard of urban design and built form. Policies related to the design and built form of Community Corridor areas may be supplemented by guidelines within the County's Comprehensive Design Manual and will consider, but not be limited to, the following considerations:

- Ensuring the provision of natural light, wherever feasible,
- Mitigating and reducing excessive automobile noise and use,
- The consolidation of access, or providing the opportunities for consolidation of access to neighbouring properties, wherever feasible,
- Where loading, parking, or other service facilities are required, the compatible location of such facilities, mitigating visibility from the street,
- Large surface parking lots and parking facilities shall be discouraged and internal parking opportunities, including underground facilities, are preferred,
- Mixed-use buildings are encouraged to be located adjacent to collector roadways to create vibrant and lively streetscapes and public space,
- Where existing parking facilities may be under-utilized, as determined by a parking survey, *intensification* and infill may be supported where the proposed development includes a mix of uses, including housing and commercial, and

facilitates walkability and the provision of public space.
- Strong and integrated *active transportation* connections to adjacent neighbourhoods and community nodes,
- The inclusion of *green infrastructure*, wherever feasible,
- The inclusion of bird friendly best practices in terms of landscaping, lighting, and building design, wherever feasible,
- Consistent building height, providing for minimal variation and a maximum height in accordance with the implementing by-law, and,
- Density that meets or exceeds the required targets of this Plan.

1.2.5 This designation will be applied to community area lands along any new urban arterial and urban residential collector roads and is intended to include any sites with frontage on these street classification and sites with internal connection to site with the aforementioned frontage.

1.3 Community Node Designation

The Community Node Designation is generally located to provide a destination for nearby residents, workers, and for other visitors. Often located at the intersection of arterial or collector roads and anchored by *public service facilities*, these nodes are intended to be connected throughout the various communities of the *County of Brant*. The built form of these areas is intended to include a mix of uses in attached buildings and create vibrant public gathering spaces. This designation is intended to facilitate *active transportation* connections, mixed-use *development* and public spaces that prioritize *active transportation* modes and opportunities to support public transportation.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as Community Corridor on Schedule A of this Plan:

- Residential uses in low-rise, mid-rise residential, and high-rise development, including additional residential units, home-based businesses, and home industries.
- Institutional, commercial, accommodation, office, and community uses in low-rise, mid-rise, and high-rise development.
- Seasonal, interim, and tourism uses.

Policies

1.3.1 *Intensification* and infill development throughout the Community Node designation will be supported to maximize existing and planned *infrastructure* and create pedestrian-

centric public and private spaces that are attractive, safe, and accessible for all users.

1.3.2 Development within this designation is intended to facilitate a mix of uses on each site. Uses may be mixed vertically, providing single buildings with multiple uses within the same building, or horizontally, providing multiple single-use buildings of varying uses.

1.3.3 The County shall encourage a high standard of design and *development,* including *intensification,* within the Community Node Designation, subject to guidance of the County's Comprehensive Design Manual, and will include consideration to the following at a minimum:

- *Development* and *intensification* that creates a strong sense of place, being a destination for both local users and visitors;
- The creation of symbolic gateways to define entry and exit points, which may include such facilities as landscaping, *green infrastructure,* wayfinding, lighting, public art, or similar;
- The consolidation of automobile access parking to limited and easily accessible areas, including a preference for parking facilities on the periphery of and adjacent to the Community Node area, as opposed to scattered throughout the node. This may involve the requirement for a comprehensive parking strategy to address parking and traffic needs adjacent to the node and nearby neighbourhoods and corridors;
- Where existing parking facilities may be under-utilized, the County may wish to encourage *intensification* and infill development, including *affordable housing* and supportive housing, a mix of uses, and enhanced walkability;
- Community nodes shall demonstrate strong and integrated *active transportation* connections to adjacent neighbourhoods and along adjacent corridors;
- Development and intensification shall include green infrastructure, wherever feasible;
- The inclusion of bird friendly best practices in terms of landscaping, lighting, and building design, wherever feasible,
- Density of *development* and *redevelopment* shall exceed the required minimum targets of this Plan;
- The height of buildings in the Community Node Designation should provide incremental variations that compliment and are compatible with surrounding uses and does not exceed the maximum height as prescribed in the applicable implementation by-law.
- To maintain a high-quality pedestrian realm in these nodes, access and parking facilities shall be consolidated and shared wherever possible.

1.3.4 This designation is intended to be applied within proximity to existing, newly established, and planned public service facilities and to be generally spaced within at least a 10–15-

minute walk from other lands with the Community Node designation.

1.3.5 As is the case with successful areas of commerce, such as downtown main street areas, this designation is intended to provide flexibility for incremental expansion over the horizon of this Plan.

1.3.6 Notwithstanding any policies to the contrary, the height within a Community Node Designation that is a Heritage Conservation District designated under the Ontario Heritage Act, shall be limited to a height that is compatible with the built cultural heritage resources of the area and as determined by the Heritage Conservation District Plan.

1.4 Village Developed Area Designation

The County's villages and hamlets range in land size and population, while some enjoy partial municipal services and others are privately serviced. Most of the development in the Rural Area is directed to villages to reduce conflicts with other uses such as agriculture and mineral extraction.

The County supports the health, growth, and livability of village communities with sustainable residential growth management, supporting small-to-medium enterprises that support the community and boost tourism.

The Village Developed Area designation is made up primarily of lands within the *rural settlement areas* where clusters of existing settlement-related uses exist. This includes rural main streets and historic core areas of the *County of Brant's* Villages and Hamlets, a mix of uses, lot sizes, amenities, and public gathering spaces, all supporting a vibrant and healthy rural community.

This designation is intended to facilitate *active transportation* connections, low-impact mixed-use development, minor *intensification* on underutilized parcels, and public spaces that prioritize *active transportation* modes and opportunities to support public transportation.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as Village Developed Area on Schedule A of this Plan:

- Residential uses in *low-rise and mid-rise development*, including additional residential units, home-based businesses, and home-based industries.
- Institutional, commercial, retail, accommodation, office, and *public service facilities* and community uses in *low-rise and mid-rise residential development*.
- Seasonal, interim, and tourism uses.

Policies

1.4.1 *Intensification* and infill development may be supported where appropriate private servicing infrastructure can be provided in accordance with the infrastructure policies of this plan.

1.4.2 Mid-rise development will only be supported where a property has frontage along an arterial or collector road.

1.4.3 Partial or private water and wastewater services shall continue to provide the primary means of water and sanitary sewage systems within the Village Developed Area of the rural settlement areas, until it is financially feasible to extend or develop full County services as required to accommodate projected growth and development within the planning horizon.

1.4.4 Individual on-site sewage disposal systems shall continue to provide the primary means of sanitary sewage disposal and private wells shall continue to be the primary means of water supply in the County's rural settlement areas.

1.4.5 The County may consider private communal sewage services and private communal water services for multi-lot development to support the protection of the environment, minimize risks to human health and safety, and incrementally increasing the density of established areas in line with the rural character of these areas.

1.5 Village Community Lands Designation

The Village Community Lands designation is made up primarily of lands within the *rural settlement areas* where land has been designated for future development. Many of these lands remain agricultural in nature but are intended to support the growth of the rural settlements.

Development will be relatively small-scale given the rural context and level of service available in rural settlement areas. The primary residential use will be lower density, including single detached units and some small-scale multiple-unit development to provide greater housing variety. Additional Residential Units may be allowed subject to the provisions of this Plan. Other uses including local commercial, small scale industrial, institutional and Parks and Open Space may also be permitted where compatible and where adequate levels of service can be provided.

Village Community Lands in the rural settlement areas have been identified based on their limited servicing capacity and ability to accommodate projected growth. Although these areas have land supply that accommodate development, there is limited access to infrastructure.

In accordance with the Growth Management Strategy of this Plan, the County shall promote development that is orderly, sustainable, inclusive, integrated into the existing Village Developed Area. Further study may be required in these areas to determine development feasibility and

comprehensive village design to facilitate mixed-use development with rural character, the provision of community amenities, *active transportation* connections, and vibrant public spaces.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as Village Community Lands, unless otherwise prescribed by a Secondary Plan, as illustrated on Schedule A – Land Use of this Plan:

- Lawfully established Agricultural uses
- *Residential uses* in low-rise buildings, including additional residential units and home-based businesses.
- Seasonal, interim, and tourism uses.
- Small scale retail and commercial uses.
- Institutional uses such as schools, care facilities, community centres, *public service facilities*, and places of worship appropriate for a rural area.
- The following uses are prohibited within the Village Community Lands, unless otherwise prescribed through a secondary planning process and amendment to this Plan:
- Heavy industrial uses that could negatively impact the residential uses.
- Outdoor storage
- Drive through facilities and commercial parking lots.
- General Employment uses.

General Policies

1.5.1 New residential development where the cumulative potential developable area of the Community Lands designation exceeds 10 hectares should proceed only on the basis of an Area Study to ensure a coordinated approach to the design and integration of development into the village and to provide opportunity for community participation and visioning.

1.5.2 The distribution of land uses and permitted development in the Village Community Lands are based on the ability to support development on partial or private water and wastewater services, or to a connection where such services exist and have capacity in accordance with the applicable policies of this Plan.

1.5.3 Where municipal sewage services and municipal water services are not available, planned, or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support the protection of the environment and minimize risks to human health and safety.

1.5.4 *Development* in the Village Community Lands Designation shall be designed and coordinated in a way that is compatible and complimentary to the existing built environment of the settlement.

1.5.5 Ensure that all new development in the Village Community Lands maintains rural and

village character, and small-town charm by way of design and connectivity.

1.5.6 Policies related to the design and built form are included in this Plan to ensure the building of healthy and complete rural communities and may be supplemented by guidelines within the *County's* Comprehensive Design Manual.

1.5.7 All development, redevelopment, and intensification shall be designed to create high quality urban spaces and public open spaces that promote opportunities for walking and cycling.

1.5.8 The County shall ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical through Land Use Compatibility requirements.

1.6 Parks and Open Space Designation

The Parks and Open Space designation generally applies to lands that are considered a valuable resource to the physical and mental health of the community by providing a wide variety of activities that contribute to the quality of life throughout the *County of Brant*. The intent of the Parks and Open Space Designation is to provide for a comprehensive and connected system of parks, multiuse pathways, trails, and other recreation-based, seasonal, and tourism uses. Land designated Parks and Open Space that are located outside of the County of Brant's primary or rural settlement areas are considered to be part of the County's prime agricultural area.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as Parks and Open Space on Schedule A of this Plan:

- Public and private parks, recreational facilities, trail networks, and related uses
- Conservation and trust lands, easements, reserves and other protected areas
- Infrastructure and Stormwater Management Facilities
- Temporary and Permanent Mobile home parks
- Cemeteries
- Supportive commercial uses that are accessory to another permitted use
- Seasonal, interim, accommodation, and tourism uses.
- One residence that is accessory to a principal use.

Policies

1.6.1 Where the Parks and Open Space designation is applied to privately owned lands, it shall not imply that the lands are free and open to the public. Further, it shall not imply any obligation for the *County* or any other public agency to purchase the lands.

1.6.2 Outside of *settlement areas*, uses shall comply with *minimum distance separation formulae* and be screened and landscaped to complement and provide a buffer to

adjacent land uses.

1.6.3 Recreational uses shall not, apart from one permitted accessory residential unit for an owner or facility manager, be permitted for year-round occupancy or permanent residence unless specifically permitted by this Plan.

1.6.4 A consent to separate an existing residence from a recreational use may be permitted subject to an amendment to this Plan to redesignate the residential use to an appropriate land use. Additionally, to ensure that no new residential use shall be permitted to be established on the remaining parks and recreation designated lands, a site-specific amendment to the applicable implementation by-law shall be required.

1.6.5 Cemeteries shall have regard to screening and landscaping to complement and provide a buffer to adjacent land uses, where necessary. Structures and uses associated with and accessory to the cemetery shall also be permitted.

1.6.6 A recreational use shall be permitted on private services, subject to the applicable infrastructure policies of this Plan.

1.6.7 Stormwater management facilities are supported in the Parks and Open Space Designation, and it is the intention of this plan to designation existing and proposed stormwater management facilities with the Parks and Open Space designation as a facility within public ownership.

1.6.8 Where public or private event spaces have the potential for temporary nuisances to surrounding areas, such uses are permitted provided they are limited in scale, intensity, and hours of operation in a way that appropriately mitigates potential negative impacts at the interface between the event space and surrounding sensitive uses.

1.7 Framework for Complete Communities

With respect to the complete communities' framework for the County of Brant, consideration in the design and built form of any development shall have regard to the following policies. The objectives of the Complete Community's Framework are established to be met within the horizon of this plan. The County of Brant may consider more detailed studies or strategies that relate to the elements described below, in which case consideration of those details will be reflected in an update to this plan wherever necessary. Development applications must demonstrate how they will contribute to meeting the objectives of the achievement of complete communities throughout the County of Brant.

1.7.1 The defining elements in the consideration for complete community development in the County of Brant include the following:

- The range, mix, and supply of housing types and tenures,
- The range of transportation options and design of the transportation network,
- Accessibility and equity,

- Conservation of cultural heritage resources,
- Diversity and mix of land uses,
- Opportunities for incremental and small-scale infill development,
- Improvements to social equity and quality of life,
- Employment generators and economic sustainability,
- Vibrant and connected public and green spaces, and
- Complimentary, compact, and creative built form.

1.7.2 The objectives of a complete community development in the County of Brant shall include the following at all scales of development across the County:

- To reduce the modal share of trips that residents take by automobile from 92% of all daily trips (in 2016) to no more than 85% of all daily trips.
- To increase the modal share of trips that residents take by walking from 2.8% of all daily trips (in 2016) to at least 5% of all daily trips.
- To improve tree coverage to at least 30%.

1.7.3 The objectives of complete community development in the County of Brant shall include the following at all scales of development within the County's settlement areas:

- To provide a minimum of 10 square metres of green space per resident.
- To provide a public park or facility within 400 metres of all residents.
- To provide employment generators within 800 metres of all residents.
- To improve the mix of housing types by increasing the amount of medium- and high-density units in Paris from 23% (in 2021) to at least 35%, in St. George from 8% (in 2021) to at least 25%, and in Burford from 18% to at least 25%, in line with the population and housing forecasts of the County of Brant Municipal Comprehensive Review.
- To provide an increase in smaller residential units, being units where the living area is generally less than 130 square metres.
- To provide an increase in both horizontal and vertical mix of uses on individual sites to include residential and amenity uses.

1.7.4 The objectives of complete community development in the County of Brant shall include the following at all scales of development outside of the County's settlement areas:

- To avoid negative impacts to any existing farming and livestock operations as if they were to double in size.
- To avoid negative impacts to any potential farming operation
- To provide an increase in amenities, services, and infrastructure that will support and enhance the quality of life for rural residents.

1.8 Housing Supply

The *County* of Brant encourages a mix and range of housing types, styles, and tenures, designed for various ages, backgrounds, cultures, and incomes to meet the needs of a growing and diverse community.

Supporting a range and mix of *housing options* across all neighbourhoods, in *low-rise*, *medium-rise*, and *high-rise developments*, providing the widest range of price, occupancy, and tenure is a key objective of the *complete community's* framework and policies of this Plan.

This Plan intends to emphasize compatibility of built form and provision of diverse *housing options* rather than focusing on dwelling typologies and unit counts. Housing is encouraged in detached and attached unit types often in the form of ground-oriented units. *Development* standards relating to housing shall form part of the implementing Zoning By-Law and applicable *County* guidelines.

It is the intent of this Plan to ensure that *development* and *redevelopment* of housing, occurs in appropriate locations in an orderly, efficient, and sustainable manner, aligning with *infrastructure* capacity, public services, and the financial capability of the *County* in accordance with the policies of this Plan.

This Plan also intends to provide opportunities for monitoring and adjusting *County* housing policies due to changes in the market, community needs, or similar matters, that seek to address removal of barriers to housing. The policies of this section shall apply to the development or redevelopment of housing within any designations which permits residential uses or residential accessory uses.

General Policies

1.8.1 Appropriate water and sanitary sewage systems shall be provided to the satisfaction of the approval authority having jurisdiction.

1.8.2 The County shall encourage innovative and compatible housing development that exhibits sustainable and high standard of design, in compact built form, which may represent non-traditional additions to the County's housing stock.

1.8.3 In addition to the policies of this Plan, the County shall develop zoning and other implementation standards that are flexible and permit a range and mix of housing forms, types, sizes, and tenures to help eliminate barriers to housing, specifically affordable housing, attainable housing, and community housing.

1.8.4 The development and redevelopment of housing shall be compatible and complimentary to adjacent uses and integrate historic attributes and characteristics of areas with cultural heritage value in accordance with the applicable policies of this Plan.

1.8.5 Development and redevelopment of housing shall be universally designed ensuring

equitable size, location, and type of units, while providing a mix of household incomes, including market rent, affordable housing, and attainable housing to meet community needs. Other uses which directly support the housing development shall also be encouraged in accordance with this Section of the Plan.

1.9 Additional Residential Units Within Settlement Areas

Where an Additional Residential Unit (ARU) is located within a settlement area as illustrated on Schedule A of this Plan, the follow policies of this section shall apply:

1.9.1 The additional residential may qualify for severance from the principal dwelling provided it meets the policies for a consent in the applicable land use designation of this Plan.

1.9.2 The additional residential unit shall only be permitted on properties of a size where the site conditions are suitable for the long-term provision of such services with no negative impacts, as may be confirmed by a hydrogeological assessment prepared by a qualified professional.

1.9.3 Within a rural settlement area, a maximum of three units, being one principal unit and two additional residential units, shall be permitted. Where a number of units exceeding three is proposed on a property within a rural settlement area, such a development shall not be considered under the additional residential unit's typology and policies.

1.9.4 Where an additional residential unit is contemplated to be severed from the principal dwelling, such a consent will not prevent the creation of a subsequent additional residential unit on the severed or retained lots.

1.9.5 Where the additional residential unit(s) are in the form of a detached unit(s), the location, massing, and overall aesthetic should be considerate of the surrounding built characteristics.

1.9.6 The preferred method of servicing an additional residential unit in the urban settlement areas is servicing infrastructure provided through the principal dwelling.

1.9.7 An additional residential unit in the rural settlement areas should utilize existing well and septic or utilize the same well and septic as the principal dwelling, wherever possible.

1.9.8 Parking for an additional residential unit should be provided on the property containing the additional residential unit and provided in addition to the required parking spaces for the principal dwelling.

1.9.9 An additional residential unit shall ensure safe and unobstructed access from the municipal right-of-way to the satisfaction of the County of Brant's Emergency Services providers.

1.9.10 When questions arise about determining which residential unit on a property is considered the principal unit, it shall be the unit that has the largest building envelope.

1.10 Additional Residential Units Outside of Settlement Areas

Where an Additional Residential Unit (ARU) is located outside of any settlement area as illustrated on Schedule A of this Plan, the follow policies of this section shall apply:

1.10.1 The additional residential unit shall only be permitted on properties of a size where the site conditions are suitable for the long-term provision of such services with no negative impacts, as may be confirmed by a hydrogeological assessment prepared by a qualified professional.

1.10.2 The additional residential unit shall be located within close proximity to the principal dwelling unit, which may include being located within an existing farm building cluster, so as to cluster existing residential units and to prevent further negative impacts on surrounding farming operations.

1.10.3 An additional residential unit shall leverage the same well and septic services as the principal dwelling on the property.

1.10.4 Parking for an additional residential unit should be provided on the property containing the additional residential unit and provided in addition to the required parking spaces for the principal dwelling.

1.10.5 An additional residential unit shall ensure safe and unobstructed access from the municipal right-of-way to the satisfaction of the County of Brant's Emergency Services providers.

1.10.6 Where the additional residential unit(s) are in the form of a detached unit(s), the following shall apply:

- The total development area of the residential unit(s) shall be limited in area, including the associated additional residential unit(s), and any attributed accessory structures, septic, well, landscaped open space, parking, additional driveway area and site alteration.
- The additional residential unit(s) shall not have a negative impact on the ability of surrounding farming operations to expand. In this regard, the unit shall comply with the minimum distance separation formulae and shall be located no closer to a neighbouring livestock than the existing principal dwelling unit.
- The additional residential unit(s) shall use the same driveway entrance from the municipal right-of-way as the primary dwelling unit.
- The additional residential unit(s) shall be located within an existing building cluster of the lot or, where no building cluster exists, no further from the principal dwelling than the minimum frontage requirement for the property.

1.10.7 When questions arise about determining which residential unit on a property is considered the principal unit, it shall be the unit that has the largest building envelope.

1.11 Attainable Housing

It is the intent of this Plan to encourage multiple residential unit development in various forms, as attainable housing options wherever compatible and feasible in accordance with the objectives and policies of this Plan.

The County shall support the development of missing middle housing in the form of low-rise and medium-rise residential development which maintains the neighbourhood character and contributes to a diversified housing stock.

It is the intent of this Plan to encourage the diversifying of detached residential homes, acknowledging both multiple unit and attainable housing development, form key components of a stable housing market, complete communities' framework, and provide housing which allows for aging in place.

General Policies

1.11.1 Additional and accessory residential units shall be incidental to the principal use of the property. In the case of an accessory residential unit, this shall mean incidental to a permitted non-residential use.

1.11.2 The County may study other innovative housing forms, such as tiny homes, to understand how these housing forms may contribute to attainable housing stock and make any necessary modifications to its land use-controls to facilitate them if necessary.

1.11.3 The County of Brant may consider a reduction in fees for developments that provide 20 or more residential units and provide at least 25% of the units with 130 square metres or less of living space area.

1.12 Affordable and Community Housing

The policies of this Section shall be read in conjunction with the Brantford-Brant Housing Stability Plan which contains the *County's* Affordable Housing Strategy, and in conjunction with all other applicable policies of this Plan.

Targets for affordable housing shall be established in the Brantford-Brant Housing Stability Plan (2014 – 2024) which is to be reviewed and updated every five years. The current targets in the Brantford-Brant Housing Stability Plan are to provide an increase of 506 units of municipally owned and operated affordable rental housing by 2030, and an increase of 337 units of affordable rental housing owned and operated by non-profit and/or co-operative housing providers by 2030. The County shall assist the City of Brantford in updating the Brantford-Brant Housing Stability Plan at any time, with new affordable housing targets to be implemented by the City and the County,

without the need to amend this Plan. It is the intent of this Plan to support and enhance the provision of affordable and community housing throughout the County.

General Policies

1.12.1 Provision of housing that is affordable and accessible to low- and moderate-income households shall be a priority.

1.12.2 The County shall encourage, as a component of the affordable housing strategy, the provision of housing that is cost-subsidized and that is necessary to meet the needs of households unable to find affordable housing through the private market. Such cost-subsidized housing may be provided by the public or private sector and may be in conjunction with senior government programs. The County may become directly involved in the supply of housing through land acquisitions and development.

1.12.3 The County shall make decisions about new development and demolition that are consistent with the Brantford-Brant Housing Stability Plan. The County shall assist the City of Brantford in updating the Brantford-Brant Housing Stability Plan every five years upon the availability of relevant census information, so that it is kept current with the housing needs of all residents throughout the jointly serviced area.

1.12.4 The County shall assist the City of Brantford in preparing a Residential Monitoring Report that shall be revised and updated, when appropriate, to maintain a current indicator of the County's residential market. A Residential Monitoring Report shall inform updates to the Brantford-Brant Housing Stability Plan.

1.12.5 The County shall prioritize municipally owned land and properties, including those being considered for disposal or redevelopment, for the provision of affordable housing and community housing.

1.12.6 The County shall work with all levels of government, Indigenous communities and service providers, private sectors, and non-profit sectors to provide sufficient affordable housing and community housing to meet community needs.

1.12.7 The County shall consider innovative and alternative residential development standards that facilitate affordable housing and community housing in compact built form.

1.12.8 The County recognizes that many individuals may not constitute or form part of a household. The County shall enable in any zone where residential uses are permitted, the provision of housing options through the implementing Zoning By-law, which will include but not be limited to rooming houses, retirement residences, residential care facilities, group homes, and other long-term housing forms that serve the needs of vulnerable individuals not forming part of a typical familial unit.

1.12.9 The County shall permit in any zone where residential uses are permitted, alternative, cooperative, *special needs*, or shared accommodation housing forms serving individuals for whom an entire dwelling unit is unnecessary or for whom the opportunities to purchase of a freehold home may be limited.

1.12.10 The County shall not establish restrictions, including minimum separation

distances or caps, where the effect would be to limit the opportunity to provide such housing forms.

1.12.11 Affordable housing and community housing shall be permitted within any area or designation where residential uses are permitted, subject to the implementing Zoning By-law and the policies of this Plan.

1.12.12 Affordable housing and community housing shall be encouraged to locate near neighbourhood amenities, public service facilities, and other community facilities that facilitate a complete community.

1.12.13 Developments containing affordable housing and/or community housing shall prioritize the construction and provision of such housing or units at the same sequence as market rent housing or units. If a development is subject to phasing a percentage of the affordable housing and/or community housing to be provided shall be constructed in each phase of the development to the satisfaction of the County.

1.12.14 The County may create and implement a range of planning and regulatory incentives that encourage Affordable housing and community housing. Such incentives may include but are not limited to:

- Accelerated Municipal approval processes for Planning Act applications containing affordable housing and/or community housing;
- Additional Residential Unit (ARU) policies;
- Collaborating with community partners to foster the provision of Affordable housing and community housing;
- Community Benefits Charges;
- Community Improvement Plans;
- Deferring or waiving Development Fees and Charges;
- Height / density bonusing
- Inclusionary Zoning provisions
- Municipal land contributions
- Municipal tax incentives or rebates
- Municipal grants or loans, and
- Negotiating agreements with the public and private sectors to address the provision of *affordable housing* and/or *community housing* through the approval process.

1.12.15 The County may use its own lands to test new pilot models of Affordable housing and community housing subject to continuity of County operations and land use compatibility. No amendment to this Plan shall be required for the County to undertake such a development on any lands on a temporary or permanent basis.

1.12.16 The County of Brant may, through a development agreement or zoning by-law amendment, consider the provision of additional height permissions beyond those in the policies of this plan, provided to developments without the need for an amendment to

this plan for the provision of affordable housing units to the satisfaction of the County of Brant.

1.13 The Preservation of Housing

The intent of this plan is to increase affordable housing and community housing stock throughout the County based on localized housing needs analysis. The protection of existing affordable housing and community housing stock is a key objective of this plan to ensure the County meets the goals set out within the Brantford-Brant Housing Stability Plan and the growing community need. Attention is directed to the needs of those households with the lowest 40 per cent of income levels, as well as other vulnerable groups within the community.

General Policies

1.13.1 Conversion of community housing rental units to another tenure shall only be considered when:

- The rental vacancy rate for the community has been at or above 3 percent for two consecutive surveys as reported by the Canada Mortgage and Housing Corporation (CMHC) Rental Housing Market Survey;
- The approval of such conversion does not result in the reduction of the vacancy rate below 3 percent; and
- The requirements of any applicable Provincial legislation or regulations are met.
- Redevelopment or conversion of affordable or community housing that would have the effect of removing affordable units shall only be permitted where there is:
- Full replacement of all affordable units within new development at the existing rent levels; and
- Relocation of the tenants, to the satisfaction of the County, to comparable accommodation at the same rent level during the period of redevelopment, or to a new affordable housing development within close proximity to the community.

1.13.2 When reviewing a development application to create a plan of condominium, which would result in the conversion of affordable housing rental units to condominium ownership, the County shall only support such application where:

- The rental vacancy rate for comparable units is at or above 3% for the preceding three years; or
- The conversion will address and result in the creation of affordable housing for affordable home ownership; or

- The conversion will rectify existing health and safety issues through the completion of building renovations/retrofits, the cost of which would necessitate an increase in rent levels above the affordability threshold; and
- The owner/applicant submits a detailed inspection report, to the satisfaction of the County on the physical condition of the property by a qualified architect or engineer.

1.13.3 The County of Brant may consider the licensing of rental housing for the purposes of tracking and collecting further data for a market rental study and offer ways to protect rental housing options.

1.14 Accessibility and Equity

It is the intent of this Plan to achieve universal design for both public and private sector development through implementation of the County's Comprehensive Design Manual, Site Plan Control, the Ontario Building Code, the Accessibility for Ontarians with Disabilities Act, the Integrated Accessibility Standards Regulation, the Design of Public Spaces Standard, and any other applicable regulations or implementation guidelines.

It is the intent of this Plan to improve access to accessible and equitable housing options, including affordable housing, attainable housing, and community housing that meet all community needs.

It is the intent of this Plan to encourage and strengthen social cohesion throughout the County as the community continues to grow over the next thirty years, including publicly accessible places for people to connect that contribute to quality of life and well-being.

It is the intent of this Plan to ensure that communities and places are designed to consider a diversity of experiences, including children, seniors, people with disabilities, women, gender-diverse persons, persons identifying as 2SLGBTQQIA+, persons living with lower incomes, and those who are unhoused.

The policies of this Section shall be read in conjunction with the County's Age-Friendly Community Plan and Community Safety and Well-being Plan and in conjunction with all other applicable policies of this Plan.

The County shall develop studies, plans, and tools to assist in ensuring development is accessible, equitable, and inclusive within the context of the Planning Act and the policies of this Plan.

General Policies

1.14.1 Development and intensification shall be both responsive and proactive in its provision of services to meet community needs, including all abilities, incomes, ages, backgrounds, and cultures and provide for the removal of barriers to ensure universal development of fully inclusive communities.

1.14.2 Where studies or plans have been undertaken and provide recommendations with respect to accessibility, equity, and universal design, the applicable recommendations shall form part of these policies without the need for an amendment to this Plan.

1.14.3 Affordable housing and community housing, including custodial, supportive, supported, and independent housing, are considered a residential use, and shall be permitted within any Designation which permits residential uses and will be compatibly designed to complement the existing surrounding neighbourhood character.

1.14.4 Local amenities that meet the needs of diverse racial and cultural populations throughout the County shall be supported.

1.14.5 Development and redevelopment shall support equitable, inclusive, gender and age-friendly communities that contribute to healthy, safe, sustainable, and vibrant complete communities by:

- Designing a public realm that fosters social connections, inviting people into places and spaces, in all seasons.
- Increasing access to healthy and local food through sources, such as community gardens, farmers markets, and other innovative approaches.
- Integrating and honouring Indigenous values, knowledge and cultures through relationship-building and engagement, including through Indigenous representation in design, placemaking, as well as environmental stewardship;
- Integrating age-friendly design which reflects the needs of children and seniors, and supports aging-in-place; and
- Designing safe, convenient active transportation infrastructure and sustainable mobility options that can be used in all seasons.

1.14.6 Designing the public realm, including considering entry ways widths, parking space sizes, the height of public amenities, and the width of paths, in a way that eliminates barriers for all users.

1.14.7 The County of Brant may consider a reduction in fees for developments that provide 20 or more residential units and provide at least 25% of the units constructed to an accessibility standard that is supported by the County of Brant's Accessibility Advisory Committee.

1.15 Design and Built Form

It is the intent of this Plan to facilitate a high standard of maintenance, improvement, design, and overall implementation of the built form of the urban and rural areas in the context of both new and existing *development*. The following policies seek to integrate planning and design in a way that will guide built form in line with the objectives of the County's complete community's framework.

General Policies

1.15.1 Development and intensification should incorporate design that is in keeping with the traditional character of the area in which the development is located, including but not limited to the height, massing, orientation, aesthetic, and landscaping, while preserving and complimenting traditional features, enhancing a sense of place and, where appropriate, providing a unique architectural identity.

1.15.2 The Comprehensive Design Manual of the County of Brant will provide guidance for building, place-making, and community design in all, or specific parts of the County, and related to all, or specific, types of development. All new development and intensification will apply the guidance of the County's Comprehensive Design Manual, which may be amended from time to time to support innovative forms of design and development. Additionally, the policies of this section are not intended to be comprehensive, and other policies related to design and built form may be found in sections applicable to specific uses or development areas.

1.15.3 The County may require the submission of a design report, concept plan, and rationale including such items as visualizations, architectural drawings and renderings, material boards or similar information that offer contextual consideration and provide for a clear representation of the proposal in accordance with all other submission requirements for a development application as outlined in this Plan.

The Public Realm

1.15.4 The design of the public realm and adjacent built form shall take advantage of views and vistas, such as those of the Grand River and Nith River, providing a conveyance of public access and connections to the river, trailway, and other public spaces wherever feasible.

1.15.5 The design of public parks and recreational facilities shall also be in accordance with the applicable designation and topic-specific policies of this Plan.

1.15.6 Design of spaces open to the public shall consider such principles and standards as Crime Prevention Through Environmental Design (CPTED), Leadership in Energy and Environmental Design (LEED), Design of Public Spaces Standard under the Accessibility for Ontarians with Disabilities Act (AODA), and similar guidance to ensure the development of safe, resilient, equitable, vibrant, and innovative public spaces.

1.15.7 Development and intensification shall enhance tree retention and replacement to

improve the tree canopy in the urban and rural areas of the County.

1.15.8 Wherever feasible, parking facilities shall be designed as part of the public realm, designed in a way to prioritize pedestrian safety, and reduce conflicts with automobile traffic. Such facilities will include pedestrian scale lighting, furniture and active transportation facilities, including connections to the transportation network and bicycle parking opportunities.

1.15.9 Wherever feasible, development should include the curation and installation of public art in public locations in accordance with the County of Brant's related policies and implementation program.

1.15.10 In accordance with the Community Benefits Charges and applicable policies of this Plan, the County may require public art as a defined community benefit.

Community Lands Development

1.15.11 Design of residential and mixed-use buildings and development shall consider alternatives to reverse lotting wherever possible, including fronting lots with rear lane access, residential units with accessory commercial units, residential units with additional residential units, courtyard design, or other options as may be provided in the County's Comprehensive Design Manual.

1.15.12 Intensification and infill development shall pay particular attention to compatible design with respect to the façade, height, setbacks, and other characteristics of neighbouring properties.

1.15.13 The policies of this Plan are intended to provide a flexible approach to housing options in terms of density and built form, provided the design is compatible with the smalltown charm of the County of Brant and the height and aesthetics of buildings within proximity of the development.

1.15.14 When considering building height in excess of 3 stories, podium construction should be considered to differentiate between the upper and lower portions of the building and provide opportunities for differing setbacks at various heights.

1.15.15 When considering building height in excess of 6 stories, surface parking should be limited with the preferred option for parking facilities being within a hidden structure.

Employment Development

1.15.16 The *County* shall encourage and support *development* of *compact built form* and intensification for employment *development*, including retail and service uses, in areas integrated with other compatible uses to support the achievement of *Complete Communities.*

1.15.17 Integration of public active transportation opportunities, such as off-street trails, shall be considered along collector streets, SWM facilities and natural heritage areas to be connected to nearby residential areas to provide multi-modal access to job opportunities in employment areas.

Parking Areas

1.15.18 Parking shall be designed to meet the needs of residents and businesses for the average demand as determined through appropriate surveys to the satisfaction of the County of Brant.

1.15.19 Parking areas may be designed as privately or publicly owned facilities, or a combination thereof. Where parking is designed as a public facility, it shall include opportunities to implement paid parking methods.

1.15.20 In general, visitor parking should be designed so that it is spread comprehensively throughout developments, ensuring that the fluctuating needs for parking are met at a local level.

1.15.21 Shared parking between various land uses may be supported where is maximized the use of the facilities and addresses dynamic parking needs at various times of the day. Shared parking will require a parking agreement to the satisfaction of the County of Brant.

1.16 Major Community and Institutional Uses

It is the intent of this Plan to direct large-scale, institutional uses, including uses that are of a County-wide or regional scale within the County to be integrated into the neighbourhood fabric and form a crucial part of a complete community.

Minor and major community and institutional uses that directly support the Community Corridors, Community Nodes, Employment, and Neighbourhood Designations may be permitted where size, scale, and massing is deemed compatible with the existing and surrounding built form.

General Policies

1.16.1 All institutional uses shall meet the accessibility standards of the Accessibility for Ontarians with Disabilities Act (AODA) and the policies of this Plan.

1.16.2 The development of major community and institutional facilities shall consider the following:

- The proposed site shall be within 400 metres of any of the following: an existing or planned transit route, parks, community facilities, public service, or commercial uses;
- The proposed site should have frontage on an Arterial or Collector Road;
- Adequate amenity areas and pick-up/drop-off facilities shall be provided onsite and integrated into the surrounding neighbourhoods;
- Adequate parking facilities shall be provided on-site or in proximity to the main site and are encouraged to be within a suitable structure rather than provided as surface parking options, wherever feasible; and

- Direct access shall be provided to the campus and facilities from all parts of the surrounding community through comprehensive active transportation network connections.

1.17 Public Service Facilities

It is the intent of this Plan for *public service facilities*, land use planning and investment in community hubs and public service facilities be coordinated to implement the policies of this plan. *Public service facilities* include lands, buildings, and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long term care services, and cultural services. Public service facilities do not include infrastructure.

For the purposes of this Plan, services including but not limited to government facilities, museums, theatres, cultural facilities, places of worship, health care facilities, educational facilities and recreational services shall be considered public service facilities important to the health and function of the population of the County of Brant.

It is the intent of this plan for all public service facilities to be developed in accordance with the County's Parks Master Plan, Recreation Master Plan, Comprehensive Design Manual, and all other applicable implementation and design tools.

General Policies

1.17.1 Public service facilities shall be provided in an efficient manner while accommodating projected needs.

1.17.2 Public service facilities and public services should be located in community hubs and sustainably designed.

1.17.3 Public service facilities should be co-located to promote cost-effectiveness and facilitate service integration and access to mobility options.

1.17.4 The County shall coordinate and integrate with land use planning and growth management so that they are:

- Financially viable over their life cycle, which may be demonstrated through asset management planning.
- Able to leverage the capacity of private and/or development proponents for public-private partnerships where appropriate;
- Available to meet current and future projected needs.
- Using existing and available infrastructure; and
- Optimized for adaptive re-use consideration where feasible for other purposes.

1.17.5 Priority shall be given to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments, and the implementation of policies within this Plan.

1.17.6 Existing public service facilities located in settlement areas that are accessible by active transportation and transit, where that service is planned or available, shall be the preferred location for community hubs where appropriate as determined by the County.

1.17.7 The County may collaborate and consult with planning, funding, and delivery service providers, private or public, to facilitate the co-ordination and planning of community hubs and other public service facilities.

1.17.8 New public service facilities, including hospitals and schools, shall be located in Settlement Areas and preference shall be given to sites that are easily accessible by active transportation and transit, where that service is available.

1.17.9 It shall be an objective of the County to establish recreational facilities, with linked trailways, within 800 m of any residential development located in the Designated Greenfield Areas as shown on Schedule A of this plan.

1.17.10 Community hubs and public service facilities shall be designed as focal points within the community and where adjacent to existing and proposed residential uses, buffered, screened, or designed so as to minimize potential adverse effects of recreational activity and parking facilities on surrounding areas.

1.17.11 Access to natural areas and rivers shall be considered an integral part of community hubs and public service facilities, particularly on lands within proximity to the Grand River, Nith River, and associated tributaries. Where feasible, the County in conjunction with development proponents shall create trailways to link these areas and services by dedicated right-of-way, shared multi-use trails or similar.

1.17.12 Community hubs and public service facilities shall be permitted accessory commercial uses, whether temporary or permanent, to provide amenities and may be limited in scale and use.

1.17.13 Community hubs and public service facilities shall be designed with the minimum guidance of Design of Public Spaces Standard under the AODA, designing for persons of all abilities, and social, cultural, and educational backgrounds, providing equitable opportunities for activity and interaction.

1.17.14 The County shall ensure that all residents are served with adequate emergency services, including stations for emergency response, health care facilities, or similar, and that such sites are designed to minimize any negative impact on adjacent land uses.

1.17.15 The County shall consult with emergency service providers and public health officials as part of the development application review process to promote the safety, security, and wellbeing of all residents.

1.18 School Planning and Education Facilities

It is the intent of this Plan to recognize the importance of planning and designing schools proactively, to encourage *active transportation* and safe streets approach to areas adjacent to school sites. School facilities may also form a local hub and provide community *infrastructure* and benefits in addition to scheduled school times.

General Policies

1.18.1 Where educational facilities are planned as part of a development, the design and placement of said facilities shall ensure these sites are:

- Located adjacent to other public service facilities to provide convenient access to residents and users;
- Integrated into the neighbourhood context, rather than on the periphery of new developments, to create a community hub that may provide recreational amenities and neighbourhood gathering places;
- Provided direct access by way of active transportation to ensure safe and convenient ways to walk and cycle;
- Placed appropriately to encourage reduced automobile speeds, implement the Brant Safe Street Program, and pay particular attention to the functionality of parking, loading and drop facilities to ensure compatibility with the neighbourhood context;
- Equipped with planned parking, drop-facilities for automobiles and buses provided on site, taking into context the local neighbourhood and road network;
- Placed appropriately to encourage the joint development of more than one school site, including multiples Boards of Education;
- Placed appropriately in conjunction with municipal parkland and recreational facilities to achieve an integrated design of community lands and facilities;
- Placed appropriately to be serviced in the earliest phases of the development proposal; and
- Designed and fitted or retrofitted to be eco-friendly and energy efficient by including such options as outdoor classrooms, naturalized landscaping, high urban design standards, carbon neutral structure, and overall energy and resource efficiency.

1.18.2 The County shall work to attract higher-order education and skills development facilities to facilitate specialized training that takes advantage of local environments, including the County's agricultural identity, creating jobs, and enhancing public services in the context of the County of Brant and the Greater Golden Horseshoe.

1.18.3 Where large institutional and educational facilities are planned the proposed site should consider adjacency to existing or planned transit route, to parks and community facilities

and to retail and service commercial uses.

1.18.4 It shall be assumed in developments in the County's primary settlement areas that will result in projected population increases, that sites for education facilities will be required to be set aside for the applicable school board(s). Such sites will be held until such time as comments are received from the applicable school boards noting there will not be a need for the site within the horizon of this Plan.

1.19 Public Parks and Recreation Facilities

Parks are a component of the County's parks and open space, greenspace and trail network and are an important part of our quality of life, active recreation, and health. Parks and recreational facilities provide spaces for active and passive recreation, and opportunities to showcase Indigenous and diverse cultural communities for traditional knowledge and creative expression.

All existing or future planned public parks owned by the County shall be developed in accordance with the implementation and recommendations of the County's Parks Master Plan, Trails Master Plan, Transportation Master Plan, Comprehensive Design Manual, and Engineering and Design Standards and all other applicable implementation and design tools.

General Policies

Healthy, active, inclusive, and diverse and *complete communities* should be promoted by:

1.19.1 Public parks shall include naturalized areas and green spaces, and linkages to these areas and spaces, for the environmental, social, and economic values that contribute to the sustainable and managed growth of the *County*.

1.19.2 Public parks shall be planned as focal points for neighbourhoods, and where applicable, community nodes.

1.19.3 Linear parks or greenways may be considered in any designation but will be prioritized along the Community Corridor designation to provide active transportation connections.

1.19.4 River access shall be considered an integral part of public parks within the *County*, and particularly on lands within proximity to the Grand River, Nith River, and associated tributaries. Opportunities for public access to shorelines will be supported.

1.19.5 Where feasible, the *County* may wish to create trailways to link open spaces, public and recreational facilities using a dedicated right-of-way, shared multi-use trails or similar.

1.19.6 Public parks are permitted to host accessory commercial uses and special events, whether temporary or permanent, where they provide amenities that are limited in scale and appropriate uses that complement the park's functions and the objectives of the County's Parks and Recreation programming.

1.19.7 Public parks shall be designed for persons of all abilities, and social, cultural, and educational backgrounds, providing equitable opportunities for activity and interaction.

1.19.8 When *development* includes natural areas, trails, and linkages in an urban or rural settings, the policies of the Natural Heritage System shall also apply.

1.19.9 Where public parks are located adjacent to existing and proposed neighbourhood areas, potential *adverse effects* associated with recreation activity areas and parking areas shall be minimized.

Development Policies

1.19.10 Planning public streets, spaces, and facilities to be safe, meet the needs of persons of all ages and abilities, and cultural backgrounds, including pedestrians and those with mobility and accessibility requirements.

1.19.11 Planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails, and linkages, and where practical, water-based recreational and resources.

1.19.12 Public parks proposed as part of a *development* or *intensification* shall be constructed by the developer to the satisfaction of the *County*, and may include public consultation, and transferred to the *County's* ownership upon completion.

1.19.13 It shall be an objective of the *County* to establish a public park, with connecting and linked trailways, located within 400 m of any new residential *development* within the County's community area lands.

1.19.14 Parkland dedication shall occur in accordance with the provisions of the *Planning Act* and the County of Brant's Parkland Dedication By-Law.

1.20 Mobile Home Parks

Existing mobile home parks, expansions to existing mobile home parks, or the creation of new mobile home parks may be permitted within the Parks and Open Space designation provided the policies for the safe use of these parks based on sound land use planning principles have been demonstrated to be met in accordance with this Plan.

General Policies

1.20.1 A mobile home park, privately owned, and operated as one unit, may include recreational facilities and utilities provided on-site, including the following:

- Accessory recreational facilities and related common areas and buildings for the exclusive use of users and residents of said park, and
- Accessory commercial uses which directly support said park, such as a convenience store, home-based business, or similar use.

1.20.2 The owner/operator of the mobile home park shall be responsible for the provision and maintenance of services, inclusive of internal roads, water supply and sewage disposal

systems, maintenance, garbage collection, civic addressing and display of site numbers, and the provision and upkeep of recreational areas and common buildings.

1.20.3 Expansion or upgrades to an existing park, or the creation of a new mobile home park shall have regard for natural features and physical characteristics of the site and ensure no *negative impacts* to the environmental areas and natural features.

1.20.4 In areas where the existing topography or vegetative cover affords only limited protection from adjacent boundary roads or land uses, tree screening and earthen berms of varying topography may be required to supplement existing buffers.

1.20.5 Residency within mobile home parks shall be restricted to mobile homes or modular units which meet Canadian Safety Association (CSA) standards.

1.20.6 The expansion of an existing mobile home park or the creation of a new mobile home park shall be permitted by amendment to this Plan, provided that the *applicant* has demonstrated as part of a *complete application* that:

- There is a demonstrated community need for and desirability of the facility and use proposed;
- The expansion or creation of a new mobile home park is compatible with existing adjacent land uses and complies with the *minimum distance separation formulae*;
- The application shall be supported by a report considering the feasibility of providing full municipal water and wastewater services to the mobile home park, and subsequently, where it has been determined by the municipality and in consultation with the Province, that this is not feasible, a report that demonstrates that appropriate private water and wastewater services can be provided in a way that shall not adversely affect the *quality and quantity of water* in groundwater or safe operation of wastewater systems as demonstrated through a hydrogeological study;
- Expansion or creation of a new mobile home park will not result in the need for upgrades or extensions of local roads or other municipal services. If upgrades or extensions of local roads or other municipal services are required the application shall be considered premature, unless the proponent is prepared to undertake the construction of such public works to the satisfaction of and at no cost to the *County*,
- Adequate off-street parking facilities are provided for all permitted uses, including visitor parking, and any access points to and from the mobile home park are limited in number to minimize danger to both vehicular and pedestrian traffic; and
- The mobile home park will be zoned in a separate classification within the implementing Zoning By-Law, and performance standards prescribed to govern the use and any subsequent *development* of the lands.

1.20.7 As a condition of approval for expansion to an existing mobile home park or the creation of a new mobile home park, the *County* may enter into *development* agreement(s) and site plan agreement(s) with the Owner.

1.20.8 *Development* agreement(s) shall address the following issues:

- Appropriate staging to ensure the provision of adequate services and facilities and conform with policies of Part 3- Growth Management of this Plan;
- Site design and maintenance, identification of lot/unit boundaries, landscaping, and buffering from roads and other surrounding uses; Roads, lanes, driveways, parking, and the provision of servicing shall be constructed to the satisfaction of the *County*. The provision of storm, sanitary and water services shall also meet the requirements of the Ministry of the Environment and/or other governing agencies; and
- Any other requirements deemed necessary by the *County*.

1.20.9 Site plan agreement(s) shall include the location of internal sites, driveways, parking spaces, walkways, roads, parks, service buildings, recreational facilities, and any other design features or information deemed necessary and appropriate by the *County*.

2.0 Protecting What We Value

For the protection and management of our assets, it's important that the County has a plan with policies that support our values. Through protecting what is most valuable to the County of Brant, we can enhance the identity and character of the municipality as a charming, prosperous, and inclusive place to live, work, and play.

This section includes direction related to several key matters of importance where the County of Brant goes beyond the minimum standards of the provincial policy-led planning system. This includes using watershed planning to protect the quality and quantity of water, which is essential for healthy drinking water and ecological systems; permanent protection of natural areas and agricultural lands; cultural heritage resources including the cultural landscape and heritage buildings; and the long-term resource supply of mineral aggregates and petroleum resources.

2.1 Agriculture Designation

The agriculture designation is made up of primarily farming activities, including agriculture, complimentary housing, *agriculture-related*, and *on-farm diversified uses,* all situated on varying sizes of lots. This designation prioritizes the protection and enhancement of a continuous and productive agricultural land base as a finite resource and the functional and economic importance of the *agri-food network*. The County of Brant

The *County of Brant* has adopted an *agricultural systems* approach to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the *agri-food network*. This will ensure that negative impacts on *agricultural uses* are avoided.

In addition to the agricultural land base, the *agri-food network*, which includes the necessary *infrastructure*, services and assets that support the agricultural sector in both rural and urban settings, is an important and highly valued component of the *agricultural system*. Enhancing the agri-food network is a key objective of the County's agricultural land use policies.

The agriculture designation is part of the *prime agricultural area* of the *County of Brant. Agricultural uses*, including *normal farm practices,* are recognized in these areas as the primary and prioritized land use. *Developmen*t is controlled to prevent negative impacts to *agricultural uses* from encroaching non-agricultural uses.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as Agriculture:

- Normal farm practices and agricultural uses, including on-farm diversified uses.
- Agriculture-related uses.
- Residential uses, including additional residential units, home industries, and home-based businesses, provided either of the following is met:
- The lot is a legally existing lot-of-record, and the dwelling complies with minimum distance separation formulae, and,
- The dwelling is accessory to an *agricultural* or *agriculture-related use*.
- Petroleum resource operations and mineral aggregate operations, as an interim use.

Policies

2.1.1 The predominant land use within the Agriculture designation shall be agriculture and *normal farm practices*. All types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be prioritized and protected.

2.1.2 Lot creation and land uses for non-agricultural purposes shall be directed away from the Agriculture designation and to *settlement areas*. Limited residential lot creation may be considered on *rural lands* subject to applicable policies.

2.1.3 Where the interface of *agricultural uses* and non-agricultural uses result in opportunities for potential conflict, land use compatibility will be achieved by avoidance. Where avoidance is not possible, minimizing and mitigating adverse impacts on the *agricultural system* shall be required in accordance with the recommendations of an Agricultural Impact Assessment, or similar study, to the satisfaction of the County of Brant. Where mitigation is required, the applicant shall incorporate applicable mitigation measures as part of the non-agricultural use being developed.

2.1.4 An application for development or site alteration may require that is related to agricultural impact, which shall be prepared by a qualified professional, such as an Agrologist, as part of a complete application. Such a study would be undertaken to evaluate the potential impacts of non-agricultural uses on agricultural lands and operations, demonstrate compatibility with surrounding *agricultural uses,* and recommend ways to avoid adverse impacts on the agricultural land base.

2.1.5 Where *development* or *site alteration* is proposed within the *Agricultural System*, the *County* may seek input from the Agricultural Advisory Committee, Brant County Federation of Agriculture, Ontario Ministry of Agriculture, Food and Rural Affairs, National Farmers Union, Christian Farmers Federation, or similar organizations.

2.1.6 Where accommodations are required for seasonal workers to support a farming operation, such accommodations are considered an *agricultural use* and may be provided in a permanent structure either located within an existing building cluster, or a within a structure existing on the date of passing of this Plan that will be retrofitted, provided the permanent structure:

- Meets *minimum distance separation formulae* and will not hinder adjacent *farming operations* from being able to expand;
- Removes minimal lands from agricultural production, being located on lower priority agricultural lands as identified through Canada Land Inventory Soil Capability Data; and
- Provides accommodations for day-to-day or extended seasonal labour.

2.1.7 The redesignation of lands within the Agriculture designation will not be supported where it would result in removal of lands from the prime agricultural area, does not comply with MDS, cannot prove an identified need within the planning horizon of this Plan, and where reasonable alternative locations for the proposal exist. Such a request requires approval from the Minister of the Ministry of Municipal Affairs and Housing in accordance with Ontario Regulation 525/97 under the Planning Act.

2.2 Countryside Designation

The Countryside designation is made up of a variety of uses such as farming, environmental conservation, small-scale industries, and small clusters of historic residential development containing more than four lots.

This designation is part of the *prime agricultural area* of the *County of Brant* and *agricultural uses,* and *normal farm practices* are recognized in these areas as the primary and prioritized land use. The intent of this designation is to compliment the Agricultural designation with an approach that balances the interface of existing non-farm uses and prioritized farming uses of the *agricultural system* within these areas while providing limited opportunities for the intensification of non-farm non-residential uses that do not interfere with surrounding farming operations. Residential development and supportive industries shall be directed to *settlement areas* or *rural lands* and managed in a way that does not hinder agricultural operation.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as Countryside:

- Normal farm practices and agricultural uses, including on-farm diversified uses.
- Agriculture-related uses.
- Minor intensification and expansion of legally existing non-farm and non-residential uses.
- Residential uses, including additional residential units, home industries, and home-based businesses, provided either of the following is met:
- The lot is a legally existing lot-of-record, and the dwelling complies with minimum distance separation formulae, and,

- The dwelling is accessory to an *agricultural* or *agriculture-related use*.
- Petroleum resource operations and mineral aggregate operations as an interim use.

General Policies

2.2.1 The predominant land use within the Countryside designation shall be *agricultural uses* and *normal farm practices*. All types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be prioritized and protected, and a full range of *agriculture-related uses* and *on-farm diversified uses* shall be permitted in accordance with the policies of this Plan.

2.2.2 The geographic continuity of the agricultural land base and the functional and economic connections of the *agri-food network* shall be maintained and enhanced.

2.2.3 To protect the agricultural land base from further fragmentation and so as not to hinder surrounding *agricultural operations*, lot creation and land uses for non-agricultural or related purposes such as residential, commercial, employment and institutional uses shall be directed to *settlement areas* and *rural lands*.

2.2.4 Where the interface of *agricultural uses* and non-agricultural uses result in opportunities for potential conflict, land use compatibility will be achieved by avoiding or, where avoidance is not possible, minimizing and mitigating adverse impacts on the *agricultural system*. Where mitigation is required, the applicant shall incorporate applicable mitigation measures as part of the non-agricultural use being developed.

2.2.5 All *development* and *site alteration* shall be consistent with municipal, provincial, and federal guidelines and policies as may be updated from time to time, including but not limited to the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851, Ministry of Agriculture, Food and Rural Affairs, 2016) and The Minimum Distance Separation Document (Publication 853, Ministry of Agriculture, Food and Rural Affairs, 2016).

2.2.6 An *applicant* may be required to undertake a study or component of a greater study that is related to agricultural impact, which shall be prepared by a qualified professional, such as an Agrologist, as part of a *complete application*. Such a study would be undertaken to evaluate the potential impacts of non-agricultural uses on agricultural lands and operations and recommend ways to avoid adverse impacts on the agricultural land base and demonstrate compatibility with surrounding *agricultural uses*.

2.2.7 Where *development* or *site alteration* is proposed within the *Agricultural System*, the *County* may seek input from the Agricultural Advisory Committee, Brant County Federation of Agriculture, Ontario Ministry of Agriculture, Food and Rural Affairs, or similar organization.

2.2.8 It is the owner's responsibility to ensure compliance with all applicable law including, but not limited to the *Nutrient Management Act, Clean Water Act, Environmental Protection Act, Conservation Authorities Act* and municipal by-laws such as on-site alteration and tree conservation.

2.2.9 The redesignation of lands within the Countryside designation will not be supported where it would result in removal of lands from the prime agricultural area, does not comply with MDS, cannot prove an identified need within the planning horizon of this Plan, and where reasonable alternative locations for the proposal exist. Such a request requires approval from the Minister of the Ministry of Municipal Affairs and Housing in accordance with Ontario Regulation 525/97 under the Planning Act.

2.3 Consents in the Prime Agricultural Area

The division of lands within the prime agricultural area, being lands designated with an Agriculture or Countryside designation, are subject to the applicable policies in this Plan, any applicable implementation By-Laws or guidelines, and any agency having jurisdiction. Residential lot creation in prime agriculture areas is only permitted in accordance with provincial guidance. Specific to the Agriculture and Countryside designations, the following policies shall apply:

2.3.1 Where a consent is granted in the prime agricultural area of the County of Brant, a Zoning By-Law Amendment will not be required to recognize an undersized lot and the lot shall be deemed to comply with the minimum lot area established within the Comprehensive Zoning By-Law.

2.3.2 A new lot will not be deemed to be created where consent to sever is proposed to consolidate two or more lots into one, minor adjustments to rectify encroachment, *legal or technical reasons*, and severing two or more lots that unintentionally merged in title.

2.3.3 Consents may be supported for *infrastructure*, where the facility or corridor cannot be accommodated through easements or rights-of-way.

2.3.4 Consents may be supported for *agricultural uses* having a minimum lot area of 40 hectares within the Agriculture and Countryside designations.

2.3.5 Consents may be supported for *agriculture-related uses* within the Agriculture and Countryside designations provided that:

- The retained lot has a minimum lot area of 40 hectares;
- Lot area to accommodate the *agriculture-related use* is limited to a size that will include the use, water and wastewater servicing *infrastructure*, and minimize agricultural land consumption;
- A Hydrogeological Assessment is submitted as part of a complete application, prepared by an engineer; and
- An *agricultural impact assessment* or similar study, is submitted as part of a complete application, prepared by a qualified professional, such as an *agrologist*.

2.3.6 A lot line adjustment may be supported on lands designated Countryside for the minor expansion of a legally existing non-farm non-residential use provided the cumulative

area of all lot additions does not exceed 1 hectare and meets the *minimum distance separation* formulae.

2.3.7 A consent may be supported for a residence surplus to a *farming operation* as a result of a farm consolidation on lands within the prime agricultural area, provided that the *applicant* has demonstrated as part of a complete application that:

- The residence surplus to the *farming operation* is the direct result of a farm consolidation where the *farming operation* is merged with a contiguous *farming operation* in which no new lot is created or located within the *County* or an adjacent municipality;
- No prior severance has been granted for residential purposes from the lands containing the surplus residence since January 1, 1999, as demonstrated through land registry records, deeds, and/or a survey.
- The lands to be consolidated as part of the *farming operation* have a minimum lot size of 19 hectares, unless proposed to be merged with an abutting *farming operation*;
- The residence surplus to the *farming operation* was built at least 15 years ago or has replaced a residential dwelling that was built at least 15 years ago;
- The residence surplus to the *farming operation* must be considered a habitable residential dwelling that meets building code requirements for occupancy; and
- The lands to be consolidated as part of the farming operation have been purchased by a bona fide farming operator prior to the application for consent or there is a legally binding agreement of purchase and sale.
- That the proposal will comply with the Minimum Distance Separation Formulae. More specifically:
- Where the existing surplus residence to be severed and a livestock facility or anerobic digestor are located on separate lots prior to the consent, Minimum Distance Separation Formulae I is not required. However, a warning clause may be required as a condition of the surplus residential lot regarding potential odour nuisance;
- As per Provincial guidelines, reductions in Minimum Distance Separation Formulae I are not permitted where the existing surplus residence and livestock facility or anerobic digestor are located on the same lot prior to the consent but will be located on a separate lot from an existing livestock facility or anaerobic digester on the farmlands to be consolidated after the consent is created.
- Where located in or within 300 metres of a deposit of mineral aggregate resources or an existing mineral aggregate operation, it shall comply with the mineral aggregate resources policies of this Plan with respect to land use compatibility and not hindering access to resources or expansion of existing

operations. In this regard, an assessment of potential impacts, mitigation and/or warning clause may be required.

- Where new servicing is required, a surplus farm dwelling severance shall only be permitted where servicing can be provided with no negative impacts to water quality and quantity as demonstrated by a Hydrogeological Study, completed by a qualified engineer.
- The severed lot containing the residence shall have a minimum lot area of 0.4 hectares and a maximum lot area of 1 hectare based on:
- Accommodation of the surplus residence, accessory residential buildings and structures, existing access, and water and wastewater services;
- Minimum lot frontage of 20 metres, measured from the front of the lot to the rear of the lot;
- Safe and direct access to a public road, maintained year round, to the satisfaction of the County;
- Compatibility with surrounding established lot fabric;
- Location within proximity to an existing building cluster; and
- Minimization of agricultural land consumption.
- The lands containing the residence surplus to the farming operation have been owned by a bona fide farming operator for at least three years, as demonstrated through land titles and a farm business registration number;

2.3.8 For the purposes of a surplus farm dwelling consent, a bona fide farming operator:

- Must own and be the operator of a *farming operation* on the lands from which the surplus dwelling is proposed to severed;
- Must provide proof of ownership of other farm properties, including proof of a farm business registration number applicable to the properties; and
- Must own a residence elsewhere therefore rendering the residence on the subject farm surplus to their needs.
- May include a limited company sole proprietorship, incorporated company, numbered company, partnership, non-profit, or similar ownership forms, provided they have a farm business registration number.

2.3.9 In situations where the agricultural portion of the subject lands is rented in whole or in part to others, the owner of the subject lands shall not qualify as a bona fide farming operator.

2.3.10 New residential dwellings will be prohibited through the applicable implementation by-law on any remnant parcel of the retained lands to be consolidated as part of the *farming operation*.

2.3.11 Surplus farm dwelling severance proposals for irregular or flag shaped lots, having a narrow frontage, or another form of lotting fabric that is not consistent with the surrounding area, shall not be supported.

2.4 Minor Intensification of Lawfully Existing Non-Agricultural Uses

2.4.1 New non-agricultural uses shall be directed to settlement areas or, where appropriate, to the Rural Lands designation.

2.4.2 Minor intensification, including minor changes within the limits of the footprint of the area already developed for a legally existing non-farm non-residential use, may be permitted in Agriculture, Countryside and Rural Lands without an amendment to this Plan or the implementing Zoning By-Law but may be subject to site plan control.

2.4.3 Minor intensification and expansion beyond the limits of the existing footprint of the area already developed for a lawfully existing non-farm non-residential use may be permitted in the Agriculture, Countryside and Rural Lands designations, by a site-specific Zoning By-Law amendment, provided that it is demonstrated as part of an agricultural impact assessment, and/or other studies as may be further required by the County as part of a complete application, that the following will be achieved:

- A new lot will not be created.
- Where a minor boundary adjustment is needed to facilitate the expansion within the Countryside and Rural Lands designation, the cumulative area of any lot additions does not exceed 1 hectare. A boundary adjustment will not be supported in the Agriculture designation to prevent further fragmentation of the agricultural land base.
- The expansion is necessary to support the immediate needs of the existing use.
- There are no reasonable alternatives on lower priority agricultural lands for the relocation or expansion of the use.
- The expansion is kept in close geographic proximity of existing buildings and structures.
- The expansion will comply with minimum distance separation calculations.

2.4.4 Land use compatibility will be achieved by avoiding or, where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures shall be incorporated as part of the non-agricultural use within the area being developed.

2.5 Agriculture-Related and On-Farm Diversified Uses

The diversification of the agricultural sector is supported by this Plan through the following policies related to *agriculture-related uses* and *on-farm diversified uses*. Such uses may be permitted subject to any implementing By-Laws and guidelines, and to the applicable policies of this Plan including the following:

2.5.1 In determining what constitutes an agriculture use versus an agriculture-related use or on-farm diversified use reference shall be made to the definitions and policies of this Plan and the implementing By-Law, and the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851).

2.5.2 Development and intensification of agriculture-related and on-farm diversified uses shall be compatible with, and not hinder, surrounding farming operations and agricultural uses.

2.5.3 Development and intensification of agriculture-related and on-farm diversified uses shall be compatible with available rural services, such as road access, private water and wastewater services, utilities, fire protection, emergency services, and other public services.

2.5.4 Agriculture-related and on-farm diversified uses shall be developed in accordance with all applicable municipal, provincial, and federal requirements on emissions, noise, odour, nuisance, compatibility, water, and wastewater standards and receive all relevant environmental approvals. Where applicable, the applicant shall demonstrate that all applicable federal and provincial approvals have been obtained, so as to ensure a coordinated approach to the planning and development of said use.

2.5.5 Agriculture-related uses may be permitted subject to applicable policies in this Plan, implementing By-Laws, Provincial guidelines, any agency having jurisdiction, and where the applicant has demonstrated the proposed use:

- Is a farm-related commercial or industrial use;
- Is compatible with and will not hinder surrounding agricultural operations;
- Is directly related to farm operations in the areas;
- Benefits from being in close proximity to farm operations
- Supports agriculture; and
- Provides direct products and/or services to farm operations as a primary activity;

2.5.6 On-farm diversified uses may be permitted subject to applicable policies in this Plan, implementing By-Laws, Provincial guidelines, any agency having jurisdiction and where the applicant has demonstrated that the following will be achieved:

- The use will be located within the limits of a farming operation;
- The use is limited in size and scale, relative to the size of the farm property;
- The use shall remain secondary to the principal agricultural uses of the property; and
- The use shall be subject to the Minimum Distance Separation Formulae including specific direction provided in the policies of this Plan.

2.6 Minimum Distance Separation Formulae

To provide for the long-term protection and expansion of agriculture uses, odour conflicts shall be reduced by separating incompatible uses. This will be done by requiring compliance with and limiting variances to the Minimum Distance Separation Formulae.

New land uses, including the creation of new lots, and new or expanding livestock facilities must comply with the Minimum Distance Separation Formulae as based on the policies of this Plan, the implementing Zoning By-Law, and The Minimum Distance Separation Document (Publication 853, Ministry of Agriculture, Food and Rural Affairs, 2016) as may be updated from time to time.

While some excerpts from the Minimum Distance Separation Formulae have been included in this Section for ease of interpretation, detailed reference to Publication 853) is required to ensure compliance with the formulae to determine when setbacks are required and how to calculate setbacks (e.g., Factor A, B, C, D, E). Provincial software (e.g., AgriSuite) should be used to calculate setbacks for submissions for the County of Brant to review.

2.6.1 In accordance with The Minimum Distance Separation Document and where applicable, applicants are responsible for: investigating the surrounding area, mapping, and listing all applicable existing livestock facilities and anerobic digesters; determining capacity, livestock type, lot size, manure type and manure storage type for each existing and proposed livestock facility identified; and performing Minimum Distance Separation calculations.

2.6.2 The County will advise applicants of the encroaching land use factor to be applied.

2.6.3 In accordance with The Minimum Distance Separation Document, the document is only intended to deal with odour generated from livestock facilities and anaerobic digesters and is not intended to address nuisance issues related to odour from the application of manure or digestate.

2.6.4 In accordance with Implementation Guideline #36 of The Minimum Distance Separation Document, setbacks are not required for proposed land use changes within approved settlement areas, as it is generally understood that the long-term use of land is intended for non-agricultural purposes.

2.6.5 In accordance with Implementation Guideline #3 and #7 of The Minimum Distance Separation Document, certain uses that are not expected to result in compatibility issues do not require setbacks. Examples of uses that do not require setbacks include but are not limited to: dwelling additions or renovations; extraction of minerals, petroleum and mineral aggregate resources; infrastructure; landfills; livestock barns occupying a cumulative area of less than 10 square metres; certain unoccupied livestock barns as per Implementation Guideline #20; certain unused manure storages as per Implementation Guideline #21; apiaries; aquaculture facilities; deadstock handling

facilities; fairground buildings; feed storages; field shade shelters; greenhouses; kennels; machinery sheds; meat planting (including abattoirs and slaughterhouses); mushroom facilities; pastures; poultry hatcheries; stockyards; temporary field nutrient storage sites as defined under the Nutrient Management Act; veterinary clinics with housing for livestock; and zoos.

2.6.6 In accordance with Implementation Guide #8, where lot creation is permitted in accordance with the policies of this Plan setbacks will be required for both a severed and retained lot. However, a setback is not required for a severed or retained lot for:

- An agriculture use when that lot already has an existing residential dwelling;
- Technical purposes such as easements, correction of deeds, quit claims and minor boundary adjustments which do not result in a new lot;
- Infrastructure;
- An existing non-agricultural use;
- Agriculture-related uses, except where required by this Plan for sensitive land uses; and
- A residence surplus to a farming operation as specified in detail below.

2.6.7 In accordance Implementation Guideline #6 of The Minimum Distance Separation Document, all existing livestock facilities or anerobic digesters within 750 m of a proposed Type A land use and within 1,500 m distance of a proposed Type B sensitive land use shall be investigated and setback calculations undertaken where warranted. In situations where large livestock facilities (e.g., >1,200 Nutrient Units) exist within 2500m of the study area, setbacks from these facilities must also be calculated.

2.6.8 In accordance with Implementation Guideline #33 of The Minimum Distance Separation Document, Type A land uses consist of less sensitive land uses, which are characterized by a lower density of human occupancy, habitation, or activity. Examples of Type A land uses include but are not limited to: industrial uses outside of a settlement area; open space uses; building permit applications on existing lots outside a settlement area for dwellings as per Implementation Guideline #7; the creation of lots for agricultural uses as per Implementation Guideline #8; and the creation of one or more lots for development on land outside of a settlement area that would not result in four or more lots for development in immediate proximity to one another (e.g. sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the lots are vacant.

2.6.9 In accordance with Implementation Guideline #34 of The Minimum Distance Separation Document, Type B land uses consist of more sensitive land uses, which are characterized by a higher density of human occupancy, habitation, or activity. Examples of Type B land uses include but are not limited to: new or expanded settlement area boundaries; an official plan or zoning by-law amendment to permit development, excluding industrial uses on land outside a settlement area; and the creation of one or

more lots for development on land outside a settlement area that results in four or more lots for development which are in immediate proximity to one another (e.g. sharing a contiguous boundary, across the road from one another), regardless of whether any of the lots are vacant.

2.6.10 In accordance with Implementation Guideline #34 of The Minimum Distance Separation Document, setbacks will generally not be required for agriculture-related uses and on-farm diversified uses. However, compliance with Minimum Distance Separation Formulae will be required where the agriculture-related use or on-farm diversified use is a sensitive land use that consists of a high density of human occupancy or that may generate significant visitation by the broader public to an agricultural area. Examples include, but are not limited to agri-tourism uses, food services, accommodation, and retail operations.

2.6.11 Variances to the Minimum Distance Separation Formulae are discouraged and shall only be supported in the following situations:

- As per Implementation Guideline #9, for the severance of a residence surplus to a farming operation where the existing surplus residence to be severed and a livestock facility or anaerobic digestor are located on separate lots prior to the consent, the County will not require Minimum Distance Separation Formulae I. However, a warning clause regarding odour nuisances that is registered on title may be required as a condition of approval. As per Guideline #9, reductions are not permitted to the Formulae where the existing surplus residence and livestock facility or anerobic digestor are located on the same lot prior to the consent but will be located on a separate lot from an existing livestock facility or anaerobic digestor on the

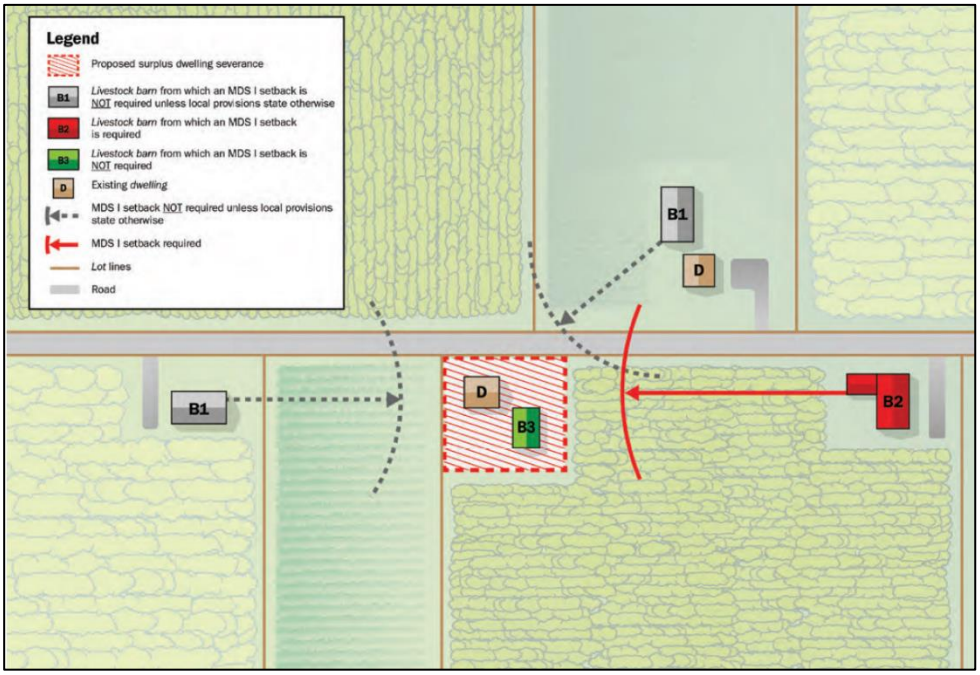


Figure 5.2.6.11 – Guideline #14

farmlands to be consolidated after the consent is created. Where the new lot is proposed with an existing dwelling and an existing livestock facility or anaerobic digester, an MDS I setback is not required as per Guideline #14. Figure 5.2.4.11, from the Document Publication, is provided for illustrative purposes.

- As per Implementation Guideline #7 and modified for this Plan, the County will consider a reduction on a vacant legally existing lot of record that existed prior to March 1, 2017 that is less than 4 hectares in size, provided that the sensitive land use is located as far as possible from the nearest existing livestock facility and anerobic digestor. In such cases, a site-specific zoning by-law amendment and supporting studies as determined by the County will be required to demonstrate that the variance meets the intent of The Minimum Distance Separation Document.
- As per Implementation Guideline #11, Minimum Distance Separation I is not required for reconstruction provided that: the building which existed before the application was habitable, the proposed building is for the same or less sensitive land use than the former buildings, and the proposed building is built no closer to surrounding livestock facilities or anaerobic digesters than the former building. Where feasible, the new building should be located and designed in a manner that would improve existing setbacks and odour impacts.
- As per Implementation Guideline #11, Minimum Distance Separation II setbacks are not required for reconstruction of livestock facilities, provided that: the livestock facility is built no closer to surrounding sensitive land uses than the livestock facility which existed before the building permit, does not house livestock that is more odourous, does not house a greater number or area of livestock or store a greater volume of manure, does not change from a solid to a liquid manure system, and does not have a new manure storage with an increased relative odour potential. Where feasible, the new facility should be located and designed in a manner that improves existing setbacks and odour impacts.

2.7 Odourous Farming Operations

2.7.1 Odourous farming operations such as mushroom operations including the growing, harvesting, cleaning, packaging, and shipping, and any other uses related to production, including the creation of compost, shall be subject to site plan control. Land use compatibility studies will be required where deemed appropriate in accordance with applicable law. The recycling and irrigation of water by operations shall be required to reduce primary water use.

2.7.2 Cannabis cultivation and processing shall be managed in a manner that prevents and

mitigates adverse effects.

2.7.3 The cultivation of cannabis is permitted as an agriculture use and the processing of cannabis will only be permitted in Agriculture Designation where it is demonstrated that it is an agriculture-related use.

2.7.4 Outdoor cannabis cultivation is discouraged due to impacts associated with odour and cultivation is encouraged to be undertaken in an indoor facility.

2.7.5 Cannabis Production and Processing Facilities shall not be permitted in conjunction with a sensitive land use on a single lot.

2.7.6 Cannabis Production and Processing Facilities shall be subject to site plan control. A minimum separation distance of 70 metres shall be required from sensitive land uses. Where a Cannabis Production and Processing Facility is proposed within 750 m of a sensitive land use, an applicant will be required to complete land use compatibility by qualified experts on air, quality, dust, odour, noise and vibration to determine setbacks and mitigation from sensitive land uses. The applicant may be required to submit additional studies as determined by the County which may include but may not be limited to: an agricultural impact study completed by a qualified agrologist; photometric drawings to demonstrate dark sky friendly lighting and building design; a transportation impact study; and storm water and/or hydrogeological studies to demonstrate there will be no negative impacts on the quality and quantity of water including surface and ground water, watershed health and fish habitat. It must be demonstrated that processing facilities are an agriculture-related use.

2.7.7 The application of Non-Agriculture Source Material (NASM) is supported as a normal farm practice. The storage of NASM shall only be supported where the application of the product occurs locally, where any processing or agitation of the NASM is related only to the local application, and where the storage is separated from neighbouring residential uses to the greatest extent feasible. Such a use may be subject to Site Plan Control to implement mitigation measures for odour nuisance control.

2.8 Rural Lands Designation

The Rural Lands designation is made up of lands that are part of the County's rural system, located outside of rural settlement areas and outside of the prime agricultural areas, and may support very limited development opportunities. Identified in coordination with the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) and refined in accordance with provincial guidance, these lands represent contiguous areas greater than 250 hectares of existing, permitted non-agricultural uses. The designation also includes lands that are on the fringe of settlement areas where the soil quality or proximity to urban uses may not support viable farm activities over the long term.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as Rural Lands:

- Agricultural uses, including normal and on-farm diversified uses.
- Agriculture-related uses.
- Residential uses, including additional residential units, home industries, and home-based businesses.
- Institutional and minor community-serving amenities uses such as Places of Worship, Cemeteries, Medical facilities, small-sized educational facilities or similar rural uses that cannot be located inside *Settlement Areas*.
- Petroleum resource operations and mineral aggregate operations, as an interim use.
- Resource-based recreational uses, including recreational accommodations not intended to be used as permanent residences.
- Other uses that are rural in nature, may not be suitable for settlement areas, and evaluated so as to not hinder surrounding the ability for surrounding farming operations to expand.

Policies for Consents in the Rural Lands Designation

The division of lands within the Rural Lands designation is subject to the applicable policies in this Plan, any applicable implementation By-Laws or guidelines, and any agency having jurisdiction. In order to permit additional housing outside of *settlement areas* while ensuring that any new non-farm residential lot creation is compatible with and will not hinder surrounding *agricultural operations*, limited residential lot creation will be permitted on *rural lands*, where an application can meet the following policies:

2.8.1 Any new residential use shall not hinder surrounding livestock operations from being able to expand to at least double its current size or, for hinder a property from being able to establish new livestock facilities. In this regard, the new residential use shall:

- Comply with the *minimum distance separation formulae*. Further, the new residential lot shall not have a greater impact on any surrounding property with a farming operation.
- Be located adjacent to existing non-agricultural land uses or consist primarily of lower-priority agricultural land. The lot shall avoid the removal of lands from agricultural production from the farming operation to the greatest extent possible.
- Be limited to the minimum size needed to accommodate the use and appropriate sewage and water servicing *infrastructure* as determined by a hydrogeological assessment completed by a qualified engineer that

demonstrates the *quality and quantity of water* will be protected.

2.8.2 Any new non-farm residential lot shall only be created for infill purposes within an existing grouping of residential lots whereby all of the following will be achieved:

- The existing grouping of lots accommodating the proposed infilling lot(s) presently consists of a grouping of four (4) or more non-farm lots, with each such unit or lot separated from each other by no more than 100 metres on the same side of an open public road. The measurement of the 100-metre separation distance is determined in accordance with the residential infilling formulae below.
- The new infill lot will have a minimum size of 0.4 hectares and a maximum area of one (1) hectare;
- The severed and retained lot will be compatible and similar in size and shape to surrounding uses. The creation of irregular and flag shaped lots with narrow frontage will not be supported.
- The severed and retained lot can accommodate the use and appropriate sewage and water servicing infrastructure as determined by a hydrogeological assessment completed by a qualified engineer and where the study demonstrates that the quality and quantity of water will be protected.
- The new infill lot is not located within a Source Water Protection Area where individual wastewater treatment systems are identified as a prohibited use.
- The new infill lot is not located within the Natural Heritage System or a natural hazard overlay.
- No new lot will be created within the Natural Heritage System including the minimum and established vegetation protection zones, and/or within hazardous lands or hazardous sites,
- The new infill lot can provide individual and safe access and frontage to an existing public road that is maintained on a year-round basis. A new infill lot that requires access through the creation of a new public road, private road, and/or plan of subdivision or condominium shall not be considered infill development and will not be supported.
- The new infill lot will not hinder access to mineral aggregate resource deposits within 300 metres. In this regard, an assessment of potential impacts, mitigation and/or warning clause registered on title may be required.

2.8.3 For the purposes of the Rural Lands Designation, the residential infilling formulae lot creation will be determined as follows:

- Measurement is established between two points located along the centreline of the existing right-of-way of an open public road. The points are determined by a line drawn from the centre of the unit or lot, whichever is further separated,

and drawn perpendicular to the public road;
- The distance between the two points is measured along the centreline of the public road or, when curved, following the tangent; and
- The point of reference on an adjoining and undeveloped non-farm lot is determined by the mid-point along the public road.

2.8.4 For the purposes of the Rural Lands designation, a non-farm lot shall be any parcel of land with a non-agricultural use that is no larger than 2 hectares in size.

2.8.5 Lot creation and lot line adjustments may be supported for *agricultural uses* having a minimum lot area of 40 hectares within the Rural Lands designation.

2.9 Resource-Based Recreational Uses

2.9.1 The establishment of new resource-based recreational uses that may not appropriate in settlement areas may be permitted in Rural Lands designation by a site-specific Zoning By-Law amendment, provided it is demonstrated as part of a complete application that the following will be achieved:

- Any use is limited to tourism-related and recreational uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape and may include small-scale commercial uses to service the needs of visitors, and, where appropriate, resource-based recreational accommodation.
- The proposed use would provide a clear benefit to and not hinder the resource. The use would benefit from proximity to the resource and should provide opportunities for its enhancement.
- The proposed use would not be appropriate in a settlement area.
- Servicing can be provided for the proposed use, as demonstrated through a hydrogeological study completed by a qualified engineer, in which it is demonstrated that the quality and quantity of water is protected.
- The proposal will not adversely affect the protection and expansion of agricultural uses and other resource-based uses such as mineral aggregate operations.
- That impacts on agricultural uses and normal farm practices have been avoided. Where avoidance is not feasible, those impacts have been minimized and mitigated within the lands that are to contain the rural resource-based recreational use.

2.10 The Natural Heritage System

The *County* recognizes that *natural heritage systems* and *water resource systems* contribute to the quality of life in the community by providing environmental, social, cultural, and economic values. Healthy *watersheds* enhance the open space character of the *County*; provide safe drinking water for humans, plants, and animals; contribute to our mental health and well-being; offer social and recreational enjoyment; maintain biodiversity; supply water to support agriculture, industry, and other resource users; and afford income opportunities such as tourism and harvesting through good forestry practices.

The County recognizes that permanent protection and enhancement of natural areas will provide essential climate mitigation services, including water storage and filtration, carbon storage, cleaner air and habitats, support for pollinators, and moderating the urban heat island effect. Beyond the minimum requirements of Provincial policies and plans, the policies in this Section provide for a strict approach to restricting *development* and *site alteration* in the *Natural Heritage System* to provide for the long-term conservation and enhancement of the system, and as part of the *County's* goals, objectives, and actions in accordance with Section 16(14) of the *Planning Act* to mitigate greenhouse gas emissions and provide for adaption to the *impacts of a changing climate* including increasing resiliency.

It is the intent of this Plan to provide for the identification and permanent protection and enhancement of a comprehensive natural heritage system. Due to their interrelated nature, polices on watershed planning and water resource systems as pertaining to the natural environment, have been integrated with this section.

It is the intent of the County to protect, maintain, restore and enhance the Natural Heritage System through: watershed planning and subwatershed plans; appropriate land use designations and policies; avoiding and mitigating impacts associated with infrastructure, development, and public service facilities; administration of municipal by-laws such as tree conservation and site alteration; acquisition and conservation of land; and support for and partnerships with Indigenous communities, volunteer groups, public bodies and conservation organizations.

The *County* values the traditional knowledge of Indigenous communities relating to the protection of air, land, water, and resources. The *County* recognizes the importance of preventing pollution of watercourses to ensure that there is clean drinking water for years to come. It is imperative that *watersheds* and subwatersheds be protected from the cumulative effects of *development* and *intensification* to sustain healthy species, rivers, and ecosystems.

Permitted Uses

Subject to the completion of an Environmental Impact Study where required by the *County*, the policies Plan, any applicable implementation By-Laws or guidelines, and any agency having jurisdiction, the following uses may be permitted on lands designated and classified as *Natural Heritage System*:

- Lawfully existing buildings, structures, and uses.
- Conservation, forest management, fisheries management, and wildlife management.
- Non-intensive passive recreational uses such as low impact scientific and educational activities, *nature preserves*, and nature viewing.
- *Normal farm practices* and non-intensive agricultural uses as part of a *farming operation*, provided they do not include new buildings or structures and do not result in the injury or destruction of *key natural heritage* and *key hydrologic features*.
- Within the earth science area of natural and scientific interest, known as Pinehurst Lake Kettles, the full range of agricultural uses, normal farm practices, agriculture-related uses and on-farm diversified uses may be permitted provided the use is outside of all other key natural heritage and hydrologic features.
- Petroleum resource operations, mineral aggregate operations, wayside pits and quarries provided that extraction is not undertaken in provincially significant wetlands, life science areas of natural and scientific interest, fish habitat, the habitat of endangered species and threatened species except in accordance with provincial and federal requirements, and significant woodlands unless the woodland is occupied by a young plantation or early successional habitat. Additional policies are provided in this Plan regarding minerals, petroleum, and mineral aggregate resources.
- Flood or erosion control projects where demonstrated to be necessary in the public interest after all alternatives have been considered, provided that measures are taken to minimize and mitigate *negative impacts* to the greatest extent possible to the satisfaction of the *County* and any agency having jurisdiction.
- Small-scale structures ancillary to water-based recreational activities that which by their nature must be located along a permanent watercourse or waterbody including docks, boat houses, boat ramps, boat rentals and associated accessory structures, or similar uses where the *applicant* has demonstrated that the following will be achieved to the satisfaction of the *County* and any agency having jurisdiction:
- The impact on the Natural Heritage System has been minimized and mitigated

to the greatest extent possible

- No new building, structure, expansion, or *site alteration* will be within a *wetland* and will generally not be supported in *life science areas of natural scientific interest.*
- At least 75% of the stream length within 15 metres of the edge of the watercourse will be maintained as naturally self-sustaining vegetation, and
- Buildings, structures and uses will not be located in any other *key natural heritage* and *key hydrologic features* unless there is no other alternative. Where there is an existing building, structure or disturbed area, new buildings, structures, and uses shall be kept in close geographical proximity of an existing building, structure, or disturbed area.
- New buildings, access, servicing, accessory structures, uses and site alteration on a vacant legally existing lot of record where the applicant has demonstrated that the following will be achieved to the satisfaction of the County and any agency having jurisdiction:
- The lot has access to and frontage along a public road that is maintained on a year-round basis of a standard satisfactory to the County. New buildings will not be supported on isolated parcels. Many isolated parcels in the County were established for the purposes of being a vacant bush lot.
- The land use has been approved by the County. Where there is no identifiable land use, the abutting land use designation on the same property shall apply. In all other cases, the County will conduct a planning analysis based on abutting properties to determine the most appropriate designation.
- The impact on the Natural Heritage System has been minimized and mitigated to the greatest extent possible.
- No building, structure, use, access, servicing or associated site alteration will be: in or within 30 metres of a wetland, permanent watercourse, fish habitat or seepages and springs; in or within 15 metres of an intermittent stream; in or within 10 m of a life science area of natural and scientific interest; in the habitat of threatened or endangered species except in accordance with provincial or federal requirements; or in a valley or within 10 m from the top of slope of a major valley or 6 m for a minor valley.
- Where sufficient land is available, all buildings, structures, uses, and associated site alteration will be located outside of key natural heritage features. Disturbed areas and vegetation protection zones shall be utilized over key natural heritage features.
- Where there is no alternative outside of the Natural Heritage System, all buildings, structures, uses, and associated site alteration shall be kept in close geographical proximity to one another. In no case shall the cumulative footprint in the Natural Heritage System exceed 1000 m^2
- Expansions, alterations, *replacement*, conversions of, and non-habitable

accessory structures and uses including associated *site alteration* associated with a legally existing building, where the *applicant* has demonstrated that the following will be achieved to the satisfaction of the *County* and any agency having jurisdiction, provided:

- The impact on the Natural Heritage System has been minimized and mitigated to the greatest extent possible.
- No building, structure, use, access, servicing or associated site alteration will be: in or within 30 metres of a wetland, permanent watercourse, fish habitat or seepages and springs; in or within 15 metres of an intermittent stream; in or within 10 m of a life science area of natural and scientific interest; in the habitat of threatened or endangered species except in accordance with provincial or federal requirements; or in a valley or within 10 m from the top of slope of a major valley or 6 m for a minor valley. However, where an existing building is already within the minimum setback, expansions may be considered provided that the expansion is no closer to the feature than the existing structure; in such instances studies including but not limited to an environmental impact study, geotechnical of slope stability assessment may be required.
- New non-habitable accessory structures and uses will be in an existing building cluster.
- Where feasible and sufficient land is available an expansion, alteration, replacement, accessory structure or use, conversion and associated site alteration shall be located outside of key natural heritage features. Disturbed areas and vegetation protection zones shall be utilized over key natural heritage features.
- Where there is no alternative outside of the Natural Heritage System, the cumulative footprint of all buildings, structures, uses and associated site alteration in the Natural Heritage System shall not exceed 450 m²

General Policies

2.10.1 Notwithstanding the policies of this Plan, the placement, removal or re-grading of fill, the interference with wetlands, the alteration of any watercourse, or the construction or alteration of any buildings or structures within areas regulated by a Conservation Authority shall not be permitted without the approval of the Conservation Authority.

2.10.2 The federal Migratory Birds Convention Act protects migratory birds, their nests, and eggs by prohibiting activities that cause harm to them such as through damaging, destroying or disturbing a nest. A list of 18 species are protected year round. For the most part, the location of nests is unknown and subject to change, and therefore has not been identified on schedules to this Plan. Buffers and setbacks, beyond those established in this Plan and provincial guidance materials may be required. Reference must be made to the Act and any associated guidelines in support of the Act.

2.10.3 It is the owner's responsibility to ensure that they comply with all applicable law including

but not limited to the Fisheries Act, Endangered Species Act, Species at Risk Act, and Migratory Birds Convention Act.

2.10.4 Notwithstanding any permitted uses in this Section, where development or site alteration are proposed on private services, no septic tank or distribution piping may be located within a surface water feature or the minimum vegetation protection zone, unless an alternative setback has been approved by the County in consultation with any agency having jurisdiction.

Consents in the Natural Heritage System Designation

The division of lands within the Natural Heritage System Designation is subject to the applicable policies in this Plan, any applicable implementation By-Laws or guidelines, and any agency having jurisdiction. Specific to this designation, the following policies shall apply.

2.10.5 A new lot will not be deemed to be created and may be considered where a consent to sever is proposed in accordance with policies in this Plan on the County Toolbox to: consolidate two or more lots into one, minor adjustments to rectify encroachment, *legal or technical reasons*, and severing two or more lots that unintentionally merged in title.

2.10.6 The creation of a new lot is not permitted in the Natural Heritage System, except for as part of, or following, the acquisition of lands by Indigenous communities, a public body or an approved conservation organization for the purpose of establishing a nature preserve, provided that the lands to be acquired for conservation purposes are designated as part of the Natural Heritage System and zoned to prohibit any use not related to conservation or non-intensive passive recreational uses.

2.10.7 The creation of a new lot or a lot line adjustment shall not be permitted outside of the Natural Heritage System, where it would result in a remnant lot where there is no suitable building area outside of the Natural Heritage System for a principal building, and associated uses such as access, servicing, and associated site alteration as determined by the County in consultation with any agency having jurisdiction.

2.10.8 Lot line adjustments will not be permitted where it could result in additional ownership of features of the Natural Heritage System. In all other instances, a lot line adjustment between abutting properties containing parts of the Natural Heritage System may be considered. The Natural Heritage System should be contained entirely within either the retained or severed parcel. Where not contained entirely within the retained or severed parcel, a scoped environmental impact study and/or planning justification report may be required as part of a complete application to demonstrate that the connectivity of the Natural Heritage System will be maintained and enhanced.

Policies for Identification of Natural Heritage Systems

Policies for the identification of Natural Heritage Systems shall be as follows.

2.10.9 In the event of a discrepancy between the Schedules and the policies of this Plan, the policies shall prevail.

2.10.10 The Natural Heritage System for the Growth Plan has been mapped by the Province and refined by the County. It is identified as an overlay on Schedule B of this Plan. Refinements to the boundaries of the Natural Heritage System for the Growth Plan may only occur through a Municipal Comprehensive Review approved by the province.

2.10.11 The Natural Heritage System Designation has been mapped on Schedule A. Detailed mapping of the components of the Designation, including approximate location of known key natural heritage features and key hydrologic feature, has been illustrated on the B-series Schedules of this Plan.

2.10.12 To compliment the Natural Heritage System Designation and consider further study, minimum vegetation protection zones, enhancement linkages, an adjacent lands overlay, as well as other supporting features of the Natural Heritage System, are illustrated on the annexes related to this Plan.

2.10.13 Due to the sensitivity of the habitat of endangered species and threatened species, known locations have not been identified on Schedules.

2.10.14 Waters supporting aquatic species at risk identified in the Schedules, are based on the Fisheries and Oceans Canada's aquatic species at risk map. Applicants shall consult the most up to date mapping and the species-site specific recovery documents.

2.10.15 For the purposes of this Plan, stormwater management systems shall not be considered a part of the Natural Heritage System unless they contain the habitat of threatened or endangered species or fish habitat. Any development and site alteration must be in accordance with provincial and federal requirements.

2.10.16 The Natural Heritage System includes the following key natural heritage features, key hydrologic features and supporting features:

- Habitat of endangered species and threatened species.
- Migratory bird nests, protected under the *Migratory Birds Convention Act*.
- Wetlands, seepage areas and springs.
- Permanent streams and intermittent streams.
- Inland lakes and their littoral zones.
- Fish habitat and aquatic species at risk.
- Areas of natural and scientific interest.
- Significant valleylands.
- Significant woodlands.
- Significant wildlife habitat including habitat of special concern species.
- Sand barrens, savannahs, tallgrass prairies, and alvars.
- Enhancement woodlands determined to be a key natural heritage or key hydrologic feature.
- Natural areas having any significant environmental, cultural, economic, or

historical value to Indigenous communities.

- Minimum vegetation protection zone.
- Established vegetation protection zone.
- Enhancement linkages.
- Ponds within 30 metres of a key natural heritage or hydrologic feature that consist of ecological or hydrological features and functions.
- Treed and naturally vegetated slopes and valleylands.
- Lands that have been restored or have the potential to be restored to a natural state, working landscapes that enable ecological functions to continue.
- Other natural heritage features and areas.
- Areas that support hydrologic functions.

2.10.17 While the presence and significance of some features in the Natural Heritage System have been identified and inventoried by official sources, the presence and significance of others can only be determined after evaluation. An environmental impact study or environmental implementation plan may be required to be completed by an applicant as part of a complete application for development or site alteration to determine the presence, precise location, and significance of features in the Natural Heritage System.

2.10.18 Applicants shall consult with Indigenous Communities as part of infrastructure, development, and intensification projects prior to submitting a complete application to determine if natural areas have any significant environmental, cultural, economic, or historical value. Where important values are identified, the applicant shall collaborate with the County and Indigenous Communities on the protection of these areas.

2.10.19 Unauthorized illegal acts that have resulted in a reduction in the area, form and/or function of features in the Natural Heritage System whether previously evaluated or not, including but not limited to acts such as tree injury or destruction and alteration to a wetland or stream, will not be recognized as a legally existing use. In such cases, the lands will not be removed from the Natural Heritage System. Restoration of the area shall be required to the satisfaction of the County and any agency having jurisdiction. If the unauthorized illegal act is carried out prior to and/or in conjunction with a development application, restoration will be required prior to, or as a condition of, approval of infrastructure, development or site alteration.

2.10.20 The County may refine the boundaries of features in the Natural Heritage System based on new information that is obtained through methods including but not limited to: a watershed plan, subwatershed plan, environmental assessment, environmental impact study, updated mapping provided by any agency having jurisdiction and/or an assessment conducted by the County. Where changes to the Natural Heritage System are approved by the County, the refined boundaries are in effect on the date of such approval.

2.10.21 When changes are approved to the satisfaction of the County of Brant and any

agency having jurisdiction, the County shall update the Schedules of this Plan without the need for an amendment. Where the boundary is reduced, if there is a legal non-conforming use on the property such as agricultural, the corresponding and land use designation shall apply. Where there is no identifiable legal non-conforming use, the abutting land use designation on the same property shall apply. In all other cases, the County will conduct a planning analysis based on abutting properties to determine the most appropriate designation.

Policies for Environmental Impact Study (EIS) and Environmental Implementation Plan (EIP) Requirements

2.10.22 An environmental impact study and/or environmental implementation plan is required as part of a proposal for infrastructure, development and/or site alteration and shall be submitted as part of a complete application where the proposal is within and/or on adjacent lands to the *Natural Heritage System* and/or the *Natural Heritage System for the Growth Plan*. A Planning Justification Report (PJR) may also be required as part of a complete application to demonstrate how recommendations in the study or plan will be implemented through the planning process including, but not limited to appropriate land use designations and policies, conditions of approval, securities and/or agreements.

2.10.23 If infrastructure, development, and site alteration have been authorized as part of an environmental assessment, a separate environmental impact study may not be required if the assessment adequately addressed the policies in this Plan.

2.10.24 An environmental impact study will not be required for new buildings and structures for agricultural uses, agriculture-related uses, and on-farm diversified use where a minimum 30 metre vegetation protection zone is provided from key natural heritage features and key hydrologic features. A scoped environmental implementation plan may be required to ensure that features are protected from activities associated with building, construction, and site alteration.

2.10.25 Where an environmental impact study and/or environmental implementation plan is required, it shall be prepared by qualified experts on behalf of the applicant as part of a complete application in accordance with the County Environmental Impact Studies and Environmental Implementation Plans Terms of Reference Submission Guidelines, as may be updated from time to time. The study and plan must include all items in the County approved Terms of Reference, and that identified by Indigenous Communities or by any agency having jurisdiction. Where a study or plan has not been completed in accordance with a County approved Terms of Reference, the application will not be deemed complete.

2.10.26 The County in consultation with Indigenous Communities and any agency having jurisdiction will determine the need and scope required for an environmental impact

study and/or environmental implementation plan. The nature and scope of the evaluation will depend on the size, nature and intent of the proposal including the site's land use planning context and the specific features, areas, and functions potentially impacted. Decisions on scoping a study shall be made on a case-by-case basis and cannot automatically be extended to other projects proposed in the same area, or on the same site.

2.10.27 Watershed planning, a subwatershed plan, comprehensive environmental impact study and/or the equivalent shall be required for proposals for: large-scale infrastructure; development in designated greenfield areas; large-scale development proceeding by way of a secondary plan, area plan, block plan, plan of subdivision, vacant plan of condominium, or site plan; a settlement area boundary expansion; and/or where major impacts to and removal of features in the Natural Heritage System are anticipated as determined by the County in consultation with any agency having jurisdiction.

2.10.28 A scoped environmental impact study and/or environmental implementation plan will be required for a project at a smaller geographic scale such as a single lot severance and/or where impacts are anticipated to be minor, as determined by the County in consultation with any agency having jurisdiction.

2.10.29 The requirement for an environmental impact study may be waived where impacts are expected to be minimal and it is determined that no useful purpose would be served, as determined by the County in consultation with any agency having jurisdiction. Where a study is not completed, the environmental implementation plan or planning justification report must include justification that negative impacts are not anticipated.

2.10.30 Infrastructure, development, and/or site alteration proposed within or on adjacent lands to the Natural Heritage System for the Growth Plan and/or Natural Heritage System, shall demonstrate through the completion of an environmental impact study and/or environmental implementation plan submitted by an applicant as part of a complete application that:

- The study or plan has been completed by qualified experts and in accordance with County Environmental Impact Studies and Environmental Impact Plans Terms of Reference Guidelines and as per the final Terms of Reference approved by the County.
- Indigenous Communities have been consulted and collaborated with on the conservation of natural areas that have significant environmental, cultural, economic, or historical values to Indigenous Communities.
- The proposal conforms with all applicable environmental policies in this Plan, the Provincial Policy Statement, Growth Plan, any agency having jurisdiction, and that it is in accordance with provincial and federal requirements.
- The proposal contributes to achieving the provisions outlined in the policies of

this plan related to watershed and subwatershed planning, in maintaining, restoring, and enhancing the Natural Heritage System and the Water Resources System.

- The diversity and connectivity along the system and between features of the Natural Heritage System located within 240 metres of each other and the long-term ecological function and biodiversity of natural heritage systems will be maintained, restored, or where possible, enhanced recognizing the linkages between and among features of the natural heritage system, surface water features and ground water features.
- Removal of other natural features and enhancement woodlands deemed not to be a key natural heritage feature or key hydrologic feature is avoided where feasible and incorporated into the planning design of the proposed use.
- There will be no negative impacts on features in the Natural Heritage System or their ecological functions and hydrological functions, and that a net gain in the long-term ecological and hydrological features and functions will be achieved.
- Where there is potential for disturbances to nests, the proposal complies with the Migratory Birds Convention Act and applicable guidelines.

2.10.31 Where proposed in and/or adjacent to *headwater drainage features*, the evaluation shall include:

- An evaluation and description of the project site, sensitivity of headwater drainage features and sampling methods;
- Assessment and classification of hydrological functions, riparian conditions, fish and fish habitat and terrestrial habitat; and
- Management recommendations regarding the need to protect, conserve, mitigate, and maintain recharge, or maintain/replicate terrestrial features of the headwater drainage features.

2.10.32 Where proposed within aquatic species at risk habitat or where there may be potential for impact that would contravene the Species at Risk Act from activities occurring in areas adjacent to such waters, residences, or critical habitats, such an evaluation shall demonstrate that:

- All reasonable alternatives have been considered to minimize impacts to natural heritage features and areas, hydrological functions and ecological functions, and the best solution has been adopted;
- The proposed project will not jeopardize the survival, recovery, and conservation of species at risk in the Species at Risk Act, including their residences and critical habitat; and
- The evaluation for such waters or habitat has been developed in consultation

with Fisheries and Oceans Canada and the evaluation shall indicate how the project will be carried out to remain in compliance with the Species at Risk Act. It is advisable to consult Fisheries and Oceans website for additional information.

2.10.33 Restrictions and mitigation measures necessary will be applied before, during, and after infrastructure, development and/or site alteration to protect and enhance the Natural Heritage System and/or Natural Heritage System for the Growth Plan and associated hydrologic and ecological features, functions, and systems from negative impacts. Mitigation measures may be determined through the recommendations of an Environmental Impact Study to the satisfaction of the County of Brant.

2.10.34 The Planning Justification Report shall contain a summary on how recommendations of the study or plan will be implemented through the planning or required legislative process such as through appropriate land use designations, conditions of approval and *development* agreements.

The Enhancement of Linkages and Corridors

Enhancement linkages consist of lands in a predominantly natural, semi-natural, or rural condition, which the County intends to maintain in that state for the long term. The identification of enhancement features is illustrated in the annexes related to this plan and are a supporting feature of the Natural Heritage System.

2.10.35 Infrastructure, development, and site alteration shall maintain and improve the ecological and hydrological connectivity at the site-level, County level, subwatershed and watershed scale. The width of the enhancement linkage should be based on the greater of 50 metres or as recommended in an approved through watershed planning, a subwatershed plan, or environmental impact study.

2.10.36 Re-naturalization of areas already developed within or in close proximity to enhancement linkages is encouraged by replacing hard surfaces with natural self-sustaining vegetation.

2.10.37 Enhancement linkages are not intended to interfere with agricultural uses, normal farm practices, agriculture-related uses, on-farm diversified uses, mineral aggregate operations, petroleum resources operations, and wayside pits and quarries.

The Enhancement of Woodlands

Enhancement woodlands consist of treed areas that have not been evaluated for significance or that may not meet the criteria for significance after evaluation. They have been illustrated on Schedule B series of this Plan and are a supporting feature of the Natural Heritage System.

2.10.38 Prior to any infrastructure, development, or site alteration within and/or adjacent to enhancement woodlands the feature shall first be evaluated by an applicant through

an environmental impact study to determine if all or part of the feature contains any key natural heritage features and/or key hydrologic features. Any portion determined to be a key natural heritage feature and/or key hydrologic feature shall be considered a constraint to development in accordance with the policies of this Plan.

2.10.39 Where enhancement woodlands are determined not to be a key natural heritage feature and/or key hydrologic feature, they should be maintained and enhanced. Where feasible, such features shall be incorporated into the design of a development.

2.10.40 Infrastructure, development, and site alteration may only be considered in enhancement woodlands that are determined not to be a key natural heritage feature and/or key hydrologic feature, where it can be demonstrated that there will be a net gain in ecological and hydrological features and functions through environmental offsetting elsewhere on the property or within the County in the form of replacement trees and vegetation, to the satisfaction of the County.

2.10.41 Where replacement trees and vegetation are required, the applicant shall submit a proposal for replacement trees and vegetation to be planted: on the lands subject to the removal; on alternate lands approved by the County; or as a cash-in-lieu payment to the County's Replacement Tree Planting Fund. Cash-in-lieu and the posting of securities for replacement trees shall be based on a value determined by the County and/or a cost estimate for the planting and maintenance of all replacement trees and vegetation for a minimum period of two years.

2.10.42 Replacement of trees and vegetation shall consist of planting a diversity of non-invasive native species through reforestation or afforestation to replace trees and vegetation removed. The amount of replacement trees shall be the greater of:

- Two times the aerial extent of trees removed which shall be based on individual trees or the canopy as determined by the County;
- The ratio as approved through an environmental impact study or environmental implantation plan;
- The ratio as established through Provincial or County approved guidelines; or
- As required by a County approved By-Law.

2.10.43 In order to achieve a net environmental gain, the ratio of trees shall be based on the age of the woodland with more mature woodlands requiring a greater offsetting ratio. Where a woodlot or woodland is removed, the minimum density of replacement trees must meet the area and number of trees per hectare required to meet the definition of a woodlot or woodland.

Natural Heritage System for the Growth Plan Overlay

2.10.44 Development, and site alteration in the Natural Heritage System for the Growth Plan shall comply with the policies in this Plan and the Growth Plan. Where there is a discrepancy between policies, the more restrictive policies apply.

2.10.45 Except for agricultural uses, normal farm practices, agriculture-related uses and on-farm diversified; development and site alteration proposed in the Natural Heritage System for the Growth Plan shall demonstrate conformity with the following:

- There will be no negative impacts on key natural heritage features, key hydrologic features or their hydrological functions and ecological functions.
- Connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape.
- The removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features shall be incorporated into the planning and design of the proposed use where possible.
- Except for mineral aggregate resources, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area.
- With respect to golf courses, the disturbed area will not exceed 40 per cent of the total developable area.
- At least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, except where specified in accordance with the policies for mineral aggregate resources.
- Known key natural heritage features and key hydrologic features have been identified as part of the Natural Heritage System by the County. Policies on permitted uses, vegetation protection zones, adjacent lands and environmental impact studies which are outlined in throughout the Natural Heritage System policies apply to key natural heritage features and key hydrologic features within the Natural Heritage System for the Growth Plan.

Adjacent Lands Overlay and Vegetation Protection Zone

An *adjacent lands* overlay has been illustrated in the Annexes related to this Plan and minimum distances outlined in the table contained in this section to identify when an environmental impact study or similar study may be required for proposed *infrastructure*, *development*, or *site alteration* on *adjacent lands* to features in the Natural Heritage System. Where features are ecologically or hydrologically connected, a greater distance may be required, as determined by the *County*, and/or any agency having jurisdiction. Additional setbacks and disturbance areas may be required around nests as per the *Migratory Birds Convention Act*

2.10.46 Infrastructure, development, and site alteration are not permitted on adjacent lands to features in the Natural Heritage System, unless the applicant has demonstrated

through an environmental impact study or similar study that there will be no negative impacts on the Natural Heritage System and that there will be a net gain in ecological functions and hydrologic functions.

2.10.47 Minimum vegetation protection zones adjacent to features in the Natural Heritage System have been mapped on the Annexes of this Plan and specified in the table below.

2.10.48 The final established vegetation protection zone on adjacent lands may be greater than the minimum vegetation protection zone. The final established vegetation protection zone shall be determined by an environmental impact study or similar study, which identifies a vegetation protection zone that is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from negative impacts.

2.10.49 Vegetation protection zones shall be established to achieve and be maintained as natural self-sustaining vegetation. Re-naturalization of areas already developed in the minimum vegetation protection zone is encouraged by replacing hard surfaces with natural self-sustaining vegetation.

2.10.50 Infrastructure, development, and site alteration are not permitted within the minimum or established vegetation protection zone, unless specifically permitted by this Plan.

2.10.51 Vegetation protection zones are not intended to interfere with normal farm practices and agricultural uses as part of a farming operation. Vegetation protection zones are not required to be maintained as natural self-sustaining vegetation if the land is and will continue to be used for passive agricultural uses (e.g. crops, livestock) provided that there are no new buildings or structures within the required vegetation protection zone.

2.10.52 New buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses require a minimum vegetation protection zone of 30 metres from the boundary of permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, wetlands, significant woodlands, and fish habitat. For all other key natural heritage features, new buildings and structures may be considered within 30 metres of a feature subject to an environmental impact study; in such instances a study will not be required if a minimum vegetation protection zone of 30 metres is provided, and best management practices are used to protect key features and their functions.

2.10.53 In addition to the provisions of Table 5.2.1 below; infrastructure, development, and site alteration next to municipal drains or other works under the Drainage Act shall maintain clear access to the legal working space adjacent to the drain, as defined in the Engineer's Report adopted through a By-Law approved by Council under the Drainage Act for the construction and future maintenance of drainage works.

Table 5.2.1 – MVPZ and Adjacent Lands Buffering

Key Natural Heritage Features, Key Hydrologic Features and Supporting Features in the Natural Heritage System	Agricultural, Agriculture-related, On-farm diversified uses	All Other Uses		
	Width of Minimum and Established *Vegetation protection zone*	Width of Minimum *Vegetation protection zone*	Width of Established *Vegetation protection zone*	Width of *Adjacent lands* Overlay
Habitat of endangered species and threatened species	In accordance with provincial and federal requirements and/or as established through an environmental impact study.	In accordance with provincial and federal requirements and/or as established through an environmental impact study.	In accordance with provincial and federal requirements and/or as established through an environmental impact study.	120 m or as per provincial and federal requirements.
Significant earth science areas of natural and scientific interest (Earth Science ANSI)	Established through environmental impact study.	Established through environmental impact study.	Established through environmental impact study.	50 m
Significant life science areas of natural and scientific interest (Life Science ANSI)	30 m *A lesser distance may be considered if an environmental* impact study has demonstrated there will be no negative impacts.	10 m	Established through environmental impact study.	120 m
Significant woodlands (includes *enhancement woodlands* determined to be a *significant woodland*)	30 m measured from the dripline. A lesser distance may not be considered.	Settlement area: 10 m Outside settlement area: 30 m (Measured from the dripline)	Established through environmental impact study.	120 m
Enhancement woodlands (determined not to be a *significant woodland*)	Established through environmental impact study or similar.	Established through environmental impact study or similar.	Established through environmental impact study or similar.	50 m
Significant wildlife habitat	30 m A lesser distance may be considered where an environmental impact study has demonstrated there will be no negative impacts.	Established through environmental impact study.	Established through environmental impact study.	120 m

<table>
<tr><td rowspan="2">Key Natural Heritage Features, Key Hydrologic Features and Supporting Features in the Natural Heritage System</td><td>Agricultural, Agriculture-related, On-farm diversified uses</td><td colspan="3">All Other Uses</td></tr>
<tr><td>Width of Minimum and Established Vegetation protection zone</td><td>Width of Minimum Vegetation protection zone</td><td>Width of Established Vegetation protection zone</td><td>Width of Adjacent lands Overlay</td></tr>
<tr><td>Migratory Bird Nests protected under the Migratory Birds Convention Act</td><td>In accordance with the Migratory Birds Convention Act and guidelines.</td><td>In accordance with the Migratory Birds Convention Act and guidelines.</td><td>In accordance with the Migratory Birds Convention Act and guidelines.</td><td>In accordance with the Migratory Birds Convention Act and guidelines.</td></tr>
<tr><td>Enhancement linkages</td><td>The extent of the vegetation protection zone within the enhancement linkage should be the greater of 50 metres, or where required as established through an environmental impact study.</td><td colspan="2">The extent of the vegetation protection zone within the enhancement linkage should be the greater of 50 metres, or where required as established through a watershed, subwatershed, or environmental impact study.</td><td>50 m</td></tr>
<tr><td>Stormwater management facilities and systems</td><td>Not applicable</td><td colspan="2">Not applicable</td><td>Not applicable</td></tr>
<tr><td>Surface water features including aquatic species at risk habitat, fish habitat, key hydrologic features (wetlands, seepage areas, springs, permanent streams, intermittent streams)</td><td colspan="3">The established vegetation protection zone shall be determined through an Environmental Impact Statement. Minimum vegetation protection zone from surface water features shall be the greater of the following:
a) Development limits of hazardous lands or hazardous sites as established by the Conservation Authority, which includes the regulatory flood plain, geotechnical hazard limit, and/or meander belt;
b) Development limits as established by a Council-approved watershed, subwatershed or equivalent study;
c) Development limits as established by an environmental impact study and/or environmental implementation plan approved by the County and any agency having jurisdiction;
d) Development limits in accordance with provincial and federal requirements;
e) 30 m from the boundary of the high water mark of fish habitat, wetlands, seepage areas and springs, permanent streams, and intermittent streams; or
f) A 6 m emergency access allowance setback from the stable top of slope.</td><td>120 m or greater where hydrologically connected</td></tr>
</table>

2.11 Protection of the Water Resource System

Within the geographic boundaries of the County, there are rivers, streams, ponds and wetlands, which make up watersheds and subwatersheds that support natural heritage functions, features, areas, and systems, significant groundwater recharge areas, and groundwater quality and quantity. The County's groundwater aquifers and wellheads require protection from human activity that places demand on water resources and can contribute to degraded aquatic communities, the loss of well water supply, aquifer contamination, and deteriorating water quality. The sections of this plan related to the Natural Heritage System, Source Water Protection, and Hazard Management Policies also reflect a policy framework that will balance human activity and water use and the need to protect the water resources in the County.

Water Resource Systems are a system consisting of *ground water features* and areas and *surface water features* (including shoreline areas), and *hydrologic functions* in a greater watershed and subwatershed context, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The *water resource system* is also comprised of *key hydrologic features* and *key hydrologic areas* and is illustrated in the Annexes related to this Plan.

Significant groundwater recharge areas, as shown on Schedule D are meant to improve or restore the quality and quantity of groundwater, as outlined in the Assessment Report of the Source Water Protection Plan under the *Clean Water Act*, 2006.

General Policies

2.11.1 The County shall protect, improve, or restore the quality and quantity of water by:

- Identifying water resource systems;
- Minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
- Maintaining linkages and functions of water resource systems;
- Implementing the necessary restrictions on development and site alteration to protect drinking water supplies and designated vulnerable areas; and protect, improve or restore vulnerable surface water and ground water, and their hydrologic functions;
- Planning for efficient and sustainable use of water resources through practices for water conservation and sustaining water quantity.
- Development and site alteration shall be restricted in or near sensitive surface water features and sensitive groundwater features such that these features and their related hydrologic functions will be protected, improved, or restored, which may require mitigative measures and/or alternative development approaches.

2.12 Watershed and Subwatershed Planning

Watershed planning informs broad scale municipal planning processes, including decisions on allocation of growth, planning for water, wastewater and stormwater infrastructure, and the identification of water resources within the watershed. Subwatershed planning informs site-specific development applications and official plan amendments, site plans, zoning, plans of subdivision, secondary plans, master environmental servicing plans and environmental approvals. Some planning authorities develop subwatershed plans to inform all planning decisions for a growing area. This may also be required to meet provincial policies provided that the subwatershed plan contains the appropriate information to inform planning decisions.

General Policies

2.12.1 The County shall use the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development.

2.12.2 The County shall ensure that watershed planning and subwatershed plans or the equivalent are undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, and restoration of the Natural Heritage System.

2.12.3 The County will utilize the most recent version of the Provincial Subwatershed Planning Guide which provides advice for implementing land use planning policies related to watershed and subwatershed planning in coordination with planning for water, wastewater, stormwater servicing, waters resources, drinking water source protection and climate change resilience.

2.12.4 The County will undertake watershed and subwatershed planning to inform planning for sewage and water services, and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.

2.12.5 Permanent protection, public access and connections to the Natural Heritage System shall be facilitated and enhanced through acquisition, dedication, or conveyance of lands for conservation, passive recreation and educational purposes by the County, public agencies, and conservation organizations.

2.12.6 Watershed planning and subwatershed plans where undertaken by the County will be prioritized based on factors such as the condition of natural areas, growth pressure, changing land uses, and recommendations of related studies. The County may partner with Conservation Authorities, as appropriate, to undertake watershed or subwatershed planning studies.

2.12.7 A partnership approach has been formed with Indigenous communities, who are interested in and that may be impacted by watershed planning and subwatershed plans or the equivalent through early and ongoing meaningful engagement as part of all

aspects of the planning process.

2.12.8 The County shall encourage sound management practices for agriculture which promote proper storage, use, and application of fertilizers, nutrients, herbicides, and pesticides, and where possible, the reduction of their use. Also, the County shall encourage practices that reduce runoff and silt loading into rivers and streams.

2.12.9 Watershed planning or the equivalent shall include and inform:

- Goals, objectives and direction for the identification, protection and enhancement of water resources; the management of human activities, land, water, aquatic life, and resources within a watershed; and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts;
- Watershed characterization, a water budget, and conservation plan; nutrient loading assessments; consideration of impacts of a changing climate; land and water use management objectives and strategies; scenario modelling to evaluate impacts of forecasted growth and servicing options, and mitigation measures; an environmental monitoring plan; requirements for the use of best management practices, programs, and performance monitoring; criteria for evaluating the protection of quality and quantity of water; the identification and protection of natural heritage and hydrologic features, areas, systems and functions and the inter-relationships between or among them; and targets for the protection and restoration of riparian areas;
- Decisions on allocation of growth; and
- Planning for water, wastewater, and stormwater infrastructure.

2.12.10 A subwatershed plan or an equivalent multi-year study must, at a minimum:

- Be based on multi-year pre-development monitoring and evaluation;
- Identify specific criteria, objectives, actions, thresholds, targets, and best management practices for development, water and wastewater servicing, stormwater management, managing and minimizing impacts related to severe weather events, and supporting ecological needs;
- Consider existing development and evaluate impacts of proposed land uses, development and infrastructure;
- Identify key natural heritage features, key hydrologic features and supporting components of the Natural Heritage System including related ecological and hydrologic functions for protection and enhancement; and
- Provide for protecting, improving, or restoring the quality and quantity of water within a subwatershed.

2.12.11 Proposals for large-scale infrastructure, development in designated greenfield areas, and large-scale development or intensification proceeding by way of a secondary plan, block plan, plan of subdivision, vacant land plan of condominium and/or site plan

as part of a complete application shall be supported and informed by watershed planning, a subwatershed plan or the equivalent.

2.12.12 Proposals for large-scale infrastructure or development proceeding by way of M.E.S.P, area study, block plan, plan of subdivision, vacant land plan of condominium and/or site plan control application may only be permitted in a key hydrologic area where it is demonstrated as part of a complete application that the hydrologic functions, including the quality and quantity of water, of these areas will be protected and, where possible, enhanced or restored through:

- The identification of planning, design, and construction practices and techniques;
- Meeting other criteria and direction set out in the applicable watershed planning or subwatershed plans or equivalent study; and
- Meeting any applicable municipal and provincial legislation, policies, standards, and guidelines.

2.12.13 Where watershed planning and a subwatershed plan have not been completed in advance of large-scale proposals for infrastructure, development, and/or site alteration, equivalent studies completed by the applicant as part of a complete application may be considered as an alternative option by the County provided the studies are completed in accordance with: the policies of this Plan, a Terms of Reference approved by the County; any other applicable direction from County, Conservation Authority, and Provincial policies, plans and guidelines; and information as requested by Indigenous Communities, to the satisfaction of the County.

2.12.14 Science-based guidelines from Environment Canada's How Much Habitat is Enough shall be used in achieving minimum targets in conserving, restoring and enhancing the Natural Heritage System and Water Resource System. County initiatives and partnerships, infrastructure, development, and site alteration including watershed planning or a subwatershed plan or the equivalent as part of a complete application shall be designed to achieve targets including, but not limited to the following:

- Ensure no net loss of wetland areas with a focus on maintaining and restoring wetland hydrological functions and ecological functions at a watershed and subwatershed scale based on historic reference conditions.
- Achieve greater wetland coverage by rehabilitating wetlands in headwater areas for groundwater and recharge and floodplains.
- Determine and establish critical function zones around wetlands based on knowledge of species habitat requirements and sensitivity of the wetland.
- At a minimum, the greater of 10% of each major watershed and 6% of each subwatershed, or 40% of the historic watershed wetland coverage, should be protected and restored by capturing the full range of wetland types.

- Incorporate a minimum 30-metre-wide vegetation protection zone on both sides of a stream whereby at least 75% of the stream length consists of naturally self-sustaining vegetation.
- Urbanizing watersheds should maintain less than 10% impervious land cover or where already degraded; a second threshold should be 25%.
- Achieve a minimum of 30% forest cover by conserving remaining woodlands, growing the tree canopy, and replacing trees where they are injured or destroyed.
- Retain and create forest patches such that forests are within 2 km of one another.
- Design Enhancement linkages to facilitate species movement that are a minimum width of 50 metres.
- Preserve existing grassland habitats and restore, expand, and create new grassland habitats.

2.12.15 County initiatives and partnerships, infrastructure, development, and site alteration including watershed planning and subwatershed plans or the equivalent shall be designed using the following principals and best practices to preserve, maintain and enhance the Natural Heritage System:

- Permanently protect the Natural Heritage System through public ownership including opportunities for public access where feasible, as part of the development application review process.
- Where the Natural Heritage System is acquired, conveyed, or dedicated to the County through the development application review process, it will not form part of parkland dedication.
- Achieve a net gain in ecological and hydrological features and functions of key and supporting features in the Natural Heritage System and Water Resource System. Environmental offsetting will be required where features are permitted for removal, whereby offsetting must be in accordance with the policies of this Plan, guidelines developed by the County, Province, or Conservation Authority, or as approved by the County through an Environmental Impact Study or Environmental Implementation Plan. Stormwater management facilities and street trees required as part of development or intensification are not eligible areas for environmental offsetting. Hydrological offsetting is required to take place on-site or, at a minimum, within the same sub-watershed.
- Build resiliency to climate change by managing vegetation and soils of wetlands, forests, riparian and other natural areas to maximize carbon storage and sequestration.
- Maintain the Natural Heritage System in a natural condition as natural self-sustaining vegetation. Where feasible, restore the Natural Heritage System by

re-naturalizing vegetation protection zones by replacing hard surfaces with natural self-sustaining vegetation.

- Avoid fragmentation and maintain connectivity by designing infrastructure, development, and intensification around the Natural Heritage System.
- Maintain streams in a natural condition. Connectivity should be maintained by avoiding new watercourse crossings. Previously altered streams are encouraged to be returned to natural conditions, on-line ponds removed to improve thermal regime, and barriers to fish passage removed. Where an alteration is assessed as being appropriate and consistent with County and Conservation Authority practices, stream alterations shall follow natural channel design including the use of open span culverts that do not impeded the passage of wildlife or fish. Burial or complete encasement of a permanent surface water features is not considered best practices.
- New road crossings should avoid areas where there are high concentrations of wildlife such as within and near watercourses, wetlands, woodlands, and wildlife habitat. Infrastructure, development and intensification shall be designed to reduce loss of wildlife from roadkill, and risks to human safety from road collisions with wildlife. New and replacement structures shall not impede wildlife passage through use of structures such as wildlife overpasses, wildlife tunnels, and open span culverts.
- Design landscaping, buildings and lighting based on bird-safe design best practices such as the National Standard of Canada for bird-friendly design (CSA A460:19) and as per any guidelines developed by the County.
- Minimize impacts to natural areas and protect human safety from risks associated with hazardous plants, noxious weeds, and invasive species.
- Lessen intrusion and impacts to the Natural Heritage System through mitigation measures such as timing windows for vegetation removal and construction activities, permanent fencing, sediment and erosion control, tree protection fencing, and education.

2.13 The Protection of Groundwater

The *County* depends on groundwater and aquifers for the supply of all of the community's water needs, base flow for creeks and streams, and water sources for ponds and wetlands. The *County's* environmental health and social wellbeing is linked to the protection of groundwater features. Of particular concern with respect to the protection of groundwater from contamination are surface and subsurface areas that surround a water well or well field that supply a potable water supply system to the County.

These areas have been identified by the County of Brant as Wellhead Protection Areas (WHPA) which are illustrated on Schedule D of this Plan. Identified WHPAs and significant groundwater recharge areas shall be protected to ensure the protection of the County's municipal drinking water supply.

At the time of approval of this Plan, the County acknowledges that its approach and policies to WHPAs and groundwater recharge areas proceeds in advance of Provincial source water protection planning processes under the *Clean Water Act,* 2006. Upon the establishment of such processes, the County also acknowledges that amendments to this Plan may be required. To ensure that the quality and quantity of water resources in the County remain healthy and plentiful, the following shall be the policies of the County:

2.13.1 The County shall protect groundwater resources features that are or have the potential to be used as drinking water or where groundwater contributes to a *sensitive surface water feature*.

2.13.2 The County shall support initiatives of the Conservation Authorities and other agencies, such as the Province and neighbouring municipalities, in identifying strategies to define and protect groundwater resources and minimize and prevent negative impacts of land use practices or development on significant groundwater recharge areas;

2.13.3 Assurance that groundwater quality and quantity will not be negatively impacted shall be required by the County prior to the approval of development applications.

2.13.4 The County should consider a risk assessment and/or hydrogeological analysis where appropriate, where there is potential for a proposed development to pose a risk to a highly vulnerable aquifer.

2.13.5 The County shall implement the general policies for the protection of groundwater resources in conjunction with the policies of the *Natural Heritage System*, to encourage the protection and restoration of natural heritage functions, features, and areas to improve groundwater quality and quantity.

2.13.6 The County shall discourage or prohibit new uses within *sensitive groundwater features*, *vulnerable areas,* and *significant groundwater recharge areas* that pose a risk to public, private, and communal wells.

2.13.7 Development and site alteration shall be consistent with conclusions and recommendations of an approved watershed plan, watershed characterization report, water balance and/or hydrogeological and terrain analysis report that support the protection of groundwater resources.

2.13.8 A Permit to Take Water (PTTW), in accordance with the *Ontario Water Resources Act* shall be required from the Province where more than 50,000 litres a day of groundwater/surface water will be drawn. Applications for development requiring dewatering or using significant amounts of groundwater or surface water from rivers, streams, ponds may be subject to a holding provision in the Zoning By-law in

accordance with Section of this Plan, provided that the County has received confirmation that a PTTW has been granted by the Province, or that a PTTW is not required.

2.13.9 In cooperation with the private sector and the community, the County will encourage the reduction of water consumption through the promotion of the efficient use of water and the implementation of water saving technologies.

2.14 Source Water Protection

It is the intent of this Plan to ensure the requirements of the *Clean Water Act*, 2006, are met within the *County of Brant*. This Plan will focus on the protection of drinking water supply through prevention and will be accomplished by developing collaborative, watershed-based source protection plans that are locally driven and based on science.

The *County of Brant* depends on municipal groundwater wells for the *County's* drinking water supply. The *County's* environmental health, economic, and social wellbeing is linked to the protection of our groundwater resources. These municipal groundwater wells and the vulnerable areas associated with each well have been identified as Wellhead Protection Areas (WHPAs), and WHPA-Q (Wellhead Protection Water Quantity Zones), which are illustrated on the D-Series Schedules of this Plan.

The City of Brantford and Six Nations of the Grand River are dependent on the Grand River for the supply of their drinking water. These municipal surface water intakes and the vulnerable areas associated with each intake have been identified as Intake Protection Zones (IPZs), which are illustrated on Schedule D of this Plan.

With the approval of assessment reports and source protection plans under the Clean Water Act, municipalities must amend planning documents to be consistent with the PPS and conform with, or have regard to, source protection plan policies.

When a municipality amends its official plan under Section 26 of the *Planning Ac*t to conform to the local source protection plan policies, most source protection plans have set out a conformity deadline of 5 years or "at the time of the comprehensive review". Regardless of when the Official Plan is amended, decisions on planning matters shall be consistent with the PPS Section 2.2, Water Resource Systems, and must conform with, or have regard to, Source Protection p\Plan policies.

General Policies

2.14.1 The County of Brant will implement and conform to the policies of the Grand River Source Protection Plan and Technical Assessment Report.

2.14.2 Any activity or use within vulnerable areas, as shown on the D-series Schedules, that is considered a significant, moderate, or low drinking water threat shall conform with all applicable Source Protection Plan policies and may be prohibited, restricted, or otherwise regulated. Related municipal decisions shall conform with the mapping and policies contained within the most recent version of the applicable Source Protection Plan.

2.14.3 Source Protection vulnerable areas associated with the drinking water supply of adjacent municipalities may extend into the *County of Brant*. The *County* shall implement Source Protection Plan policies in these areas, as required by the Clean Water Act.

2.14.4 The *County* shall define, through the Zoning By-law, the types of *development* that shall be screened for potential drinking water threat activities within Wellhead Protection Areas and Intake Protection Zones shown on the D-series Schedules, and which may require a 'Section 59 Notice to Proceed' pursuant to the Clean Water Act.

2.14.5 To determine whether an activity associated with a proposed *development* within a Wellhead Protection Area or Intake Protection Zone or Issue Contributing Area shown on the D-series Schedules would constitute a significant drinking water threat, the proponent will be required to disclose the proposed activities as part of a complete application.

2.14.6 *Development* or *site alteration* proposals in vulnerable areas shown on the D-series Schedules shall be required to assess potential changes in the vulnerability scores and provide a report to the *County's* satisfaction. Activities that result in new or expanded areas where threats to drinking water could be considered significant under the Clean Water Act may not be approved.

2.14.7 The *County* may implement alternative protection measures within vulnerable areas where the vulnerability score is eight or greater including, but not limited to, land acquisition, conservation easements, conditions of *development*, and landowner partnership programs.

2.14.8 Prior to establishing a new municipal drinking water well, the *County* shall consult with the Grand River Source Protection Area and collaborate in the Source Protection Plan amendment process as required by the Clean Water Act. The *County* shall consider the potential impacts on existing uses and permitted uses within the Wellhead Protection Area and shall avoid establishing a new municipal drinking water well in areas where activities that may constitute a significant threat to drinking water are permitted.

2.14.9 The *County* shall establish measures to protect privately owned and operated communal drinking water systems, serving six or more lots or private residences, where necessary to preserve the quality and quantity of the local drinking water supply and prevent or mitigate any significant threats to drinking water sources.

2.15 Minerals, Petroleum and Mineral Aggregate Resources

The County recognizes that mineral, petroleum, and mineral aggregate resources are essential in providing materials necessary for our everyday lives and that they form an important part of the economy. It is the intent of this Plan to protect mineral, petroleum and aggregate resources which are non-renewable resources by preventing development that would hinder access to resources. Existing resource operations and expansions shall be protected by preventing incompatible uses such as sensitive land uses within and/or adjacent to existing operations.

It is also the intent of this Plan to ensure that extraction processes are compatible with sensitive land uses and are sustainable in terms of protecting drinking water, the environment, and the agricultural system. Minerals, petroleum, and mineral aggregate resources shall be protected for long-term use. Further information about mineral, petroleum and aggregate reserves can be found illustrated in the annexes related to this Plan.

2.15.1 The approximate location of deposits of mineral aggregate resources and petroleum resources have been identified by the Province and are included as part of the Annexes of this plan. These areas have been delineated by the Province as areas having a sufficient quantity and quality of resources to warrant present or future extraction.

Mineral Aggregate Resources

2.15.2 As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation, or licensing for extraction of mineral aggregate resources locally or elsewhere.

2.15.3 Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations.

2.15.4 Mineral mining operations, petroleum resource operations, and mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact.

2.15.5 New mineral mining operations shall not be permitted within and/or adjacent to a settlement area.

2.15.6 Known mineral deposits, known petroleum resources, significant areas of mineral potential, and known deposits of mineral aggregate resource extraction shall be identified and development and activities in these resources and on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if the applicant has demonstrated as part of a complete application that:

- Resource use would not be feasible, or
- The proposed land use or activity serves a greater long-term use; and
- Issues of public health, public safety and environmental impact are addressed through adequate buffering, separation, warning clauses, conditions of approval and/or other mitigation measures. An Aggregate Impact Assessment and/or compatibility study may be required.

2.15.7 Existing mineral aggregate operations that were not initially subject to the Aggregate Resources Act shall be permitted to continue without the need for an official plan amendment, rezoning or development permit. However, any expansions requiring authorization under the Aggregate Resources Act will require a site-specific amendment to the implementing zoning by-law. An official plan amendment will also be required where an expansion is proposed within and/or adjacent to a settlement area.

2.15.8 Existing mineral aggregate operations within settlement areas have been designated as Neighbourhood with a Site-Specific Policy Area. A land needs assessment will be required to determine the highest and best use of land based on the County's land needs, prior to development on these lands.

2.15.9 New mineral aggregate resource operations, expansions to existing operations requiring approval under the Aggregate Resources Act and accessory uses directly associated with the operation uses shall not be permitted within a settlement area or adjacent to sensitive land uses within a settlement area. In such instances an official plan and zoning by-law amendment will be required.

2.15.10 Outside of settlement areas, new mineral aggregate resource operations, expansions to existing operations and accessory uses directly associated with the operation may be permitted as an interim use without the need for an amendment to this Plan, provided they are not proposed adjacent to a sensitive land use in a settlement area. A site-specific amendment to the implementing zoning by-law will be required for new operations, any expansion requiring approval under the Aggregate Resources Act, and associated accessory uses. Recommendations from studies where approved by the County shall be implemented through site-specific zoning provisions, agreements with the County and/or through the associated plans required under the Aggregate Resources Act.

2.15.11 Wayside pits, portable asphalt plants and portable concrete plants used for public authority projects shall be permitted, without the need for an official plan amendment, rezoning, or development permit in all areas, except those areas of located within or adjacent to existing development or the County Natural Heritage System due to incompatibility. Where proposed in areas of existing development or the County Natural Heritage System, a rezoning will be required whereby the applicable criteria identified in this Section must be addressed as part of a complete application.

2.15.12 Only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations.

2.15.13 A proponent of a new mineral aggregate operation, expansion to an existing operation, and accessory uses directly associated with the operation shall demonstrate as part of a complete application that the following will be achieved:

- Conformity with all applicable policies in this Plan and provincial and federal legislation, policies, plans and guidelines;
- Extraction will be undertaken in a manner that minimizes social, economic, and environmental impacts, as demonstrated through a planning justification report and any associated studies;
- Cumulative impacts associated with the proposed operation when combined with historical, current and proposed future operations in the vicinity of the proposed operation have been addressed;
- That there will be no adverse effects on sensitive land uses as demonstrated through noise, dust, and vibration compatibility studies in accordance with provincial and federal standards and guidelines. Use of adequate buffering, screening, paved entrances, locating scale houses recycling facilities and processing plants as far as possible from sensitive uses, and other mitigation measures based on approved studies shall be incorporated into the implementing zoning by-law and plans required under the Aggregate Resources Act;
- Scenic resources such as roads and the rural open landscape will be maintained and enhanced. In this regard, operations shall be screened utilizing earthen berms made to look as natural as possible and/or the planting of non-invasive native trees, shrubs, and vegetative plantings;
- How impacts on roads and traffic will be addressed in accordance with a transportation impact study approved by the County. Internal road systems shall be used where feasible to minimize impacts and traffic on County roads and sensitive land uses. Haul routes shall be approved by the County and any required road improvements shall be completed prior to removal of any aggregates from the site;
- There will be no negative impacts on the quality and quantity of water, during and after extraction, as demonstrated through a comprehensive hydrogeological cumulative effects study. In accordance with Source Water Protection policies and legislation, it shall be demonstrated that municipal drinking water supplies, and designated vulnerable areas will be protected. It shall be demonstrated that the proposal will protect, improve, and restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrogeological functions;
- Asphalt and concrete recycling facilities and the stockpiling of materials must follow best which should include but not be limited to: recycling of non-

hazardous materials, not stockpiling materials within 30 metres of any watercourse, waterbody, wetland or within 2 metres of the adjusted seasonal high ground water level of the water table, and storing materials on a stockpile pad that is at least 1 metre thick consisting of low permeably clay and silt beneath the asphalt processing and stockpiling area;

- The proposal conforms with the Natural Heritage System policies of this Plan including additional criteria outlined in this Section, as demonstrated through an environmental impact study;
- Significant cultural heritage resources and archaeological resources will be conserved as demonstrated through cultural heritage and/or archaeological studies;
- How the connectivity of the agricultural system will be maintained and improved, and how impacts will be avoided, minimized, and mitigated as determined through an agricultural impact assessment. In this regard comprehensive rehabilitation including the use of gradual slopes as opposed to steep slopes, shall be used to allow the passage of agricultural equipment and increase the viability of future farming operations, where feasible;
- Rehabilitation will be undertaken in accordance with the policies of this Plan; and;
- How recommendations in the studies as approved by the County and any agency having jurisdiction will be implemented through site-specific zoning provisions, agreements with the County and/or through the associated plans required under the Aggregate Resources Act

2.15.14 Where extraction is proposed below the water table, it shall be demonstrated that:

- All provincial and federal requirements have been met,
- That there is a substantial quantity of mineral aggregate resources below the water table warranting extraction,
- That alternatives have been considered by the applicant and considered unsuitable and that agriculture rehabilitation will be maximized to the greatest extent feasible. Alternatives to be considered shall consist of assessing: lands where rehabilitation to an agricultural, agriculture-related, on-farm diversified, and/or rural recreational resource-based use is feasible; lower class soils consisting of Canada Land Inventory Class 4 to 7 soils; and extracting resources on lands designated for future growth in a settlement area;
- That removal of mineral aggregates and subsequent rehabilitation will not have a negative impact on the quality and quantity of water and that hydrogeological and ecological functions will be protected and enhanced, in accordance with Source Water Protection and ecological requirements, as demonstrated through a comprehensive hydrogeological cumulative impact assessment and

any other studies as required. The hydrogeological assessment shall follow best practices including but not limited to those as outlined in or any successor of the 'Cumulative Effecters Assessment (Water Quality and Quantity) Best Practices Paper for Below-Water Sand and Gravel Extraction Operations in Priority Subwatersheds in the Grand River Watershed' prepared by GRCA in September 2010.

2.15.15 In addition to the other criteria of this Section, a proponent for a new mineral aggregate operation, expansion to an existing operation and/or accessory uses directly associated with the operation, wayside pits and quarries in the Natural Heritage System for the *Growth Plan* and/or the County Natural Heritage System shall demonstrate as part of a complete application that:

- No mineral aggregate operation, wayside pit or and quarry, or any ancillary or accessory use, will be located within a wetland that is provincially significant, the habitat of endangered species and threatened species except in accordance with provincial and federal requirements, or significant woodlands;
- The connectivity between key natural heritage features and key hydrologic features will be maintained before, during, and after extraction of mineral aggregate resources; and
- How key natural heritage features and key hydrologic features that will be removed from the site will be replaced with equivalent features on another part of the site or adjacent lands.

2.15.16 Lands containing and near major facilities including mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations are considered human-made hazards. Development and site alteration on or near these lands may only be permitted in accordance with the policies of this Plan and if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed. Where information is available on potential hazards and development constraints, it has been illustrated on Schedule C of this Plan.

2.15.17 Within the licensed pit operation lying within the Telfer Well field and to the east of the Gilbert Well field, other uses of the pit south of Watts Pond Road and the southern portion of the pit north of Watts Pond Road may include recreation facilities, subject to meeting the policies of the Parks and Recreation Designation and the results of a Planning Impact Analysis.

2.15.18 Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation shall be undertaken wherever feasible.

2.15.19 Further to the criteria outlined above, a proponent for a mineral aggregate operation and accessory uses shall demonstrate as part of a complete application that

rehabilitation of mineral aggregate operations sites will be achieved as follows:

- Progressive rehabilitation will be carried out so that depleted resources are rehabilitated while extraction occurs in other phases of the site.
- Where feasible, comprehensive rehabilitation planning will be undertaken where there is a concentration of mineral aggregate operations. In this regard, aggregates should be removed between adjacent pits and slopes should be rehabilitated to a gradual incline such as to accommodate agriculture and farming equipment.
- Within the County Natural Heritage System and/or the Natural Heritage System for the Growth Plan that the disturbed area of a site will be rehabilitated to a state of equal or greater ecological value, and, for the entire site, long-term ecological integrity will be maintained or enhanced.
- Within the County Natural Heritage System and/or the Natural Heritage System for the Growth Plan, if there are key natural heritage features or key hydrologic features on and/or adjacent to the site, or if such features existed on the site at the time of an application:
    - The health, diversity, and size of features will be maintained and enhanced. Any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area rehabilitated, as early as possible in the life of the operation.
    - The connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands will be maintained and enhanced.
    - Aquatic areas remaining after extraction will be rehabilitated as aquatic enhancement that is representative of the natural ecosystem in that setting or eco-district.
    - Where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license, is rehabilitated to forest cover, which will be representative of the natural ecosystem in that setting or eco-district.
- In prime agricultural areas, the remainder of the lands not rehabilitated to natural areas as required by the policies in this Section, will be rehabilitated back to an agricultural condition. In this regard, rehabilitation of slopes shall be gradual to maximize agriculture uses and facilitate passage of farming equipment.

2.15.20 Complete rehabilitation to an agricultural condition is not required if:

- There is a substantial quantity of mineral aggregate resources below the water

table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible.

- Other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 lands.
- Agricultural rehabilitation in remaining areas is maximized.
- For all remaining lands that are not rehabilitated in accordance with the above ecological or prime agricultural provisions, the final rehabilitation will appropriately reflect the long-term land use of the general area, considering applicable policies of this Plan and provincial policies.

Petroleum Resources

2.15.21 Petroleum resource operations may be permitted as interim uses outside of settlement areas without the need for an amendment to this Plan. A site-specific amendment to the implementing zoning by-law will be required for new operations and any expansion to an existing operation. Recommendations from studies approved by the County shall be implemented through site-specific zoning provisions and/or agreements with the County.

2.15.22 New petroleum resource extraction operations shall not be permitted within and/or adjacent to a settlement area.

2.15.23 Extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site is rehabilitated.

2.16 Archeological Resources

The County is rich in archaeological resources, and it is the intent of this Plan to ensure opportunities for the identification and evaluation of these resources prior to the submission of an application for development. While the presence and significance of some archaeological resources have been identified and inventoried by official sources, the presence and significance of others can only be determined after evaluation. This section provides guidance on the identification and evaluation of archaeological resources as part of the development application process.

2.16.1 The identification, evaluation and conservation of archaeological resources and areas of archaeological potential shall be based on requirements of the Ontario Heritage Act, the Planning Act, other applicable legislation, and Indigenous guidelines and policies.

2.16.2 Development, and site alteration shall be consistent with municipal, provincial, and

federal guidelines and policies including but not limited to the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada and the Ontario Heritage Toolkit.

2.16.3 The County shall conserve archaeological resources through use of tools and methods including, but not limited to the following:

- Identifying known archaeological resources and areas of archaeological potential and determining how to conserve archaeological resources, as part of an archaeological management plan, to be completed in consultation with Indigenous communities and in accordance with Provincial standards and guidelines.
- Requiring the evaluation and conservation archaeological resources including the requirement for Archaeological Assessments and conservation plans, where development or site alteration is proposed within and/or adjacent to lands containing known archaeological resources or areas of archaeological potential.
- Working in partnership with Indigenous communities with the closest cultural affiliation and whose traditional territories are subject to development or site alteration to determine if there are areas of known or potential archaeological resources requiring completion of an archeological assessment and/or conservation plan. This may include the collaborative development of a terms-of-reference or similar that provide greater detail on the protection of archeological resources related to Indigenous communities.
- Encouraging the communication and celebration of archaeological discoveries, cultural narratives, and landscapes through means such as education, public art and/or other public realm projects.

2.16.4 The County shall undertake an Archaeological Management Plan, in consultation with Indigenous communities, to guide when an applicant will be required to complete an Archaeological Assessment and/or Conservation Plan as part of a complete application for development and site alteration. An annex will be developed to accompany this Plan and identify areas of known and potential archaeological significance throughout the County.

2.16.5 Until an archaeological management plan has been completed, all lands in the County will be considered to contain archaeological resources or be areas of archaeological potential, unless the applicant has demonstrated to the satisfaction of the County that a site has low archaeology potential based on consultation with Indigenous communities and Provincial criteria.

2.16.6 Until an Archaeological Management Plan is completed, the following Provincial criteria, updated from time to time, and in consultation with Indigenous communities shall determine when an Archaeological Assessment is required as part of a complete

application for development or site alteration. Where any one of the following criteria exist on and/or adjacent to a property, a site is considered to have high archaeological potential, and an *Archaeological Assessment* shall be required:

- Known archaeological sites on or within 300 metres of a property.
- Body of water on or within 300 metres of a property, whereby a body of water includes: a primary water source such as a lake, river, large creek; a secondary water source such as a stream, spring, marsh; and/or past water source such as a beach ridge, riverbed, relic creek, ancient, shoreline.
- Known burial site or cemetery on or within 300 metres of a property.
- Designated or non-designated property listed under the Ontario Heritage Act on or within 300 metres of a property.
- Local knowledge of archaeological potential of property such as from Indigenous Communities, heritage organizations, municipal heritage communities.
- Where two or more of the following criteria exist on and/or adjacent to a property a site shall be considered to have high archaeological potential, and an Archaeological Assessment shall be required:
- Topographical features consisting of knolls, drumlins, eskers, plateaus.
- Pockets of sandy soil (50 m2 or larger) in a clay or rocky are on property.
- Distinctive land formations on property such as mounds, caverns, waterfalls, peninsulas.
- Food or scarce resource harvest areas on property such as traditional fishing locations, agricultural and berry extraction areas.
- Indications of early Euro-Canadian settlement on or within 300 metres of property.
- Early historic transportation routes within 100 metres of property.

2.16.7 Where an applicant has demonstrated that a site has been subject to recent deep ground disturbance that exceeds the original subsoil of the area and is considered to have low archaeological potential, an Archaeological Assessment may not be required. A deep ground disturbance includes widespread and deep land alterations that have severely damaged the integrity of any archaeological resources. Examples of deep disturbance may include quarrying or major underground infrastructure development. Activities such as agricultural cultivation, minor grading, parking lots and landscaping are not necessarily considered deep disturbance.

2.16.8 Where an Archaeological Assessment is required, it must be completed by a licensed archaeologist in accordance with Provincial guidelines and it must be reviewed and entered into the Ontario Public Register of Archaeological Reports. All required stages must be completed as part of a complete application unless otherwise determined by the County, in consultation with Indigenous communities.

2.16.9 Indigenous communities with the closest cultural affiliation and in whose traditional territories to lands subject to development or site alteration shall be given the opportunity to assist in the review of Stage 1 through Stage 4 Archaeological Assessments and to participate through in-field representation during Stages 2 through Stage 4. Capacity funding shall be required at the cost of the applicant to support the participation and review of the appropriate First Nation's.

2.16.10 Where previously undocumented archaeological resources or burial sites are encountered, all work must cease immediately, and the site secured by the applicant as determined in consultation with a provincially licensed archaeologist. The appropriate government authorities shall be notified by the proponent and the required provisions under provincial statutes, along with other applicable protocol must be followed to provide for culturally appropriate and respectful treatment of the discovery. The applicant shall notify and engage with the appropriate First Nation upon the discovery of human remains and/or artifacts that may be Indigenous in origin. Where resources have cultural heritage value or interest they shall be protected and conserved in consultation with Indigenous communities. A provincially licensed archaeologist shall be required to assess, monitor, and recommend conservation strategies.

2.16.11 Development and site alteration shall not be permitted on lands containing significant archaeological resources unless the applicant has demonstrated through an approved Archaeological Assessment and/or conservation plan as part of a complete application that significant archaeological resources will be conserved as follows:

- Excavated and documented in accordance with Provincial requirements, standards, and guidelines, where in-situ protection is not viable.
- Conserved in-situ while maintaining the integrity of the site. Regulatory tools such as zoning, official plan designation, other land use planning mechanisms, heritage easements under the Ontario Heritage Act, and/or an open space land dedication may be used to protect, educate, and commemorate the significance of the archaeological resources in-situ.
- Where significant archaeological resources are identified by Indigenous communities they shall be considered as features not be developed and the Indigenous communities with the closest cultural affiliation and in whose traditional territories to the archaeological resources, shall be engaged to identify conservation and commemorative approaches.
- Where removal is deemed appropriate, significant archaeological resources will be conserved by documentation and excavation, as recommended in an approved Archaeological Assessment and/or conservation plan.

2.17 Cultural Heritage Conservation

The County of Brant seeks to identify, inventory, and conserve and protect its community character and cultural heritage in a proactive way through the preservation of cultural heritage resources throughout the County. While the presence and significance of some cultural heritage resources have been identified and inventoried by the County of Brant, the presence and significance of others can only be determined after their documentation and evaluation. It is a key objective of this plan to take a proactive approach to the identification and documentation of cultural heritage resources.

In addition to the policies of the Official Plan, the Arts, Culture and Heritage Strategy of the County of Brant should also be referenced for recommendations and implementation items related to the cultural heritage conservation objectives and practices of the municipality.

General Policies

2.17.1 The *County* shall ensure that each *County*-owned cultural heritage resource where sold, transferred, or leased to another owner or lessee is subject to a heritage conservation easement agreement or covenant that guarantees its conservation, maintenance, and use in a manner which respects its cultural heritage value or interest and, when appropriate, is subject to a heritage restoration agreement which shall require that certain restoration works be carried out by the new owner or lessee to a standard acceptable to the municipal heritage committee and the *County.*

2.17.2 The County of Brant has a heritage inventory of properties with built heritage resources that has been compiled as a resource with input from the County of Brant Heritage Committee and endorsed by County of Brant Council, included in the Annexes related to this Plan. This inventory includes properties and areas with potential cultural heritage value, which are intended for further evaluation to determine appropriate conservation methods, and if the property should be included on the municipal register under the authority of Section 27 of the Ontario Heritage Act, prior to the submission of a complete application for development.

2.17.3 Prior to development or site alteration of properties that have been identified on the heritage inventory, the applicant may be required to prepare a cultural heritage impact assessment, conservation plan, salvage plan, or similar, in accordance with the applicable terms-of-reference to the satisfaction of the County of Brant. Such a study shall be required prior to the submission of a complete application as a proactive approach to identifying properties for evaluation under the Ontario Heritage Act. Where the County of Brant has previously evaluated the property, said studies may be required as part of a complete application or as condition of approval rather than prior to the submission of application.

2.17.4 Prior to the development or site alteration of lands adjacent to properties or areas that

have been identified on the heritage inventory, the applicant may be required to prepare a cultural heritage impact assessment, conservation plan, salvage plan, or similar, in accordance with the applicable terms-of-reference to the satisfaction of the County of Brant. Such a study shall be required as part of a complete application prior to development as a proactive approach to identifying properties for evaluation under the Ontario Heritage Act. Where the County of Brant has previously evaluated the cultural heritage resources in question, said studies may be required as a condition of approval rather than at the time of complete application.

2.17.5 Prior to development, demolition, site alteration, or construction on of any property within the County of Brant, documentation of the subject lands for the purposes of tracking historic development will be required where the property does not require full evaluation to determine a property's cultural heritage value or interest. Such a requirement will be in accordance with any applicable terms of reference with the requested information to be submitted as part of a complete application.

2.17.6 Implementation of the policies of this plan related to cultural heritage and to the County of Brant Heritage Inventory may also be supported by the requirements and standards of applicable implementation by-laws such as, but not limited to, zoning, site-plan control, and a community planning permit system.

2.17.7 Adjacent lands, for the purpose of this section of the Plan, shall mean those lands contiguous to a property identified on the County of Brant's heritage inventory or a property within an area identified on the County of Brant's heritage inventory.

2.17.8 Where potential built heritage resources have been identified on lands within settlement areas slated for future development, the conservation of built heritage resources shall occur early in the development process. Where the designation of a resource may not be feasible, the preferred methods for conservation of the resource would be as follows, noting that the examples provided below are not exhaustive:

- Where the structure can no longer function with its original use, the structure should be integrated into the development through its adaptive reuse. For example, an old farmhouse on properties designated for employment uses could be reused for supportive uses to the employment designation (such as an office or commercial space), or an old home on properties intended for intensification could be integrated into the design of the intensified site as a community space (such as an indoor park, art gallery or event space); and
- Where the structure can no longer function in its original location, the relocation of the structure to a location within the County of Brant will provide further community benefit and public access. For example, an old house could be moved to a nearby park or property owned by the County of Brant to be used for seasonal or recreational supportive purposes.

2.17.9 Should the permitted uses of a property prevent the policies above from being

implemented, the County of Brant will consider a reasonable and appropriate compromise to meet the overall objectives of this plan with respect to cultural heritage conservation and land use compatibility and the overall objectives of a development proponent.

2.17.10 Where a property or structure with potential heritage value or interest is conveyed to the County of Brant, or where a structure is adapted, restored and/or integrated as part of a development to the satisfaction of the County of Brant with input from the County of Brant Municipal Heritage Committee, the County may consider the reduction of fees or parking requirements, or the bonusing of height for a proposed development under the same ownership. The County of Brant may consider the requirement for a designation under the Ontario Heritage Act as part of the implementation of this policy.

3.0 Protecting Public Health and Safety

The intent of this Plan is to take a preventative approach of directing *development* away from natural and human-made hazards. A preventative approach of directing *development* away from hazards is imperative to protecting public health and safety, supporting the financial well-being of the *County* and the Province, and minimizing costs, risks, and social disruption to the residential, businesses, and visitors of the community. Natural and human-made hazards have been identified in the schedules of this plan and policies have been applied through this section to ensure a preventative approach is taken to risk-mitigation. Development is to be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health and safety, or of property damage. Natural and Human-made hazards providing constraint to development have been illustrated on the C-series Schedules of this Plan.

Environmental conditions that are occurring naturally or human-made can result in hazards to human life, health, and safety. Hazardous lands include property or lands that could be unsafe for development due to naturally occurring processes such as flooding, erosion, unstable slopes, and unstable soils or bedrock.

Human-made hazards have been identified throughout the County of Brant, including major industrial facilities, railway lines, mineral aggregate operations, petroleum facilities, and major transportation facilities. While an airport facility is considered a hazard, the policies related to the Brantford Municipal Airport are consolidated within the Economic Development Prosperity section of this plan.

3.1 Natural Hazards

The *Natural Hazards* are illustrated as an overlay to the land use designations of this Plan applying policies that recognize the need to ensure the protection of life and property from *natural hazards*, including *hazardous lands* and *hazardous sites*. *Development* and *site alteration* are generally prohibited within and directed away from lands subject to the Natural Hazard Overlays.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, authorization from the applicable Conservation Authority, and notwithstanding the uses permitted by an underlying designation, the following uses may be supported on hazardous sites and hazardous lands designated with the Natural Hazards Overlay as illustrated on A-series Schedules and B-series Schedules of this Plan:

- Lawfully existing building, structure, or use,
- Conservation, forest management, fisheries management, and wildlife

management;

- Non-intensive passive recreational uses such as low impact scientific and educational activities, nature parks and preserves, nature viewing. Small-scale structures including fences, benches, picnic facilities, boardwalks, footbridges, and trails for non-motorized activities or similar uses provided that measures are taken to minimize and mitigate negative impacts to the greatest extent possible to the satisfaction of the County and any agency having jurisdiction. New trails and structures may not be located in wetlands;
- Normal farm practices and non-intensive agricultural uses that are part of a farming operation;
- Structures and facilities which by their nature must be located in hazardous lands and hazardous sites including bridges and flood or erosion control projects where it is demonstrated they are necessary in the public interest after all alternatives have been considered, provided that measures are taken to minimize and mitigate negative impacts to the greatest extent possible to the satisfaction of the County and any agency having jurisdiction;.
- Small-scale structures ancillary to water-based recreational activities that which by their nature must be located along a permanent watercourse or waterbody including docks, boat houses, boat ramps, boat rentals and associated accessory structures, or similar uses where the applicant has demonstrated that the following will be achieved to the satisfaction of the County and any agency having jurisdiction:
- Written authorization has been obtained from the Conservation Authority and/or Department of Fisheries and Oceans, where applicable, and
- The impact on the Natural Heritage System has been minimized and mitigated to the greatest extent possible and complies with the Natural Heritage System policies.
- New buildings, access, servicing, accessory structures, uses and site alteration may be permitted on a vacant legally existing lot of record where the applicant has demonstrated that the following will be achieved to the satisfaction of the County:
- Written authorization has been obtained from the Conservation Authority having jurisdiction;
- The lot has access to and frontage along a public road that is maintained on a year-round basis of a standard satisfactory to the County;
- Where sufficient land is available, all buildings, structures, uses, and associated site alteration will be located outside of hazardous lands and hazardous sites to the greatest extent feasible, and
- The impact on the Natural Heritage System has been minimized and mitigated to the greatest extent possible and complies with the Natural Heritage System policies.

- Expansions, alterations, replacement, and conversions of and non-habitable accessory structures and uses associated and associated site alteration with legally existing buildings where the applicant has demonstrated that all of the following will be achieved to the satisfaction of the County:
- Written authorization has been obtained from the Conservation Authority having jurisdiction; and
- Where sufficient land is available, all buildings, structures, uses, and associated *site alteration* will be located outside of *hazardous lands* and *hazardous sites* to the greatest extent feasible.
- Replacement structures, expansions, alterations, and conversions may be permitted where deemed practical and shall be floodproofed with habitable floor space above the regulatory flood level. Safe access shall be provided where technically feasible.
- Uses as may be otherwise specifically permitted within the Paris Special Policy Area and Paris Two-Zone Policy Area
- Stormwater Management Facilities outside of effective flow areas

General Policies

3.1.1 The County shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.

3.1.2 Permanent protection and public access where deemed appropriate on lands containing natural hazards shall be facilitated and enhanced through acquisition, dedication or conveyance of lands for conservation, passive recreation and educational purposes by the *County*, public agencies, and conservation organizations.

3.1.3 The sale or disposal of *County*-owned lands that contain natural hazards is discouraged except where conveyed to Indigenous communities, public bodies or an approved conservation organization for the purpose of establishing a nature preserve, provided that the lands to be acquired for conservation purposes are designated as part of the Natural Heritage System and zoned to prohibit any use not related to conservation or non-intensive passive recreational uses.

3.1.4 Council of the *County* shall maintain an Emergency Management Program to ensure prompt response and the coordination of all required services in the event of an emergency.

3.1.5 Consideration will be given by Council in conjunction with Conservation Authorities to a program of structural flood and erosion control works to reduce risks associated with natural hazards.

3.1.6 Council will continue to work with Conservation Authorities in maintaining a flood warning system to provide reasonable notice to the highest extent possible of an impending flood event in the *County.*

3.1.7 In the event of a discrepancy between the Schedules and the policies of this Plan, the policies shall prevail.

Natural Hazards – Riverine Flooding, Erosion, Unstable Slopes and Unstable Soils

Hazardous lands and hazardous sites within the County of Brant generally consist of flood hazards, erosion hazards, and wetlands. These lands have been illustrated as Overlays on the various schedule series of this Plan to apply a layer of development constraint for the protection of life and property.

Flood hazards, being lands within floodplains, are subjected to regulations of the Conservation Authorities Act, Official Plan policies and Zoning provisions in the County's Comprehensive Zoning By-law. Official Plan policies for floodplains also may apply to areas where floodplains exist but are not currently mapped by the Conservation Authority or identified as Floodplain in the Zoning By-law. Floodplain boundaries are determined by detailed studies determined in consultation with the Conservation Authority. For detailed information about land affected by the Floodplain, refer to the Floodplain Overlay in this Plan.

Erosion hazards are areas that have been or may be subject to the loss of land, due to human or natural processes and may also be adjacent to river, stream or small inland lake systems. Erosion hazards are subject to regulations under Section 28 of the Conservation Authorities Act.

Wetlands are considered to be a natural hazard subject to unstable soils and are regulated by Conservation Authorities.

With respect to the natural hazards, the following policies shall apply:

3.1.8 The County in consultation with the Conservation Authorities, shall identify hazardous land and hazardous sites and manage development in these areas, in accordance with Provincial guidance.

3.1.9 *Development* and *site alteration* shall be directed, in accordance with guidance developed by the Province, any agency having jurisdiction and the policies of this Plan, to areas outside of:

- Hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards;
- Hazardous sites;

3.1.10 Except for permitted specifically noted permitted uses, development and site alteration shall not be permitted within:

- A floodway regardless of whether the area of inundation contains high points of land not subject to flooding; and

- Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard.

3.1.11 In no circumstances shall the following uses be permitted in any hazardous lands and hazardous sites:

- An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;
- An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion;
- Uses associated with the disposal, manufacturing, treatment or storage of hazardous substances;
- Underground parking facilities, save and except where located in only in hazardous lands consisting of only of the flood fringe and which are floodproofed;
- Except for permitted uses, d*evelopment* and/or *site alteration* is not permitted in hazardous lands and/or hazardous sites and shall incorporate a setback that is the greater of:
- The *development* limits of *hazardous lands* or *hazardous sites* as established by the Conservation Authority, which may include but not be limited to the *flooding hazard limit*, *erosion hazard limit*, meander belt, and/or unstable soils;
- The *development* limits as established by a Council-approved watershed, subwatershed or equivalent study;
- 30 m from the high-water mark of *fish habitat* or a *key hydrologic feature*; or
- Where there is a conflict between the Natural Hazards and Natural Heritage system policies, the policies that provide the greatest protection for the natural environment and human safety shall prevail.
- The placement, removal or re-grading of fill, the interference with *wetlands*, the alteration of any watercourse or shoreline, or the construction or alteration of any buildings or structures within areas regulated by a Conservation Authority and shall not be permitted without the approval of the Conservation Authority pursuant to Section 28 of the *Conservation Authorities Act.*

Development in Hazardous Lands

While generally prohibited, development is specifically permitted in hazardous lands or on hazardous sites, the following policies shall apply:

3.1.12 Where *development* and *site alteration* may be permitted in *hazardous lands* and *hazardous sites*, in accordance with the policies of this Plan and any agency having jurisdiction, it shall be demonstrated that the effects and risks to public safety are minor, will be mitigated in accordance with provincial standards, and that all of the following are demonstrated and achieved:

- *Development* and *site alteration* is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- Vehicles and people have a way of safely entering and existing the area during times of flooding, erosion and other emergencies;
- New hazards are not created and existing hazards are not aggravated; and
- No adverse environmental impacts will result.

3.1.13 An *applicant* may be required to undertake engineering and environmental studies prepared by a qualified professional where *development* and/or *site alteration* is proposed within and/or adjacent to hazardous lands and hazardous sites. Required studies will be identified by the *County* and any agency having jurisdiction. Studies may be required to address matters including but not limited to flood frequency, the velocity and depth of storm flows, soil and drainage conditions, geotechnical and slope stability, shoreline protection, hydrogeological and water balance, fluvial geomorphology, proposed hazard damage reduction and protection measures, structural design details, stormwater management, sediment and erosion control, and protection of the Natural Heritage System.

3.1.14 Studies required shall be completed in accordance with all applicable provincial guidelines and policies as may be updated from time to time which may include but not be limited to the Technical Guide, River and Stream Systems: Flooding Hazard Limit (MNRF, 2002); Technical Guide, River and Stream Systems: Erosion Hazard (MNRF, 2002); and any applicable Conservation Authority regulations and guidelines.

3.1.15 Where *development* minor additions, or alterations, and/or replacement of legally existing buildings and structures is permitted by the policies of this Plan within a flooding hazard, building permit applications may be issued in phases, including a foundation permit and a building permit. Upon completion of any foundation, a certificate from an Ontario land surveyor or professional engineer will be required to verify that the habitable floor space elevation is constructed as approved, prior to the issuance of a building permit. Upon completion of the building or structure, the *County* will require a letter of compliance by a professional engineer, verifying that the floodproofing

standards have been implemented as required, and are in conformity with the policies of this Plan.

Consents in the Natural Hazards Overlays

The division of lands within the Natural Hazards Designation is subject to the applicable policies in this Plan, any applicable implementation By-Laws or guidelines, and any agency having jurisdiction. Specific to this designation and notwithstanding the policies of underlying designation, the following policies shall apply.

3.1.16 A new lot will not be deemed to be created and may be considered where a consent to sever is proposed in accordance with policies of this Plan on the County Toolbox to: consolidate two or more lots into one, minor adjustments to rectify encroachment, legal or technical reasons, and severing two or more lots that unintentionally merged in title.

3.1.17 The creation of a new lot constitutes development and is not permitted in hazardous lands and hazardous sites, expect as part of, or following, the acquisition of lands by a public body, an approved conservation organization, or Indigenous communities for the purpose of establishing a nature preserve, provided that the lands to be acquired for conservation purposes are designated as part of the Natural Heritage System and zoned to prohibit any use not related to conservation.

3.1.18 The creation of a new lot or a lot line adjustment shall not be permitted outside of the hazardous lands and hazardous sites, where:

- It would result in a remnant lot where there is no suitable building area for the principal use and associated servicing and access, outside of hazardous lands and hazardous sites, as determined by the County in consultation with any agency having jurisdiction; and/or
- The only suitable building area for the principal use including the associated servicing and access, would be rendered inaccessible to people and vehicles during times of flooding hazards and/or erosion hazards, and it has not been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

3.1.19 A lot line adjustment between abutting properties containing hazardous lands and hazardous sites may be permitted, where the hazardous lands and hazardous sites are contained entirely within either the retained or severed parcel. Where hazardous lands and hazardous sites are not contained entirely within the retained or severed parcel, studies may be required as part of a complete application to demonstrate conformity with this Plan and the P.P.S..

Identification of Natural Hazards

3.1.20 The delineation of hazardous lands and hazardous sites is primarily administered by

Conservation Authorities. Approximate areas of known flooding hazards related to watercourses, waterbodies, erosion hazards related to slopes and valleys, *wetlands* and *adjacent lands* regulated by Conservation Authorities have been illustrated as an overlay on the A-series Schedules and mapped in detail on C-series Schedules**.** As these features are regulated by the Conservation Authority, they are subject to change and refinement. Detailed information on *flooding hazards* and *erosion hazards* is not available for Long Point Region Conservation Authority. While many natural hazards have been identified by official sources, the presence of others and the precise location of existing natural hazards may only be determined after a site-specific evaluation. Further information should be obtained from the Conservation Authority having jurisdiction.

3.1.21 Where *development* and *site alteration* may be considered as per the Natural Hazards policies in this Section, reference shall also be made to policies of the underlying designation.

3.1.22 Unauthorized illegal acts to hazardous lands and hazardous sites, including but not limited to the placement, removal or regrading of fill, the interference with *wetlands*, the alteration of watercourses or the construction of buildings or structures, will not be recognized as a legally existing use. In such cases, the lands will remain designated as natural hazards. *Restoration* of the disturbed area shall be required to the satisfaction of the *County* and any agency having jurisdiction. If the unauthorized illegal act is carried out prior to and/or in conjunction with a *development application*, *restoration* will be required prior to, or as a condition of, approval of any *development* or *site alteration*.

3.1.23 As per the Provincial Policy Statement, any changes or modifications to official plan policies, land use designations or boundaries applying to lands in the Special Policy Area must be approved by the Minister of Natural Resources and Forestry and the Minister of Municipal Affairs and Housing.

3.1.24 The *County* in consultation with the applicable Conservation Authority may refine the boundaries of natural hazards based on new information that is obtained through methods including but not limited to: a watershed study, subwatershed study, slope stability assessment, floodplain delineation, updated mapping from the Conservation Authority and/or an assessment conducted by the *County*. Where changes to flooding and erosion hazards are approved by the *County*, the refined boundaries are in effect on the date of such approval.

Hazardous Forest Type for Wildland Fire

3.1.25 *Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of hazardous forest types for wildland fire.

3.1.26 *Development* may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

3.2 The Paris Two-Zone Flood Plain Policy Area

The Paris Two Zone Flood Plain Policy Area is subject to the two-zone concept for flood plains. The two-zone floodway-flood fringe concept has been selectively applied to portions of the flood plain in this area where significant *development* exists and that could support infill *development* with no adverse impacts

The Paris Two Zone Flood Plain Area has been identified on Schedules A and C as an overlay and is comprised of two components. The floodway is the hazardous portion of the flood plain where flood depths and/or velocities are considered such that they pose a significant threat to life and/or property The flood fringe is the outer portion of the floodplain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than experienced in the floodway.

General Policies

3.2.1 *Development* and *site alteration* shall not be permitted in the floodway regardless of whether the area contains high points of land not subject to flooding; or in areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard.

3.2.2 *Development* and *site alteration* consisting of institutional uses, essential emergency services, of uses associated with hazardous substances will not be permitted in the flood fringe.

3.2.3 Except for the uses prohibited, *development* and *site alteration* may be permitted in the flood fringe subject to demonstration of appropriate *floodproofing* to the flooding hazard elevation or another *flooding hazard* standard approved by the Minister of Natural Resources and Forestry.

3.2.4 *Development* and *site alteration* may only be permitted in the flood fringe, where the effects and risks to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- *Development* and *site alteration* is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- New hazards are not created, and existing hazards are not aggravated; and
- No adverse environmental impacts will result.

3.2.5 Consent of lands may be permitted on lots located partially within the floodway provided that the proposed *development* can be sited on the portion of the property located outside of the floodway.

3.3 The Paris Special Policy Area Floodplain

A Special Policy Area (SPA) is an area within a community that has historically existed in the flood plain and where site-specific policies have been approved by the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing. The intent is to provide for the continued viability of existing uses on a small scale and to address significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. A Special Policy Area is not intended to allow for new or intensified *development* and *site alteration* if a community has feasible opportunities outside the flood plain. Detailed information on SPAs can be found in the Technical Guide – River and Stream Systems: Flooding Hazard Limit document issued by the Ontario Ministry of Natural Resources in January 2009, and specifically in Appendix 5: Special Policy Areas.

In 1987, the Province approved a Special Policy Area in Paris, as illustrated on Schedule C of this Plan, that is sub-divided into the Flats and Downtown Core. This SPA approval is stated within the section of this Plan.

The designation of a Special Policy Area, and any change or modification to the Official Plan policies, land use designations or boundaries applying to the Special Policy Area lands, must be approved by the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing as per the Procedures for Approval of New Special Policy Areas (SPAs) and Modifications to Existing SPAs Under the Provincial Policy Statement, prior to the County implementing such changes or modifications.

Section Specific Definitions

For the purposes of the Special Policy Area, the following definitions are applicable:

Regulatory Flood means the level of flooding which has been calculated by the Grand River Conservation Authority and describes a storm where flood water would flow at a rate of 3000 m3/sec on the Grand River below the confluence of the Nith River; 2360 m3/sec on the Grand River above the confluence of the Nith River and 906 m3/sec on the Nith River.

Regulatory Flood Level means the level of flooding which would occur during a Regulatory Flood.

100 Year Flood means the level of flooding which has been calculated by the Grand River Conservation Authority and describes a storm where flood waters would flow at a rate of 2190 m3/sec on the Grand River below the confluence of the Nith River; 2020 m3/sec on the Grand River above the confluence of the Nith River and 513 m3/sec on the Nith River.

100 Year Flood Level, for the purpose of the Special Policy Area, means the level of flooding which would occur during a *100 Year Flood.*

Development means the construction, erection, or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size and usability thereof.

Redevelopment means the removal of buildings or structures from land and the construction or erection of other buildings or structures of a similar density or use thereon.

Major Renovation means the addition or alteration of a building or structure the cost of which is greater than 50% of the Market Value Assessment of the original building or structure.

Conversion means the alteration of an existing building or structure such alteration changing the existing building or structure from some other use to residential.

Floodproofing means a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures, or properties subject to flooding so as to reduce or eliminate flood damages.

Habitable Floor Space means rooms or spaces used as living areas or for overnight occupancy.

Residential Dwelling Unit means a room or suite, two or more rooms, designed or intended for use by one or more persons living as a single household in which facilities are provided for cooking or the installation of cooking equipment

General Policies

3.3.1 The *County* shall regulate *development* and *redevelopment* of lands in the Special Policy Area designated on the Schedules of this Plan to provide adequate flood protection and enhance the water quality and environmental, aesthetic, and recreational potential of the Grand River. The *County* may pass by-laws, acquire, and dispose of lands or otherwise facilitate or encourage the *development* or *redevelopment* of such lands.

3.3.2 Commercial *development* and *redevelopment* shall be permitted where floodproofing to the Regulatory Flood Level can be achieved.

3.3.3 *Development* associated with the disposal, manufacturing, treatment or storage of hazardous materials and/or associated with the outdoor storage of materials either temporary or permanently, which would pose an unacceptable threat to public safety as a result of flooding or failure of floodproofing measures shall not be permitted.

3.3.4 Institutional uses including hospitals, long-term care homes, retirement homes, group

homes, pre-schools, school nurseries, day cares and schools shall not be permitted.

3.3.5 Essential emergency services such as that provided by fire, police and ambulance stations and electrical substations shall not be permitted.

3.3.6 Additions and alterations up to 50% of the Market Value Assessment of existing residential buildings shall be permitted provided that the new habitable floor space is constructed no lower than the existing habitable floor space and floodproofed to the existing floor and/or opening elevation where practical and feasible.

3.3.7 Floodproofing shall be applied to all new *development*, *redevelopment*, major renovation or conversion below the level of the Regulatory Flood as specified in policies pertaining to the Downtown Core and the Flats and shall be designed and constructed to the satisfaction of the County and the Grand River Conservation Authority.

3.3.8 Where practical, new mechanical, electrical and heating services shall be located higher than the level of the Regulatory Flood; but, where this is not feasible, such services shall be floodproofed using measures satisfactory to the County and the Grand River Conservation Authority.

Policies for the Flats

Specific to the portion of the Special Policy Area indicated as “the Flats” on Schedule C of this Plan, the following policies shall apply:

3.3.9 Residential *development* shall be permitted provided that the habitable floor space of any new residential dwelling unit is located at a minimum elevation equal to the Regulatory Flood Level and that the structure is floodproofed to the Regulatory Flood Level.

3.3.10 Conversion of existing buildings to a residential use shall be permitted provided that the habitable floor space of any new residential dwelling unit is located at a minimum elevation equal to the 100 Year Flood Level and that the structure is floodproofed to the Regulatory Flood Level.

3.3.11 Major renovations and *redevelopment* of existing residential buildings shall be permitted provided that the habitable floor space of any new residential dwelling unit is located at a minimum elevation equal to the 100 Year Flood Level and floodproofed to the Regulatory Flood Level.

Policies for the Downtown Core

Specific to the portion of the Special Policy Area indicated as “the Downtown Core” on Schedule C of this Plan, the following policies shall apply:

3.3.12 The construction of new residential dwelling units above existing commercial uses and the conversion of existing commercial buildings to a residential use shall not be permitted.

3.3.13 However, existing residential dwelling units located above commercial uses are recognized and the owner of such dwelling units will be encouraged to continue maintenance and improvement. The *County* will encourage proposals to convert these existing residential dwelling units to any non-residential uses such as office space. Once such a change has occurred, a reconversion to a residential use will not be permitted.

3.3.14 Residential *development* and *redevelopment* or a major renovation of an existing residential building shall be permitted provided that the habitable floor space of any new residential dwelling unit is located at a minimum elevation equal to the Regulatory Flood Level and that the structure is floodproofed to the Regulatory Flood Level.

Implementation

The *County* of Brant requires that flood management policies for the Special Policy Area shall be implemented in accordance with the following policies:

3.3.15 The County shall incorporate provisions as part of the implementing Zoning By-Law.

3.3.16 Consideration shall be given by the *County* during the review of the implementing Zoning By-Law, to the addition of the zone symbol “(F)” as a suffix to the zone symbols applied to the lands located within the Special Policy Area as well as the establishment of minimum opening elevations for buildings and structures.

3.3.17 Site Plan Control provisions of the Planning Act will be applied to ensure compliance with the policies of the Special Policy Area for the purposes of grading and other landscaping features.

3.3.18 Prior to the issuance of any building permit, the *County* will ensure that a permit has been received from the Grand River Conservation Authority. Any permits required from the Grand River Conservation Authority may as a condition of approval, require that upon completion of any foundation that a certificate by an Ontario Land Surveyor or other qualified person and satisfactory to the Grand River Conservation Authority and *County*, verify that the habitable flood space is located at a minimum elevation equal to the required flood level. In addition, any permits required from the Grand River Conservation Authority may, as a condition of approval, require that upon completion of all *floodproofing* a report be prepared by a qualified professional Engineer, satisfactory to the Grand River Conservation Authority and *County*, certifying that the required *floodproofing* has bee completed.

3.3.19 Consideration will be given by the *County* in conjunction with the Grand River Conservation Authority to a program of structural flood control methods as a potential means of reducing the flood risk in the Special Policy Area.

3.3.20 The *County* will continue to work together with the Grand River Conservation Authority in maintaining a flood warning system to provide reasonable notice to the highest extent possible of an impending flood event to those people located within the Special Policy Area.

3.4 Contaminated Sites

The County encourages the regeneration and redevelopment of brownfield sites. The County may prepare a Community Improvement Plan for contaminated properties and explore additional opportunities to provide incentives to promote remediation of these sites. Contaminated sites shall be subject to the following policies:

3.4.1 Sites with known or potential contaminants in land or water shall be assessed and remediated prior to any activity on the site in accordance with Provincial legislation, regulations, and standards such as the Environmental Protection Act.

3.4.2 Sites with soils that are known to be or have the potential to be contaminated due to existing or historical industrial or commercial land uses must have the environmental condition assessed. When managing development or site alteration of a potentially contaminated site, a Record of Site Condition either prior to the development approval, at the time of release of conditions of approval, or at the time of issuance of a building permit will be required.

3.4.3 When considering a development application that include sites suspected or known to be contaminated, the County will require at its discretion a Phase 1 Environmental Site Assessment to be completed by the applicant. If recommended by a Phase I assessment or mandated under Provincial legislation, a Phase II Environmental Site Assessment must be undertaken by the applicant.

3.4.4 As a condition of approval, the County will require that remediation, where required, is undertaken to appropriate Provincial requirements.

3.4.5 Mandatory filing of a Record of Site Condition in the Registry, by a qualified person, as required by Provincial legislation shall be undertaken for a change in use of a property from industrial or commercial to residential and parkland. The site may need to be remediated in accordance with Provincial requirements. In addition to a Record of Site Condition for a change of use, the County may require a Record of Site Condition to be filed where the application does not involve a change of use to a more sensitive land use to ensure that any remediation, or risk assessment and risk management, necessary to permit the intended use is to the satisfaction of the Province.

3.5 Land Use Compatibility

The intent of this Plan is to ensure that land uses that include major facilities are planned and developed in a way to reduce, and ideally eliminate, potential adverse effects of these intensive uses on sensitive land uses.

3.5.1 *Major facilities* and *sensitive land uses* shall be planned and *developed* to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from

odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards, and procedures.

3.5.2 On lands outside or adjacent to *Employment Areas*, a transition of uses is required to prevent *adverse effects*, which includes a diverse mix of land uses such as mixed-use, commercial, higher density residential, *public service facilities,* and *institutional uses* to support the achievement of *complete communities.*

3.5.3 The *County* shall prohibit other *sensitive land uses* that are not ancillary to the primary employment use.

3.5.4 Where a development is proposed within the hazard notification radius of a propane facility, the application shall be circulated to the applicable propane facility owner for comments.

3.5.5 Where a development is proposed within the 10(-6) hazard contour, development will be evaluated for consistency with TSSA Guidelines and may require studies, to the satisfaction of the County of Brant, to ensure a risk-based model is applied to the evaluation and recommendations for suitable land uses of the property. Such a development shall ensure that an emergency response plan is prepared to be made publicly available, and that if development around the facility poses a potential to increase risk, that a reassessment be completed and that upgrades to special mitigation measures are applied.

3.5.6 An appropriate transition to adjacent non-employment areas will be required to ensure land use compatibility with any development that is contiguous with or in proximity to community area lands.

3.5.7 Any development contiguous with or in proximity to a neighbouring municipality shall be circulated appropriately within that jurisdiction for comments to be considered in land use planning decisions.

3.6 Proximity to Major Facilities

3.6.1 *Applicant*s are responsible for ensuring they comply with all applicable municipal, provincial, and federal legislation and policies. Examples include the Environmental Protection Act, Environmental Assessment Act, Guidelines for New Development in Proximity to Railway Operations, Freight-Supportive Guidelines, Rail Proximity Guidelines, Guidelines for the Resolution of Complaints Over Railway Noise, and the Water Resources Act.

3.6.2 Major facilities include facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation *infrastructure* and corridors, rail facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction facilities.

3.6.3 Sensitive land uses include buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Examples may include, but are not limited to residences, day care centres, and educational and health facilities.

3.6.4 The location of known major facilities have been identified on the C-series Schedules of this Plan where information is available. Reference should also be made to Land Use Schedules in this Plan to determine the location of potentially existing or designated employment areas, major facilities, and sensitive land uses. An amendment to this Plan shall not be required for changes to the boundary of, additions to, or the removal of *major facilities,* where deemed suitable to the County.

3.6.5 Major facilities and sensitive land uses shall be planned and developed to: avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odours and other air emissions, noise and vibration, litter dust and other particulars, and other contaminants; minimize risk to public health and safety; and to ensure the long-term operational and economic viability of major facilities in accordance with municipal, provincial and federal guidelines, standards and procedures. Where avoidance or minimization and mitigation of adverse effects is not viable, the proposed *development* or intensification shall not be permitted.

3.6.6 Where avoidance is not possible, the County shall protect the long-term viability of existing and planned industrial, manufacturing and other major facilities that are vulnerable to encroachment by ensuring that the planning and *development* or *redevelopment* of proposed adjacent sensitive land uses are only permitted where it is demonstrated that all of the following shall be achieved in accordance with provincial guidelines, standards and procedures:

- There is an identified need for the proposed use;
- Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- Adverse effects to the proposed sensitive land use are minimized and mitigated; and
- Potential impacts to industrial, manufacturing, or other uses are minimized and mitigated.

3.6.7 *Applicant*s are responsible for reviewing land use designations, investigating the surrounding area, identifying historical land uses, mapping, and listing all sensitive land uses and major facilities, and determining areas of influence or potential areas of influence to determine applicability and as part of demonstrating conformity with provincial and federal guidelines, standards and procedures such as the Provincial D-Series Guidelines, Guidelines for New Development in Proximity to Railway Operations, Freight-Supportive Guidelines, Rail Proximity Guidelines, and Guidelines for the

Resolution of Complains Over Railway Noise.

3.6.8 *Applicant*s of major facilities and sensitive land uses may be required to complete studies which may include but may not be limited to a demonstration of need, land use analysis, feasibility analysis, landscaping and/or compatibility studies, as part of a *complete application* as determined by the County and any agency having jurisdiction. Required compatibility studies may include but may not be limited to an assessment of odour, noise, vibration, air emissions, dust, and other contaminants. Studies must be completed by a land use planner, qualified engineer and/or other specialists for the proposed use and the contents of the study shall be based on and include all applicable items in accordance with applicable Provincial and Federal standards and guidelines.

3.6.9 The County recognizes that the presence of trees throughout the County, in addition to having aesthetic value, improve air quality and reduce energy use through shading and protection. Tree retention, replacement, and enhancement shall form a sustainability component of *development* and *redevelopment* throughout the County. Due to emissions associated with industrial operations and motor vehicles, it is particularly important to maximize vegetation along roads and within industrial *development* such as through green spaces and green *infrastructure* to improve air quality.

3.6.10 Supplementary policies are provided below on highways and roads; the Provincial D-Series Guidelines; the City of Brantford Municipal Airport; and rail facilities.

3.7 Sensitive Uses Near Highways and Arterial Roads

3.7.1 Sensitive land uses near major highways and arterial roads shall not be permitted in close proximity to each other where there could be adverse effects associated with emissions, noise and vibration from vehicular traffic.

3.7.2 *Applicant*s may be required to complete land use compatibility studies in accordance with provincial standards and guidelines as part of a *complete application* to determine separation distances and mitigation measures. The recommendations of approved studies shall be incorporated into *development* agreements and the design of the *development*.

3.7.3 Where *development* or *redevelopment* is proposed adjacent to major facilities consultation with major facility operators and the Ministry of Transportation may be required prior to submission of applications to ensure land use compatibility and protection of major facilities.

3.7.4 Lands with proximity and access to a Provincial 400-series Highway, including future interchange access, shall be reserved for industrial and logistic uses. Where residential uses are permitted adjacent to such lands, an applicant shall incorporate land use compatibility mitigation measures within the residential portion of the *development*, as determined by a Compatibility Study completed in accordance with Provincial guidelines.

3.8 Rail Facilities

3.8.1 Rail facilities and operations are classified as *major facilities*, *major goods movement facilities*, and economic drivers which form part of the County's *transportation system*. The County recognizes the importance of rail facilities and infrastructure and its critical role in long-term economic growth and the efficient and effective movement of goods and people.

3.8.2 Development shall ensure the continued viability and ultimate capacity of rail facilities are protected and shall identify and support strategic infrastructure and improvements such as targeted grade separations.

3.8.3 *Development* or *redevelopment* adjacent to rail facilities may be permitted in consultation with *rail facility* operators, the Ministry of Transportation, and the County, and subject to conditions relating to safety, visual, and/or physical separation including, but not limited to, noise attenuation, vibration reduction, berms, landscape buffers, fencing, and building setbacks. Development or redevelopment shall be in accordance with the Guidelines for New Development in Proximity to Railway Operations. Adjacency shall be considered within 300m of a rail facility, as illustrated on the C-series schedules of this Plan.

3.8.4 Sensitive land uses will be directed away from and not located adjacent to or in proximity to rail facilities. Consultation with *rail facility* operators, the Ministry of Transportation, and the County shall occur prior to the submission of an application for *development* or *redevelopment*.

3.8.5 Requirements relating to *development* or *redevelopment* adjacent to *rail facilities* shall be determined through consultation with *rail facility* operators, the Ministry of Transportation, and to the satisfaction of the County.

3.8.6 To reduce incompatibility issues between *rail facilities* and operations and sensitive land uses the following mitigation measures shall be required:

- A Noise Impact Assessment or Study shall be required for any proposal of *development* or *redevelopment* in proximity to *rail facilities* and operations as determined by the guidelines of the applicable rail service providers.
- Where assessment of noise impact is required, the noise study shall be undertaken by a qualified professional as recognized by the Province. The noise study shall recommend design solutions that avoid or minimize noise barriers and address any other noise attenuation measures that may be needed, to the satisfaction of the County and in accordance with Provincial guidelines. Where a noise study addresses the noise impact of existing or proposed *rail facilities* on new residential *development* or *redevelopment*, the affected *rail facilities* shall be consulted during the preparation of the assessment.

- A Vibration Impact Assessment or Study shall be required for any proposal of *development* or *redevelopment* within a minimum of 75m of any *rail facilities* and operations.
- Any *development* proposed directly abutting or in close proximity to *rail facilities* and operations may require a *Development* Viability Assessment to evaluate proposals for residential *development* in areas where standard mitigation measures may not be possible due to site constraints.
- Any required measures for development or redevelopment to occur within proximity of rail facilities and operations shall be secured through appropriate legal mechanisms, such as notices on title and warning clauses, to the satisfaction of the County and rail facility operator.

3.8.7 Development or redevelopment on lands adjacent to rail facilities or operators shall be compatible with and supportive of the long-term function of the corridors and shall be designed in accordance with the Guidelines for New Development in Proximity to Railway Operations to avoid, mitigate, or minimize negative impacts on and from the corridor.

3.8.8 Development or redevelopment of sensitive land uses shall not be permitted within 300 metres of a rail yard. An amendment to this Plan shall be required to establish or expand sensitive land uses within 300 metres and shall be evaluated based on the Federation of Canadian Municipalities and the Railway Association of Canada (FCM-RAC) Guidelines and D-6 Guidelines.

3.8.9 All development and redevelopment of sensitive land uses located between 300 and 1000 metres of a rail yard shall be required to undertake land use compatibility studies, to the satisfaction of the County and rail facility operator and, if feasible, shall undertake appropriate measures to mitigate any adverse effects identified.

3.9 Provincial D-Series Guidelines

Specific to provincial legislation, guidelines and procedures where applicable, *applicant*s must demonstrate as part of a *complete application* that *development* and *site alteration* are in accordance with the most up-to date Provincial D-Series Guidelines including, but not limited to: D-1 series on Land Use and Compatibility; D-2 Compatibility between Sewage Treatment and Sensitive Land Uses; D-4 series on Landfills and Dumps; and D-6 series on Compatibility between Industrial Facilities. While certain parts of these guidelines have been stated in this Plan for ease of interpretation, detailed reference to these documents and any related reference material and legislation is required, for a complete understanding of land use compatibility requirements.

3.9.1 Where impacts from industrial activities cannot be mitigated or prevented to the level of a trivial impact in which there would be no adverse effect, *development,* and

redevelopment whether it be an industrial use or sensitive land use, shall not be permitted.

3.9.2 Potential influence areas and minimum separation distances associated with industrial facilities, as recommended by the Provincial D-Series Guidelines and resources, have been identified in the table below. The examples provided are not intended to be exhaustive.

Table 3.9.1

Class	Description of Major Facility	Examples of Major Facilities	Potential Area of Influence	Minimum Separation Distance
Class I	A place of business or small scale, self contained plant or building which produces or stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent and could be point source or fugitive emissions for noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outdoor storage.	Electronics or furniture manufacturing and repair Beverage bottling Auto parts supply Packaging and crafting services Distribution of dairy products	70 m	20 m
Class II	A place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any noise, odour, dust and/or vibration and low probability of fugitive emissions. Shift	Magazine printing Paint spray booths Metal command Electrical production manufacturing	750 m	70 m

	operations occur and there is frequent movement of products and/or heavy trucks during daytime hours.	Manufacturing of dairy products Dry cleaning services Feed packing plant Cannabis Production and Processing Facility		
Class III	A place of business for large-scale manufacturing or processing, characterized by: large physical outdoor storage of raw and finish products, large production volumes and continuous movement of products and employees during shift operations. It has frequent outputs of major annoyance ad there is high probability of fugitive emissions.	Manufacturing of paint and varnish, organic materials, soaps and detergent, resins and costing, and metal. Breweries Freight Rail Yards	1,000 m	300 m

3.9.3 Where proposed *development* or *redevelopment* maintains the potential area of influence and/or where *redevelopment* is in accordance with Provincial guidelines, compatibility studies, and demonstration of need may not be required.

3.9.4 Areas of potential influence potential distances are areas in which adverse effects may be experienced for industrial uses. The actual influence area, the overall range within which an adverse effect would be or is experienced, for a particular facility is site-specific and is typically located within the potential area of influence. In the absence of specific substantiating information such as in the form of land use compatibility studies which identifies an actual influence areas, the potential influence areas in the table above shall apply.

3.9.5 The minimum separation distance identifies distances within which adverse effects on surrounding sensitive land uses are likely to occur. New major facilities and sensitive land use are not permitted in the minimum separation distance. Ancillary uses such as

parking lots may be within the minimum separation distance. *Redevelopment*, infill and mixed-use may be considered subject the Provincial D-Series guidelines, site-specific zoning, and completion of feasibility studies as may be required by the County.

3.9.6 Where *development* or *redevelopment* can be phased out as part of a large-scale plan, in such a manner that an adverse effect would no longer exist, consideration may be given to staging *redevelopment* and/or infilling to coincide with closure of industrial uses creating a significant impact or vice versa in the case of a sensitive land use. Phasing may be subject to conditions such as a holding zone and/or agreement registered on title.

3.9.7 Where avoidance, by locating a proposed major facility or sensitive land use outside the potential area of influence or minimum separation distance (in the case of *redevelopment*, infill and mixed-use) is not possible, the *applicant* shall be required to complete studies which may include but may not be limited to a demonstration of need, land use analysis, feasibility analysis, photometric drawings, hydrogeological and servicing studies, and/or compatibility studies, as part of a *complete application* as determined by the County and any agency having jurisdiction. The studies must determine a specific separation distance and mitigation measures for the proposed major facility or sensitive land use that would avoid adverse effects. In no case shall the separation distance be less than the minimum separation distance.

3.9.8 In addition to applying separation distances and legislative controls, adverse effects can be minimized and prevented by incorporating other buffering techniques. Examples of mitigation measures include berms, walls, fences, topography, vegetation and other technical controls; location and orientation of facilities, buildings and activity areas; the design of buildings and structures; photometric design that incorporates dark sky friendly lighting and building design; and operational procedures such as related to storage and machinery.

3.9.9 In cases where the separation distance is reduced through other buffering techniques, they should be incorporated into site-specific zoning to address future changes in use that would normally not require rezoning, to prevent changes to an industrial use that would not be in accordance with the Provincial guidelines and standards and/or that would require additional mitigation.

3.9.10 Where mitigative controls are required to be implemented by the proponent, legal agreements and the posting of securities may be required between the proponent and affected parties to ensure the installation and maintenance of adequate measures.

3.9.11 When the new *development* or *redevelopment* is a sensitive land use, a warning of anticipated nuisance effects shall be registered on title and included in offers of purchase and sale.

3.10 Sewage Treatment and Sensitive Land Uses

3.10.1 Waste stabilization ponds and sewage treatment ponds are legislated by the Ontario Water Resources Act and Environmental Protection Act.

3.10.2 When new facilities or enlargements to existing facilities area proposed, an adequate buffer area should be acquired around the project site. Where acquisition of a buffer is not possible, future sensitive land use on *adjacent lands* shall be discouraged through appropriate official plan and zoning constraints, or ownership by a public agency. Further, more effective noise and odour mitigation shall be necessary to provide an optimum level of protection between the facility and adjacent sensitive land uses.

3.10.3 New sensitive land uses shall not be permitted adjacent to waste stabilization ponds and sewage treatment ponds.

3.10.4 Sewage treatment plants with a capacity equal to or less than 500 m^3/d have a recommended separation distance of 100 metres. Pre-consultation with the Province is required for distances less than 100 metres. Where considered a separation distance of less than 100 metres may be considered subject to completion of land use compatibility studies completed by qualified experts on noise, odour and other contaminants of concern.

3.10.5 Sewage treatment plants with a capacity greater than 500 m^3/d but less than 25,000 m^3/d shall have a minimum distance separation with a recommended separation distance of 150 metres.

3.10.6 Sewage treatment plants with a capacity greater than 25,000 m^3/d shall be reviewed on an individual basis. A separation distance of greater than 150 metres may be required.

3.10.7 Notwithstanding the above policies, for waste stabilization ponds, the recommendation separation distance varies from 100 to 400 metres depending on the type of pond and characteristics of the waste.

4.0 How We Green

Ensuring the *County of Brant* is resilient and proactive to the impacts of climate change is a key objective of this Plan. The impacts of a changing climate are already being felt. Communities and infrastructure must be adapted to be more resilient, greenhouse gas emissions across all sectors of the economy reduced, and valuable water resources and natural areas protected.

It is the intent of the County to integrate climate change considerations into planning and managing growth for resilient communities and infrastructure, adapt to the impacts of a changing climate, and create environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.

4.1 Climate Change

The County has a responsibility to mitigate greenhouse gas emissions and adopt measures to adapt and mitigate the impacts of a changing climate. The County of Brant declared a Climate Emergency in 2019, acknowledging the impacts from intense storms, heat, drought conditions and volatility of weather patterns. The County is committed to taking actions to increase efforts to strengthen the resilience of the community.

General Policies

The County shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that are sustainable, long-term, and tangible. The following policies apply:

4.1.1 The County will prepare a Climate Change Strategy.

4.1.2 The County shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.

4.1.3 The County shall prepare for the impacts of a changing climate through protection of the agricultural land base and the Natural Heritage System in accordance with the policies of this Plan and improves the quality and quantity of water through water storage and filtration and providing cleaner air and carbon storage.

4.1.4 Incorporate climate change considerations in planning for and the development of *infrastructure*, including stormwater management systems, and *public service facilities*.

4.1.5 The County shall prepare for the impacts of a changing climate by supporting energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- Support the achievement of compact, transit supportive, and *complete communities*.
- Promote the use of active transportation and transit in and between residential, employment (including commercial and industrial), institutional uses and other areas.
- Focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed or designing these to facilitate the establishment of transit in the future.
- Focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities.
- Encourage transit-supportive development and intensification in settlement areas to improve the mix of employment and housing uses to shorten commute times and decrease transportation congestion.
- Promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation, green infrastructure and low impact development.
- Maximizes retention and enhancement of vegetation whereby a net gain is achieved.
- Recognize the importance of watershed and subwatershed planning for the protection of the quality and quantity or water and the identification and protection of hydrologic features, areas, systems and functions.

4.1.6 Development and land use patterns shall incorporate elements such as the utilization of trees, shrubs, hedges and other ground cover, permeable paving materials, street furniture, waste and recycling containers, bicycle parking facilities, and the utilization of green infrastructure to completement the County's infrastructure systems.

4.1.7 Naturalized lawns are encouraged as part of new residential development and will be required as part of site plan control. Grassed manicured lawns will generally not be supported.

4.1.8 The County will undertake stormwater management planning in a manner that assesses the impacts of extreme weather events and incorporates green infrastructure and low impact development. Where stormwater retentions ponds are required, they shall be naturalized.

4.1.9 The County will plan for new or expanded infrastructure and development in an integrated fashion supported by infrastructure master plans, asset management plans, community energy plans, watershed and subwatershed management plans and other relevant studies where appropriate.

4.1.10 The County may consider the use of tools including, but not limited to the community planning permit system, community benefits charges by-law, community improvement plans, site plan control, conditions of approval as part of development applications, sustainable design guidelines and other incentive programs to assist with the

implementation of sustainable development and intensification.

4.1.11 The County will assess infrastructure vulnerability and identify priority actions and investment to increase infrastructure resilience to adapt to a changing climate.

4.1.12 In planning to reduce greenhouse gas emissions and address the impacts of a changing climate, the County will:

- Develop strategies to reduce greenhouse gas emissions and improve resilience through the identification of vulnerabilities to climate change, land use planning, planning for infrastructure, including transit and energy, green infrastructure, and low impact development, and a culture of conservation.
- Develop greenhouse gas inventories for transportation, buildings, waste management and municipal operations.
- Establish municipal interim and long-term greenhouse gas emission reduction targets that support provincial targets and reflect consideration of the goal of low-carbon communities and monitor and report on progress made towards the achievement of these targets.

4.1.13 The County of Brant shall consider an update to the County's previously initiated Energy Conservation and Demand Management Plan.

4.2 Efficiency and Conservation

General Policies

4.2.1 Water shall be conserved through water demand management for the efficient use of water; and water recycling to maximize the reuse and recycling of water.

4.2.2 Energy shall be conserved for existing buildings and planned developments, including through:

- The Identification of opportunities for conservation, energy efficiency and demand management, as well as district energy generation, renewable energy systems and alternative energy systems and distribution through community and municipal energy planning processes, and in the development of conservation and demand management plans;
- Land use patterns and urban design standards that support energy efficiency and demand reductions, and opportunities for alternative energy systems, including district energy systems; and
- Other conservation, energy efficiency and demand management techniques to use energy wisely as well as reduce consumption;

4.2.3 Air quality shall be improved through reduction in emissions from municipal, commercial, industrial, and residential sources

4.2.4 Waste management should be integrated through:

- Enhanced waste reduction, composting, and recycling initiatives, and the identification of new opportunities for energy from waste, source reduction, reuse, and diversion, where appropriate;
- A comprehensive plan with integrated approaches to waste management, including reduction, reuse, recycling, composting, diversion, and disposal of residual waste;
- Promotion of building conservation and adaptive reuse, as well as the reuse and recycling of construction materials; and
- Consideration of waste management initiatives within the context of long-term regional planning, and in collaboration with neighbouring municipalities.

4.2.5 A Municipal excess soil reuse strategy should be considered as part of planning for growth and development and relevant development proposals shall incorporate best practices for the management of excess soil generated and fill received during development or site alteration, including infrastructure, to ensure that:

- Any excess soil is reused on-site or locally to the maximum extent possible and, where feasible, excess soil reuse planning is undertaken concurrently with development planning and design.
- Appropriate sites for excess soil storage and processing are permitted close to areas where proposed development is concentrated or areas of potential soil reuse.
- Fill quality received and fill placement at a site will not cause an adverse effect regarding the current or proposed use of the property or the natural environment and is compatible with adjacent land uses.

4.3 Greenspaces and Green Infrastructure

The County recognizes that natural areas outside of the Natural Heritage System provide many social, economic, and environmental values that contribute to sustainable and managed growth. It is the intent of this Plan to conserve and expand the tree canopy, wetlands, riparian areas and other wildlife habitats for the purposes of the mental and physical well-being of residents and visitors, improving air and water quality and quantity, moderating the urban heat island effect, providing shade for those using active transportation, creating recreational opportunities, and contributing to the scenic character of the County.

The Natural Heritage System policies include targets from Environment Canada's How Much Habitat is Enough, such as achieving a minimum forest cover of 30 percent and expanding wetlands and grassland habitats. To achieve these targets, maintain the many benefits that

natural areas provide, and build resiliency to climate change; policies have been provided in this Section for creating, maintaining, and improving greenspaces and green infrastructure beyond of the Natural Heritage System.

General Policies

4.3.1 The policies in this Section apply to creating, maintaining, and improving natural areas such as in the form of greenspaces and green infrastructure throughout the County. Green infrastructure includes natural and human-made elements that provide ecological functions and hydrological functions. Examples of green infrastructure include parks, stormwater management systems, individual trees, urban forests, vegetated ravines, wetlands, riparian areas, natural channels, permeable surfaces, and green roofs.

4.3.2 The County shall protect, maintain, and enhance greenspaces and green infrastructure through: watershed and subwatershed planning; administration of municipal by-laws such as tree conservation and site alteration; creation of sustainable development, landscape and/or environmental implementation guidelines or similar; requirements for infrastructure, development, and intensification projects; acquisition and conservation of land; and support for and partnerships with volunteer initiatives, public bodies, conservation organizations and Indigenous communities.

4.3.3 Proposals for infrastructure, development and/or site alteration shall demonstrate as part of a complete application through submission of a climate change mitigation plan, landscape plan, tree preservation and planting plan, environmental implementation plan and/or similar plan that:

- The site has been designed to maximize retention of existing and the planting of new trees and vegetation, wetlands, riparian and/or other wildlife habitats through greenspaces and green infrastructure to mitigate the impacts of a changing climate. Naturalized lawns are encouraged. Large manicured grassed areas will generally not be supported as part of site plan control.
- The site has been designed to achieve a minimum tree canopy coverage of 30% at maturity, where feasible. Where this is not feasible, cash-in-lieu may be required to support County planting programs to increase tree canopy coverage.
- Greenspaces and green infrastructure have been incorporated into the design to assist in achieving the minimum targets in conserving and restoring natural systems and biodiversity based on Guidelines from Environment Canada's How Much Habitat is Enough
- Where stormwater management facilities are required that naturalized stormwater retention ponds will be used to support clean water and biodiversity. Naturalized systems shall be designed to: establish ecosystems and maximize a diversity of habitats, have lower concentrations of nitrogen and

phosphorus, a lower biomass of blue-green algae, have lower construction and maintenance costs, deter geese, and improve aesthetics.

- Where sustainable development, tree preservation, environmental implementation or similar guidelines exist, that the project has been prepared in accordance with such guidelines including any applicable terms of reference.
- New trees and vegetation consist of non-invasive native species. A mixture of non-invasive native trees, plants, ground covers, savannahs and tallgrass prairies, and seed mixes may be used to achieve the policies of this Plan.
- Where treed areas, forests, wetlands, riparian areas and other wildlife habitats have become degraded, how they will be restored and enhanced.
- Re-naturalization of areas already developed, particularly adjacent to wetlands and streams, should be restored by replacing hard surfaces with green spaces and green infrastructure, where feasible.
- Greenspaces and green infrastructure have been designed and will be managed to maximize carbon storage and sequestration in vegetation, wetlands and soils.
- There will be a net gain in ecological and hydrological features, areas and functions. Where natural areas and features may be considered for removal in accordance with the policies of this Plan, environmental offsetting will be required on lands subject to the project, alternate lands approved by the County and/or as cash-in-lieu.
- The ratio of environmental setting shall be the greater of a two to one replacement ratio based on the quantity of or aerial extent of the feature removed as determined by the County; a ratio as approved through an environmental impact study or similar study; the ratio as established by guidelines developed by the municipality or province; or as approved by a County approved By-Law. In implementing best practices to achieve a net environmental gain, environmental offsetting should be based on the quality and quantity of features removed.
- In the case where trees are removed within one year prior to a pre-consultation application or development application, or prior to the final approval of a development application, tools such as street imagery and aerial imagery shall be used to estimate the number, size and aerial extent of trees removed. The estimate will be used to determine offsetting requirements.
- For individual trees that are removed, the larger the diameter at breast height of the tree removed, the greater number of replacement trees should be required. The table below has been provided as a guideline whereby replacement trees would not be required for dead, dying or hazardous trees, and buckthorn or other trees considered to be a noxious weed.

Size of tree to be destroyed or injured	Number of Replacement Trees
< 10 cm diameter at breast height	None required.
10 to 29 cm diameter at breast height	2
30 to 39 cm diameter at breast height	3
40 to 49 cm diameter at breast height	4
50 to 59 cm diameter at breast height	5
> 60 cm diameter at breast height	6 + 1 replacement tree per every 10 cm of diameter removed

5.0 Planning for Infrastructure

This Official Plan provides the vision, objectives and direction for growth and life-cycle renewal of the County's existing infrastructure and future needs. The County's infrastructure network undertakes an integrated approach regarding infrastructure and services, which are important in supporting the social, economic, and environmental well-being of the County. To help ensure the financial viability of these services must be developed in an efficient and sustainable manner.

The County's infrastructure includes all physical structures that form the foundation for development, including sanitary/sewage systems, drinking water systems, septage treatment systems, stormwater management, waste management, electricity generation facilities, transmission and distribution, telecommunications, transportation corridors, oil and gas pipelines and associated facilities.

To meet the challenges of planning and funding infrastructure, the County relies on a number of Master Servicing Plans completed under the Municipal Class Environmental Assessment process, which provide a comprehensive review of the evaluation of existing and future planned water, wastewater and stormwater servicing to be provided in the County's Settlement Areas and in the Rural System.

To ensure that infrastructure is financially viable over the life cycle, is demonstrated through the County's Asset Management Strategy and available to meet current, projected, and anticipated needs.

The policies in this section and subsections are to ensure that infrastructure is available, safe, environmentally sustainable and meets the needs of future growth. The policies of Part 3. – Growth Management Strategy also apply and are to be read in conjunction with this section, specifically regarding infrastructure required for growth.

5.1 Infrastructure Management

It is the intent of this Plan to protect the financial viability of the County through the efficient and effective provision of infrastructure, which should be designed to withstand the impacts of a changing climate change and planned to accommodate the long-range anticipated needs of the County.

It is the intent of this Plan that infrastructure for all development and redevelopment shall conform with the policies of this Plan and shall be consistent with the requirements and guidelines in the County's Master Servicing Plan's, Transportation Master Plan or studies and applicable watershed and subwatershed studies.

The policies of this section shall be read in conjunction with Part 3 – Growth Management Strategy of this Plan.

The County will update the Development and Engineering Standards to provide County staff, consulting engineers, contractors, developers, and the general public with a common reference to ensure the consistent application of design and construction practices of linear and vertical municipal infrastructure within the County.

Existing, new, and planned *infrastructure* shall be managed and implemented throughout the County of Brant in accordance with the following policies:

5.1.1 Planning for Infrastructure will ensure that these services are provided in a manner that:
- Can be sustained by the water resource systems upon which such services rely;
- They are feasible and financially sustainable and viable over their life cycle;
- Protects human health and safety, and the natural environment, including the quality and quantity of water; and
- Considers comprehensive municipal planning and asset management for these services.

5.1.2 Promote water energy conservation and efficiency;

5.1.3 Existing and planned infrastructure shall be mitigated against the impacts of a changing climate.

5.1.4 Integrate servicing and land use considerations at all stages of the planning process;

5.1.5 In planning for the expansion of existing and planned transportation and/or infrastructure corridors, the County shall encourage the co-location of linear infrastructure, wherever feasible.

5.1.6 The County's water infrastructure planning shall be informed by watershed planning to ensure that the quality and quantity of the water resource system is maintained.

5.1.7 Integrate with Source Water Protection planning and the protection of the Water Resource System, as further outlined in this Plan.

5.1.8 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

5.1.9 Where municipal sewage services and municipal water services are not available, planned, or feasible, communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development.

5.1.10 Where municipal sewage services and municipal water services, or private communal sewage services and private communal water services are not available, planned, or feasible, individual on-site sewage services and individual on-site water services may be used provided that the site conditions are suitable for the long-term provision of services with no negative impacts to the site or surroundings area.

5.2 Municipal Water and Wastewater Servicing Hierarchy

Within this Section, an hierarchy of services is identified along with policies for the servicing systems, according to system type, including the allocation and phasing of servicing throughout the County.

5.2.1 All infrastructure shall be provided and maintained in accordance with the County's Servicing hierarchy, and in a manner that is integrated with the planning process, sustainable, financially viable, and protects human health and the environment.

5.2.2 At the time of the Official Plan Review or Update, the County shall assess the long-term impacts of the County's municipal water and wastewater servicing hierarchy, and the impacts of individual on-site sewage and water services, on environmental health and the financial viability or feasibility of other forms of servicing.

5.2.3 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

5.2.4 Where municipal sewage services and municipal water services are not available, planned, or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.

5.2.5 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned, or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

5.2.6 In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

5.3 Partially-Serviced Areas

The following policies shall apply to areas of the Community Structure that are partially serviced in the County of Brant:

5.3.1 Partial or private services shall continue to provide water and sanitary sewage services within the partially-serviced rural settlement areas of the County on an interim basis until full municipal servicing is available.

5.3.2 Partial services may permitted to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-

term provision of such services with no negative impacts.

5.3.3 Partial services shall only be permitted in only in the following circumstances:

- Where they are necessary to address failed individual on-site sewage and individual on-site water services for existing development; and
- Within rural settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that:
- The development is within the reserve water system capacity of the County's potable water system; and
- The site conditions are suitable for the long-term provision of such services with no negative impacts.

5.3.4 Development of the land on partial servicing shall not preclude the ultimate extension or development of municipal service infrastructure.

5.3.5 All new partial services for development or redevelopment shall require a servicing report as part of a complete application to identify the most appropriate form of servicing to ensure environmental protection.

5.3.6 Where multi-lot or unit development is proposed for more than two lots/units on partial servicing systems, an Impact Assessment shall be required as part of a complete application for development in accordance with the policies of Section 6 - County Toolbox of this Plan. The report shall address potable groundwater quality, groundwater yield, possible groundwater interference, soil suitability and the lot area for effluent treatment.

5.3.7 All partial servicing proposed to handle 4,500 litres or more of effluent per day effluent shall require a hydrogeological study to demonstrate such system can operate satisfactorily on the site.

5.3.8 Private wells yielding between 4.5 and 13 litres per second shall require a cistern. Wells yielding less than 4.5 litres per second shall not be considered an adequate well.

5.3.9 As municipal services become available within the rural settlement areas of the County private services shall be decommissioned, connected, and transitioned to the municipal servicing system at the landowner's expense. Landowners within these areas shall enter into a development agreement, which will be registered against the title of the land and shall also include a commitment to pay all applicable charges for decommissioning, connection, and transition of services in future.

5.4 City of Brantford as a Servicing Provider

5.4.1 The County acknowledges that the City of Brantford is a service provider to a portion of the County's current servicing capacity for the municipal drinking water system, and existing and future planned municipal sewage services to service limited Employment Areas for industrial, commercial, and institutional needs in the Cainsville and Oakhill-

Airport Settlement Areas. Municipal water services and water service connection in limited quantity are provided to the Mount Pleasant Settlement Area

5.4.2 The County shall ensure that a cost effective and adequate system of water supply and sewage treatment is provided to support, enhance, and sustain the Community Structure, as described Part 3 – Growth Management of this Plan.

5.4.3 In order to do so, this section identifies a hierarchy of services and provides policies for the County's servicing system, including the allocation, and phasing of servicing County-wide and provides policies for each type of servicing system.

5.4.4 The servicing system policies of the County of Brant provide a basis for decision making with respect to the provision of services throughout the County.

5.4.5 The County shall coordinate its planning for servicing systems with municipalities that share inland water sources such as the Grand River, including the City of Brantford.

5.4.6 The City of Brantford confirms that it is capable of providing and agrees with the requested construction or expansion of services; and

5.4.7 The provision of services between the Corporation of the County of Brant and the Corporation of the City of Brantford is in keeping with and described within the Brant-Brantford Boundary Adjustment Agreement, 2017.

5.5 Growth-Related Infrastructure

5.5.1 Planning for growth-related infrastructure shall accommodate forecasted growth in a manner that promotes efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services.

5.5.2 The County shall direct and allocate growth in a manner that promotes the efficient use of water and maintains water quality in accordance with the County's Growth Management Strategy and Provincial regulations.

5.5.3 The County shall undertake Master Servicing Plans in accordance with the Master Plan Approach of the Municipal Class Environmental Assessment (Class EA) to identify and plan for future infrastructure needs.

5.5.4 Priority shall be given to development, redevelopment, and intensification of land within the Primary Settlement Areas of the County having infrastructure on full municipal water and wastewater services.

5.5.5 Partial or private services shall continue to provide the primary means of water and sanitary sewage systems within the Rural Settlement Area boundaries, until it is financially feasible to extend or develop full County services as required to accommodate projected growth and development within the planning horizon.

5.5.6 The County may also consider extension or development of its sanitary sewage services or potable water supply systems in order to address an existing sewage disposal or water quality problem that represents a hazard to public health and safety, provided that

the County is satisfied that there is positive public benefit from such action for County residents.

5.6 Financially Sustainable and Affordable Infrastructure

5.6.1 The County shall coordinate investment in water, wastewater, and stormwater infrastructure to service future growth in a fiscally sustainable manner in accordance with the County's Asset Management Long Term Funding Plan.

5.6.2 The County shall establish programs and processes to generate sufficient revenue to recover the full cost of providing and maintaining municipal servicing infrastructure in accordance with the County's Asset Management Long Term Funding Plan.

5.6.3 Infrastructure shall be planned according to the full life cycle costs and payment options developed for these costs over the long-term;

5.6.4 The County shall continue to monitor infrastructure system capacities and operational effectiveness of its servicing systems through asset management planning.

5.6.5 Where development requires extensions and/or improvements to existing municipal service infrastructure, such upgrades shall be financed, constructed, and maintained by the developer before being conveyed to the County.

5.7 Servicing Allocation

All existing and planned development and redevelopment in the County shall adhere to the County's Infrastructure Servicing Allocation Policies for in municipal water and wastewater services in specific Settlement Areas, which may be updated to conform to the implementation of each Master Servicing Plan for existing and planned municipal water and wastewater services.

As part of the implementation of the Servicing Hierarchy provided in this Section, and to ensure that servicing is provided in a manner that is integrated with the planning process, and is sustainable, fiscally responsible, contributes to complete communities, protects what we value, and integrates transportation and mobility policies of this Plan, the following shall be the policies of the County:

5.7.1 The timing of development shall be based on the management of the geographic sequence and balance such that:

- Logical extension of County infrastructure avoids, where possible, large undeveloped tracts of land between existing areas of development and the proposed development;
- Development is proposed in a compact built form, sustainable, and complete form and pattern;

- Impacts to the County's Natural Heritage System are avoided and adequately mitigated;
- The provision of all County infrastructure proceeds in an financially sustainable manner; and
- Priority is given to servicing for employment lands, affordable housing, infilling, intensification, redevelopment, draft approved and registered development.

5.7.2 Prior to approving any development application, the County must be satisfied that adequate municipal servicing infrastructure, including overall system capacity, is available or can efficiently and economically be provided to support the development within three years of any planning approvals. Where adequate municipal servicing infrastructure does not exist, the County may not approve a development application or may use Holding provisions in the Zoning By-law to regulate the timing of development based on Staff's discretion. Where adequate servicing does not exist to support a proposed development, the County shall not be obligated to provide such servicing in advance of development, in accordance with the County's allocation policies.

5.7.3 Draft approved subdivisions shall only be registered if sufficient servicing capacity exists, or a servicing agreement is in place.

5.7.4 When capacity of the County's water and sewage facilities has been fully allocated and prior to the facilities reaching their acceptable capacity, the County shall demonstrate a commitment to the expansion of the facilities in accordance with the Growth Management policies of this Plan, prior to the draft approval of any subdivisions. This includes completion of any required environmental approvals for the expansion of municipal infrastructure.

5.7.5 When conditions of development approval, draft plan approval or otherwise, are not fulfilled within the time granted, the County may not support the extension of development approval and may assign the servicing allocation to other developments or areas of the County or hold the capacity in reserve.

5.7.6 For any development occurring without the immediate benefit of full municipal servicing, the proponent must enter into an agreement stating that if services are eventually extended to the area, the owners of the lot will connect to the services provided at the owner's expense. The letter of intent shall be registered against the title of the land and shall also include a commitment to pay all applicable charges for the share of services provided.

5.7.7 Development or redevelopment shall not be permitted on holding tanks within any area of the County, except where there is no alternative to solving a deficiency with an existing septic system or where servicing contracts have been entered for the extension or development of services for business related region construction of commercial or industrial uses at the County's discretion.

5.7.8 Any development or redevelopment shall accommodate additional traffic resulting from the development or redevelopment of the lands through the existing and planned

transportation network; and any changes to the transportation network must have physical and financial resources prior to development.

5.7.9 Prior to approval and/or registration of development, the County shall require the preparation and approval of a Servicing Feasibility Study and/or update to the which shall demonstrate available capacity of existing municipal service infrastructure.

5.8 Privately Serviced Areas

The following policies shall apply to areas of the community structure that are privately serviced:

5.8.1 Private servicing in the form of septic systems and wells shall continue to be the primary means of servicing within the Rural Areas of the County.

5.8.2 All new private services for development or redevelopment within the privately serviced areas shall require a servicing report to identify the most appropriate form of servicing to ensure environmental protection.

5.8.3 Any lot proposed for development or redevelopment on private services shall be sized to accommodate sufficient area for attenuation for all infrastructure relating to the proposal.

5.8.4 Private wells yielding between 4.5 and 13 litres per second shall require a cistern. Wells yielding less than 4.5 litres per second shall not be considered an adequate well.

5.8.5 If development of redevelopment is proposed on private services an Impact Assessment shall required as part of a complete application for development in accordance with Section 6 – County Toolbox of this Plan. The report shall address potable groundwater quality, groundwater yield, possible groundwater interference, soil suitability and the lot area for effluent treatment.

5.8.6 All private servicing proposed to handle 4,500 litres per day or greater of effluent shall require a hydrogeological study to demonstrate such system can operate satisfactorily on the site.

5.8.7 Areas currently on private services shall be required to connect to municipal services should they become available. Existing private services that have been used in the interim shall be properly decommissioned.

5.8.8 Existing, expanding, and/or newly created mobile home parks on private services or private communal services shall ensure all repairs, upgrades, and provision of private servicing infrastructure are in accordance with the policies of this Plan and Provincial Policy.

5.9 Stormwater Management Systems

5.9.1 he County shall promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, low impact development, and the cumulative environmental impacts of stormwater from existing and planned

development, including assessment of how extreme weather events will contribute to these impacts.

5.9.2 The County shall require the use of stormwater management facilities where appropriate, to mitigate development impacts on stormwater quantity and quality.

5.9.3 The County shall promote naturalized and unfenced stormwater management facilities, constructed with gentle slopes.

5.9.4 The County shall own, operate, and maintain all public stormwater management facilities and develop an implementation and maintenance plan for all facilities.

5.9.5 The County shall implement and support innovative stormwater management design which maximizes function of vegetative and pervious surfaces to ensure groundwater recharge.

5.9.6 The County will encourage innovative infrastructure solutions through Low Impact Development (LID) and design of new development, redevelopment and intensification while supporting stormwater infrastructure planning and design to meet or exceed emerging changes to provincial policies, standards, and guidelines.

5.9.7 All stormwater management systems and facilities shall be designed, constructed, and maintained to:

- The County shall require the preparation of stormwater management plans on a watershed or subwatershed basis.
- Demonstrate the integration of any receiving watercourse and required mitigating works with the development of master drainage plans, environmental management plans, and master servicing studies.
- Be landscaped features, appropriately integrated into the parks and open space system, but shall not count toward any required public parkland contribution;
- Minimize surface ponding and flooding inconveniences throughout the County;
- Control the quantity and quality of stormwater runoff entering receiving streams and wetlands;
- Protect receiving streams, wetlands and adjacent land uses from any potential adverse impacts of stormwater runoff, including stream erosion, thermal loading and nutrient loading;
- Maintain natural stream geometry wherever possible;
- Control erosion and sedimentation during construction; and,
- Satisfy the servicing standards of the County, the Conservation Authority and any other agency or regulatory bodies having jurisdiction

5.9.8 Development shall provide appropriate stormwater management facilities as approved by the County and, where necessary, the Conservation Authority and the Province.

5.9.9 As part of a Complete Application for development, applications will be required to submit:

5.9.10 Identify and mitigate the impacts of additional runoff resulting from increased imperviousness through such measures as site-specific stormwater management;
5.9.11 Implement site grading, building and servicing design measures to protect new development from urban flooding;
5.9.12 Landscape Plan prior to any approvals of development to ensure acceptable design of stormwater management systems;
5.9.13 Stormwater management plan or the equivalent, as determined by Staff, that proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan; and
5.9.14 Enhancement Plan for the vegetation, wildlife habitats and corridors in and along the stormwater management system and the receiving watercourses.

5.10 Public Utilities and Telecommunications

5.10.1 Municipal service infrastructure and public and private utilities, including electricity generation facilities and transmission and distribution systems, are permitted in any land use designation. Where construction of any municipal servicing infrastructure or public and private utilities project is proposed within either the Community Node Designation or the Adjacent lands Overlay, the project shall be required to submit an environmental impact study, and/or other appropriate studies, in accordance with the policies in this Plan, or be subject to an Environmental Assessment under the Environmental Assessment Act.
5.10.2 Where County protocols have been adopted by Council for public utilities and telecommunication facilities, the applicant shall demonstrate as part of a complete application that the planned project is in accordance with protocols adopted by Council.
5.10.3 In planning for the expansion of existing and planned public utilities, telecommunication facilities and/or other infrastructure, the County shall encourage the co-location of linear utilities and facilities.
5.10.4 All utilities and telecommunication facilities shall be located underground and be grouped into a single utility conduit, where feasible, in a road allowance or easement, consistent with the County's standards. For larger equipment, and facilities that are required to be located above grade, the County shall require that appropriate locations be identified and/or cluster sites be determined which take into consideration the location requirements for larger infrastructure elements, whether within public rights-of-way, or on private property. In some cases, this may be required to be determined through an environmental assessment under the Environmental Assessment Act.
5.10.5 The County shall not permit development in, or adjacent to, hydro and other utility corridors that would have the potential to preclude or negatively affect the use of the corridor for its intended purpose.
5.10.6 Uses, such as active and passive recreation, agriculture, community gardens, other

utilities and parking lots that serve a public benefit or are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. Proponents should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

5.10.7 The County shall support the provision of electronic communications technology involving high-capacity fibre optics to enhance telecommunications services throughout the County, where appropriate.

5.11 Energy Generation

5.11.1 The County shall permit the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, where appropriate, to accommodate current and projected needs in accordance with the County's Energy Conservation and Demand Management Plan.

5.11.2 Wind turbines and/or solar farms may be permitted within the Agricultural Designation, Prestige Employment Designation or General Employment Designation, as identified on Schedule A - Land Use Plan. For any proposed wind turbine or solar farm, the County shall require the proponent to proceed through an Environmental Assessment process under the Environmental Assessment Act, or at a minimum, through a land use planning approval process under the Planning Act, or both. The approvals process shall evaluate and assess:

- The impact of the proposal on the views, vistas, and any cultural heritage landscapes in the vicinity;
- Whether the nature and scale of the proposal is appropriate, and how any identified impacts can be mitigated; and,
- How the site will be accessed for maintenance.

5.11.3 The County may impose limits on the extent, height and location of any proposed wind turbine or solar farm.

5.11.4 The County, in partnership with the Province, as appropriate, shall ensure that the necessary agreements are in place to deal with ongoing operation and maintenance of any green energy facilities, as well as appropriate protocols for their ultimate decommissioning.

5.12 Gas and Oil Pipelines

5.12.1 Gas and oil distribution pipelines shall be encouraged to be located within a road right-of-way or easement. They shall be encouraged to locate in such a manner that does not

negatively impact on the function, safety or amenity of adjacent land uses, or roadway operation when accessed.

6.0 Transportation and Mobility

Ensuring the County of Brant can provide an efficient multi-modal transportation network with active transportation options and limited automobile dependency is a key objective of this plan. The intent of this Plan is to complement the detailed requirements and guidelines identified in the County of Brant Transportation Master Plan and other transportation studies. All development, including all works related to the transportation network, shall conform with the relevant policies of this Plan and shall be consistent with the guidance of the County of Brant's Transportation Master Plan.

This plan provides a framework for a complete streets approach in the County of Brant, addressing active transportation options and public transit needs, transportation demand management needs, aiming to reduce the need for surface parking, and providing general development policies related to the road network.

6.1 Complete Streets

6.1.1 For the purposes of implementing the County's transportation system, the principles of complete streets shall be used in the design, refurbishment, and reconstruction of roads by:

- Applying a safety lens to all analyses, recommendation, design, and implementation.
- Incorporating a comprehensive active transportation network that creates safe, appealing, comfortable, easy, and quick connections between trip origins and destinations.
- Accommodating equitable and comfortable pedestrian movement, including consideration for personal mobility devices.
- Encouraging the use of green infrastructure.
- Being attentive to adjacent uses and opportunities to support economic development, tourism, and transportation options.
- Facilitating the separation of transportation modes that differ in speed and mass to ensure the safe and homogenous flow of traffic.
- Incorporating the standards and recommendations of any applicable design guidelines, or similar, that have been prepared or endorsed by the County of Brant and provided as part of a complete streets' framework.
- Considering a reduction of speeds in neighbourhood areas and using lower speed design on arterials near school sites as part of the implementation of Brant Safe Streets.

6.1.2 All streets shall be designed in accordance with the principles of complete streets and

appropriate customization according to the street classifications as shown on Schedule E of this Plan. Further, streets shall be planned, designed, and built in accordance with the County of Brant's applicable Engineering Standards.

6.1.3 Where the County of Brant has prepared a supporting design guideline supplementary to the policies of this Plan and the recommendations of the Transportation Master Plan, all development of public and private street should meet the objectives of the applicable guidance.

6.2 Active Transportation

Existing and potential opportunities for Active Transportation routes have been identified as part of the County's Mobility Network on Schedule E of this Plan with the intent of providing local, community, and regional active transportation connections that provide recreational and viable transit opportunities for residents, workers, and visitors.

6.2.1 Development shall address the needs, safety, and convenience of pedestrians, cyclists, or other methods of active transportation, including the provision of short and long-term bicycle parking facilities and end-of-trip uses like public washroom facilities and storage.

6.2.2 Walkways and landscaping shall be provided directly from parking areas and municipal sidewalks to the main entrance(s) of the building(s), ensuring they are well articulated, safe, accessible, and integrated with the overall network of pedestrian linkages in the area to create a comfortable walking environment.

6.2.3 Trailways and greenways shall be created and supported through development, being corridors dedicated to low-speed and active modes of transportation that are separated from vehicular rights-of-way, providing vital component of the public realm and viable transportation option to residents.

6.2.4 Separation from automobile routes shall be the preferred method of active transportation routes where conflicts may arise when modes differ in speed, mass, and direction.

6.2.5 Active transportation routes shall ensure the safe and homogenous flow of low-speed and active transportation modes.

6.2.6 Road networks and cross-sections shall be planned, designed, and managed to support safety, equity, and mobility for all users.

6.2.7 Promotional, educational, or pilot initiatives intended to research and address common conflicts in active transportation planning, including walkability, pedestrianization, personal security, barrier-free access, health and environmental factors, and the comparative costs of travel choices, will be supported.

6.2.8 As part of the County of Brant's framework for healthy, strong, and competitive communities, the provision of dedicated and integrated trailway connections and lands for related facilities as shown on Schedule E of this Plan and at no expense to the public shall be required.

6.2.9 The alignment of existing and future trailways as identified on Schedule E of this Plan shall be considered flexible to accommodate actual on-ground routing, and to respond to new opportunities, master planning, and/or constraints that may arise from time-to-time.

6.2.10 Direct active transportation access shall be provided to all schools and community facilities from the surrounding residential neighborhoods to ensure safe and convenient ways to walk and cycle.

6.2.11 Developments shall provide safe walking and cycling routes as part of comprehensive land-use and subdivision applications that ensure a focus on pedestrian safety, circuitous routing, school walking zones, and clear connections to natural heritage features.

6.3 Transportation and Demand Management

6.3.1 Development shall seek to increase the modal share of alternatives to the automobile, which may be guided by modal share targets set by the County of Brant to be integrated in further planning, design, and implementation documents.

6.3.2 Reductions to parking requirements for the purposes of reducing automobile demand may only be considered where comprehensive analyses have been undertaken and supporting documentation, such as a transportation demand management report and parking survey, have been submitted and reviewed to the satisfaction of the County of Brant.

6.4 Public Transportation

6.4.1 The County shall be responsive to current and anticipated growth by integrating Brant Transit with connections to the Brantford Transit, VIA Rail, Metrolinx, and other regional or provincial transportation services to support the development of future transit-oriented communities.

6.4.2 For the purposes of implementing the County's transportation network, development may be required to provide, at no public expense, the dedication of a public transit right-of-way and lands for related facilities.

6.4.3 The County shall, where appropriate, designate lands to support growth in proximity to planned transit service.

6.4.4 Where development is proposed in proximity to an active rail line, the County of Brant may require conveyance of part of the lands to the satisfaction of and at no expense to the municipality for a public transit right of way to accommodate future train services to the County of Brant.

6.4.5 Where development is proposed in proximity to a Highway, Arterial Road, or Collector Road, the County of Brant may require conveyance of part of the lands to the

satisfaction of and at no expense to the municipality for a public transit right-of-way and public transit related amenities to accommodate current and future public transportation needs.

6.4.6 Where development is proposed in proximity to a Local Road, the County of Brant may require conveyance of part of the lands to the satisfaction of and at no expense to the municipality for a public transit right-of-way and public transit amenities to accommodate current and future public transportation needs.

6.5 Goods Movement

6.5.1 Development shall promote the safe, efficient, and sustainable movement of goods, including the movement of vehicles related to farm operations, to support local economic development.

6.5.2 The County of Brant, working with agencies, stakeholders, and other levels of government, shall plan for responsive and strategic placement of major goods movement facilities and corridors that shall promote efficient and direct access to goods, transportation, and infrastructure corridors, while supporting economic growth and development, and maximizing safety and efficiency.

6.5.3 Development of uses requiring frequent movement of goods or equipment shall be in proximity to Highways and Arterial Roads to minimize traffic impacts and conflicts.

6.5.4 The County of Brant shall maintain a truck route network designed to regulate the movement of large vehicles throughout the County as determined through the Transportation Master Plan or recommendations of a traffic study implemented to the satisfaction of the County of Brant. Truck routes and restrictions shall be in accordance with any applicable Provincial regulations and/or Municipal By-laws and such routes will be appropriated considered and, where necessary, extended or amended through development applications.

6.6 Parking Solutions

6.6.1 Parking standards and regulations for all types of land uses shall promote accessibility, safety, the use of active transportation options, and the efficient use of land.

6.6.2 The County of Brant may require infrastructure for the provision of Electric Vehicle charging facilities as a condition of development or a standard for parking requirements.

6.6.3 The County of Brant may consider adjustments to parking requirements for areas where it has been shown, to the satisfaction of the County, that adequate alternative transportation options are available, that sufficient parking exists, and/or where examples of similar developments have been provided that indicate and support the adjustments to the parking needs for the proposal.

6.6.4 To ensure the safe and efficient movement of all users, parking facilities may be subject

to a comprehensive planning process, such as site plan control, and shall be designed, constructed, and maintained to be consistent with the applicable County policies, standards, and guidelines.

6.6.5 To facilitate on-street parking opportunities, the County of Brant will encourage designs that limit and consolidate accesses to the public right-of-way wherever feasible and opportunities for rear and side yard parking to reduce the visual impacts on the public right-of-way.

6.6.6 Bicycle parking shall be provided and conveniently located in close proximity to building entrances and County of Brant trails. Sheltered bicycle parking is the parking type and should be integrated into the built form.

6.6.7 The County may, under applicable legislative authority, wish to implement provisions for payment in lieu of the provision of parking for components of a required parking supply in accordance with any applicable implementation By-Law or agreement.

6.7 The Road Network

To maintain and develop an appropriate hierarchy of roads that shall facilitate the desired movement of people and goods throughout the County, this Official Plan, in coordination with the County's Transportation Master Plan, has established a mobility network that includes functional classifications of roads as shown on Schedule E of this Plan.

6.7.1 For the purposes of this Official Plan, the functional classifications, which may also be differentiate by an urban or rural classification, include the following:

- Provincial Highway
- Arterial Roads
- Collector Roads
- Local Roads
- Local Laneways
- Public Trails

6.7.2 The County may adjust the location and/or alignment of existing and conceptual or proposed roads as identified on Schedule E to accommodate the actual on-ground route, and to respond to new opportunities, constraints, or master planning that may arise from time-to-time, without the need for an Official Plan amendment, provided the changes have been subject to a technical study that has received input from landowners and has been completed to the satisfaction of the County.

6.7.3 The development of roads shall be subject to the approval of the County and must be planned, designed, and operated in accordance with County's Transportation Master Plan, Development Engineering Standards, and any similar associated design standards that have been established or endorsed by the County. This includes the

development and design of private roads and rights of way.

6.7.4 Residential development adjacent to Provincial Highways and Arterial Roads shall be protected from vehicular noise through appropriate noise mitigation, planning and design, and by ensuring the provisions of noise attenuation measures at the time of development.

6.7.5 The County supports road networks and connectivity that appropriately balances pedestrian safety and traffic flow and increases opportunities for active transportation and public transit.

6.7.6 The design, construction, refurbishment, or reconstruction of roads and associated rights-of-way shall correspond with the County of Brant's Development Engineering Standards to ensure that the principles of a complete streets' framework shall be satisfied within the right-of-way. Allowances for additional on-street parking, turn lanes, and engineering elements such as grading, grade separation, 0.3 metre reserves, daylight triangles, cycling facilities, and sightlines may not be illustrated on the E-series schedules of this plan, but conveyance of property for additional right-of-way may be required for their construction under the authority of the *Planning Act.*

6.7.7 Conceptual roadways have been illustrated on the E-series Schedules of this Plan to ensure that no development within proximity of these conceptual public rights-of-way will negatively impact the potential for their development. Where conceptual roadways have been illustrated, the County may require studies to determine the feasibility and delineate a proposed route prior to the submissions of an application for development of neighbouring lands.

6.7.8 A widening or conveyance of a public right-of-way may be required as a condition of development whereby an owner of land may be required to convey a portion of land at no cost to the municipality, to facilitate the construction of a public right-of way based on the road classifications illustrated on Schedule E of this Plan with the total right-of-way width being described as follows:

- Highway – Over 45 metres
- Arterial Road – 20 to 45 metres
- Collector Road – 20 to 45 metres
- Local Road – 15 to 22 metres
- Public Laneway – 6 to 10 metres
- Public Trails – 3 to 6 metres

6.8 Access and Connectivity

6.8.1 Provincially owned and managed Highways within the County are under the jurisdiction of the Province of Ontario. They are constructed to Provincial standards and are regulated by the applicable Ministry. Access to these highways and/or abutting lands is

prohibited except as permitted by the Province.

6.8.2 Arterial Roads are designed to move large volumes of traffic within and through the County of Brant. To preserve the traffic carrying capacity of these thoroughfares, individual access to these roads shall be limited. This policy may also apply to Collector Roads, or a portion thereof, where it is determined by the County for the prioritization of the flow of traffic and transportation.

6.8.3 Direct or restricted access to any road shall only be permitted subject to the approval of the County and may be subject to detailed traffic analysis and/or parking survey to determine impacts to traffic flow, on-street parking capacity, and the existing and planned function of the road. Wherever feasible, shared access is to be incorporated as part of employment, commercial and mixed-use sites to reduce access points and reduce conflicts zones.

6.8.4 Access to the municipal right-of-way shall be in accordance with the County of Brant Entrance By-Law, as amended from time to time.

6.8.5 A connection hierarchy for municipal and private rights-of-way, as established by the County of Brant Transportation Master Plan, shall be integrated into the planning of all road networks as per the following table:

Table 6.8 - Road Network Connection Hierarchy

	Public Lane	Local Road	Collector Road	Arterial Road	Highway
Public Lane	Connects	Connects	No Connection	No Connection	No Connection
Local Road	Connects	Connects	Connects	No Connection	No Connection
Collector Road	No Connection	Connects	Connects	Connects	No Connection
Arterial Road	No Connection	No Connection	Connects	Connects	Connects
Highway	No Connection	No Connection	No Connection	Connects	Connects

6.8.6 Where access is provided from the right-of-way to private property, including parking

facilities, every effort shall be made to accommodate appropriate queueing of vehicles wishing to enter and exit the roadway where there may be interactions with pedestrian or active transportation traffic to not impede the flow of any mode of transport.

6.8.7 Development may require more than one access route for emergency service connections to the road network. Emergency access roads shall be provided by the development proponent, to the satisfaction of the County of Brant, and shall be a condition of approval for both public and private roads and developments, where applicable.

6.8.8 Plans of Condominium within the County, while held under private ownership, shall be designed to encourage, and facilitate connections and linkages to established and planned active and pedestrian transportation networks including opportunities for public access and connectivity.

6.8.9 Spacing between entrances to the public right-of-way will be informed by the minimum standards of the Transportation Association of Canada's Geometric Design Guide for Canadian Roads, Chapter 8 – Access. Where the County of Brant wishes to go beyond the minimum standard, such a requirement will be determined by the County through the Entrance By-Law.

6.8.10 Where the designation or consent of a parcel would remove or restrict access to a portion of the parcel, the direction of this Plan provides for the consolidation of the restricted portion of the lands with a neighbouring parcel of the same designation rather than provide access through parcels of a different designation.

7.0 Economic Development and Prosperity

The employment base in the County of Brant is concentrated in several export-based sectors and community-based sectors, specifically manufacturing, transportation and warehousing, construction, agriculture, retail and wholesale trade, and health care and social assistance. Economic growth in the County's export-based economy generates wealth and economic opportunities which, in turn, stimulates community-based employment sectors, including retail trade, accommodation and food and other service sectors. Economic *development* drives the need for labour force growth across both sectors and contributes to the high standard of quality of life throughout the County of Brant.

Ongoing and enhanced economic *development* is fundamental to the County's future success and sustainability. Acknowledging that over half of the County's land is in the Agricultural System, agriculture shall continue to be an important economic driver and employment source within the County.

The intent of this Plan is to ensure the County's local economy shall provide meaningful employment opportunities, by emphasizing the importance of protecting and enhancing agriculture and tourism as part of the economy, while also diversifying the economy by encouraging the growth of knowledge-based businesses, technology-based businesses, and multi-sector entrepreneurship.

7.1 Economic Development

This Plan is intended to support the County's Economic Development Strategy to facilitate a strong and sustainable economy in the County that anticipates changing economic trends and attracts and retains a diversely skilled labour force. The following policies shall apply to all development related to economic development activities and directions of the County of Brant:

7.1.1 Development will protect the high quality of life and unique sense of place in the County as a driver of economic *development*.

7.1.2 Development shall not negatively impact the Agricultural System, but rather build on the significant contribution agriculture makes to the County's economy and create circumstances where agriculture can thrive.

7.1.3 As part of the County's Economic Development Strategy, development will consider how it can:

- Strengthen cultural, heritage, and agricultural assets to attract visitors and investment in all aspects of the tourism industry.

- Continue to enhance employment opportunities provided by tourism.
- Use land use planning tools and incentives to encourage and promote new commercial *development* and cultural attractions along Main Streets in Settlement Areas to enhance the quality of life, unique sense of place, vibrancy, and charm of the County.
- Encourage the growth of small and medium sized commercial and employment businesses, including live work uses and home occupations.
- Facilitate range of live work and commuting opportunities that focus on emerging knowledge-based employment sectors related to professional, technical, and scientific services, business services, health care and education, and information technology.
- Provide opportunities to attract young professionals, whereby the County may promote apprenticeships, co-ops, and internship programs in partnership with neighbouring post-secondary educational institutions, industry organizations, and technology-based firms and start-ups.
- Facilitate the ongoing development of the County's inventory of Employment Areas to ensure accommodation of employment generating land uses for years to come.
- Provide a diverse inventory of lands and buildings available for all scales of business and investment in the short and long term to drive and enhance investment opportunities throughout the County.

7.1.4 Outside of Employment lands, *development* criteria shall be established to ensure that *redevelopment* of any job-supplying uses shall retain space for a similar number of jobs to be accommodated on site in accordance with all applicable policies of this Plan.

7.1.5 *Development* and *redevelopment* shall support a diverse economy, drive new investment, build successful community nodes, and increase communication and engagement in the business community.

7.1.6 When considering the impacts a development may have on the County of Brant, consideration will be given to the value per hectare of land based on the cumulative assessment values to ensure new development is matching or exceeding the value per hectare of existing prosperous and economically viable areas of the County.

7.1.7 The County will support and promote encourage eco-business, eco-friendly economic opportunities, green energy, and sustainable energy uses through energy conservation, building design, green technologies.

7.1.8 The County will encourage and support opportunities which seek to build upon and enhance television, film, and digital media productions in accordance with the County's Filming Strategy recognizing the unique prosperity potential.

7.1.9 The County will support the use of Community Improvement Plans to stimulate economic *development*, *redevelopment*, rehabilitation, revitalization, and intensification of areas in need of improvement and revitalization, and areas requiring improvements to *infrastructure* and servicing.

7.1.10 The County will encourage and support the growth and expansion of creative and cultural industries by working collaboratively with community, artists, actors and performers, writers and designers, cultural workers, and organizations recognizing the important role this sector plays within the County's economy and contribution to unique sense of place.

7.2 General Employment Designation

The General Employment Designation is intended to accommodate employment uses that are largely industrial in nature and remain a crucial component of the County's economy. The Employment designation applies to land that is comprised of or intended to be developed for a range of industrial uses and may include service commercial uses and related uses that directly service the employment area.

In most cases, General Employment Areas in the Rural Area will be used by "dry" industrial and limited commercial uses which do not use significant amounts of water in their operation and which do not produce significant amounts of effluent, consistent with rural servicing levels which rely on private water and sewage systems. Rural Employment Areas are expected to provide diversity to the *County*'s land supply for business. Lands designated General Employment that are located outside of the County of Brant's primary or rural settlement areas are considered to be part of the County's prime agricultural area.

Establishing specific areas for detailed land use regulations is normally left to the Zoning By-law. In establishing zones and considering rezoning applications, Council shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses. The Zoning By-law may also limit the location and size of commercial uses and size of warehousing especially in General Employment Areas within Settlement Areas.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as General Employment on Schedule A of this Plan:

- Industrial, production, processing and manufacturing uses, including those that involve chemical, physical, electrical, mechanical, or similar uses of processes that would require separation from sensitive land uses.
- Major facilities and research and development uses that benefit from being nearby manufacturing.
- Ancillary office, storage, and on-site supportive services for a major facility.
- Uses supportive only to General Employment Areas, such as small retail, food

services, including commercial, accommodation, office, but do not include sensitive institutional or residential uses.
- Dry industrial and commercial uses requiring large lots, major road access or proximity to rural resources are permitted in rural employment areas.

Policies

7.2.1 All development and redevelopment within the General Employment designation shall mitigate pollution from noise, vibration, odours, smoke, dust, light, or any other forms of pollution, and shall comply with all applicable municipal and Provincial policies, standards and guidelines, and potential study requirements and separation distances.

7.2.2 Residential and other sensitive land uses are not permitted in the General Employment designation.

7.2.3 Directing large-scale format warehousing, trucking, distribution and logistic facilities to *Major Goods Movement Facilities* and Transportation Corridors where possible.

7.2.4 Where the General Employment designation is located at the interface of a community lands designation, or similar sensitive land use, the design of the site and permitted uses shall function in a way to mitigate any potential negative impacts from industrial uses on the sensitive land uses.

7.2.5 No new rural employment areas shall be established within 1km of a Settlement Area;

7.2.6 The impacts on agricultural operations shall be kept to a minimum and the loss of prime agricultural land shall be avoided wherever practical.

7.2.7 A threshold of size or scale for any small retail or commercial uses developed in accordance with the implementing Zoning By-law and Comprehensive Design Manual to assist in determining compatible uses and prohibit retail uses which exceed this threshold.

7.2.8 Such commercial uses will be service focused with limited accessory retail and may include business or professional offices, farm machinery sales, farm supplies, farm produce sales, small scale motels or inns, small scale restaurants and automobile sales and services. Retail commercial uses and service commercial uses normally found in urban centres are not permitted.

7.2.9 Outside storage areas, parking and loading within the General Employment designation, shall be subject to the following:

- All storage areas shall be located away from adjacent lands containing residential uses or within a designation that permits residential use and shall have adequate buffers that visually screen the storage area from adjacent lands and the public realm. The use of vegetative planting strips is encouraged.
- All buffers, fencing, and screening shall enhance the site and be permanent in construction.
- Where natural landscaping is utilized, it shall be of adequate size to appropriately screen the storage area upon installation and shall consist of

non-invasive native species.
- Adequate parking, loading, waste collection, and storage shall be provided on-site. Shared access and parking among various properties shall be encouraged.

7.3 Prestige Employment Designation

The Prestige Employment Designation generally applies to lands having prime exposure along 400-series Highways and major arterial roads and developed in the style of a business park. Development and redevelopment within the Prestige Employment designation shall exhibit a high standard of urban design, architecture, and environmental enhancement through green infrastructure and landscaping.

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as Village Community Lands on Schedule A of this Plan:

- Industrial, production, processing and manufacturing uses, including those that involve chemical, physical, electrical, mechanical, or similar processes or uses that would require separation from sensitive land uses.
- Major facilities and research and development uses that benefit from being nearby manufacturing.
- Ancillary office, storage, and on-site supportive services for a major facility.
- Uses supportive to prestige employment including commercial, accommodations, office and community uses, but do not include sensitive institutional or residential uses, provided the use has frontage on an arterial or collector road, and the supportive use will not compromise the ability of nearby employment lands to operate.
- Large -scale facilities that exhibit employment characteristics, such as large-scale commercial uses which cannot be readily accommodated in other commercial areas, uses with a significant warehousing function, and infrequent shopping destinations.

Policies

7.3.1 All development and redevelopment within the Prestige Employment designation shall mitigate pollution from noise, vibration, odours, smoke, dust, light, or any other forms of pollution, and shall comply with all applicable municipal and Provincial policies, standards, and guidelines.

7.3.2 The following uses are specifically prohibited on lands designated Prestige Employment:

- Residential uses
- Major retail uses
- Sensitive institutional uses
- Outdoor storage that would be visible from any nearby Provincial Highway or Arterial Road
- Any employment use that is considered noxious due to materials used or produced, or methods or processes employed, that emit pollution from noise, vibration, odours, smoke, dust, or any other forms of pollution.

7.3.3 Related commercial uses shall only be permitted where the applicant has, as part of a complete application, submitted the following at a minimum to the satisfaction of the County of Brant:

- A traffic impact study prepared in accordance with guidelines, terms of reference and/or requirements of the County and the Province.
- A comprehensive development plan which identifies the size and location of proposed buildings, parking, landscaping, pedestrian amenities, and other site elements.
- An urban design study, guidelines, and/ or architectural drawings and renderings.

7.3.4 Any amendment to this Plan to permit new or expanded opportunities for Major Retail Uses in an Employment Area may only occur in accordance with the Employment Land Conversion policies of this Plan.

7.3.5 Where adjacent to Highway 403 or a Major Arterial or Collector Road, buildings shall be designed to face the highway and/or major arterial or collector road. Parking, loading, waste collection, and storage areas shall be screened from view. Except for a limited amount of visitor parking, all parking loading, garbage collection, and storage are not permitted to be located between buildings. Shared access and parking among adjoining properties is encouraged.

7.3.6 Development and redevelopment shall incorporate transportation demand management measures that promote active transportation, public transit, and increased vehicle occupancy, where deemed appropriate by the County.

7.3.7 Development and redevelopment along the Highway 403 corridor shall comply with the Green Energy Accord established by the County, which seeks to protect Employment Areas along the Highway 403 corridor as a priority for employment uses related to green energy technology and will consider green building standards.

7.3.8 Full or partial build-out of the Employment land in the southwest quadrant of the Highway 403 and Highway 24 (Rest Acres Road) interchange will require removal of the private access located midblock between the interchange and Bethel Road. Suitable access shall be obtained via the intersection of Highway 24 (Rest Acres Road) and Bethel Road, subject to the review and approval of a Traffic Impact Study.

7.3.9 No new full movement public road, private road, or commercial access connections shall be permitted from Highway 24 (Rest Acres Road) between Bethel Road and Powerline Road. All access to Highway 24 (Rest Acres Road) shall be via Bethel Road and Powerline Road. Existing access for legally existing uses and zoning shall be permitted to remain until such time as further development may occur on said properties.

7.3.10 Highway improvements necessitated by land development within the Ministry of Transportation's permit control area as specified in the Public Transportation and Highway Improvement Act shall generally be the responsibility, financially and otherwise, of the development proponent and the County. Improvements shall be based on the recommendations of a Ministry of Transportation approved Traffic Impact Study, which shall identify the transportation needs and traffic impacts that development will have on the surrounding highway network including any nearby interchange.

7.4 Rural and Agriculture Based Economy

It is the intent of this Plan to promote and support the County's agricultural industry and to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.

7.4.1 The County of Brant will encourage the establishment of on-farm experiences and educational activities in a manner that does not conflict with *agricultural uses* or *normal farm practices*.

7.4.2 A threshold of size or scale for employment uses in rural areas may be included within the implementing Zoning By-Law to assist in determining compatible uses and prohibit major retail uses which exceed this threshold.

7.4.3 The County may prioritize agriculture-related employment opportunities in rural employment areas to enhance the agricultural economy of the County and provide benefits to the rural community with the addition of compatible employment generators.

7.4.4 *Development* proposals in proximity to ongoing farming operations shall prove that there are no negative impacts on the farming operations and may require the submission of an Agricultural Impact Assessment or Minimum Distance Separation calculation in accordance with the Agricultural System policies and all other policies of this plan.

7.4.5 The County may consider limited expansions of existing industrial and commercial uses in rural areas to support the immediate needs of the existing business, subject to compatibility with existing uses, and where it has been shown that there are no feasible alternatives to the expansion.

7.4.6 The County may support economic activities that

- encourage crop diversification, reforestation, and innovative agricultural ventures brought about by research and *development* efforts.
- Protect and enhance the Agri-Food Network as a viable part of the County's employment generators and agricultural economy.
- Support community education and outreach programs that highlight the importance of agricultural food skills and support urban agricultural initiatives, and
- Encourage gleaning and food waste recovery programs between food producers and food security groups, and not-for-profit food vendors (e.g., food banks, community kitchens) within the County, or consider a the economic model for a circular economy.

7.4.7 The County of Brant may maintain and support an Agricultural Advisory Board or Committee to identify issues of concern to the local agricultural community and to advise Council on agricultural matters.

7.4.8 Research activities by Ontario Ministry of Agriculture, Food and Rural Affairs, and educational and research institutions to identify potential new crops that can be grown on County lands, with the objectives of improving productivity and improving agricultural operations and practices will be supported.

7.4.9 The County will work with the local agricultural community to develop strategies to respond to changes in weather and other potential climate change impacts on food production.

7.5 Tourism Economy

The County shall continue to promote tourism as an integral part of economic *development*, acknowledging that tourism brings many economic benefits to the County. Tourism is supported by having a healthy, livable, and diverse community, which includes vibrant downtowns, cultural and sports facilities, parks and other outdoor leisure and recreational opportunities, all connected by integrated transportation systems.

7.5.1 Tourism and recreation opportunities shall be encouraged throughout the County by promoting and investing in *development* that facilitates access to the Grand and Nith Rivers and their shorelines, *Agri-tourism uses*, rural resource-based recreational uses, trailway connections and facilities, built and natural heritage resources, cultural heritage resources and landscapes, restaurants, short term accommodations, cultural and entertainment facilities, and special events.

7.5.2 The County shall encourage and support new tourism *development* in the rural areas which are compatible with *agricultural uses* and *normal farm practices*, appropriate in size and scale, and do not adversely impact the County's Agricultural System or Agri-Food Network. Including on-farm short-term accommodations within the agricultural and

rural areas. Detailed policies on tourism in the Agricultural System policies of this Plan.

7.5.3 New or expanding linkages between the County's cultural and agricultural assets, such as museums, special event venues, galleries, artist studios, and *agri-tourism uses* related businesses shall be encouraged and promoted in support of their potential for economic growth within the Municipality.

7.5.4 Continue to promote the County as a tourism destination.

7.5.5 Encourage new and existing tourism related attractions such as craft markets, farmer's markets, summer theatre and outdoor festivals, arts and culture programs and activities, particularly if such uses are located to encourage interaction with Community Nodes.

7.5.6 The Tourism and Economic *Development* Strategy shall be monitored by the County, and shall be updated every five years, in coordination with the Official Plan, where practical.

7.5.7 The review of this Plan shall ensure continued flexibility to respond to the evolution of the agricultural industry, and encourage the diversification of tourism, employment, industrial, and natural resource based economic activities in the County.

7.6 Brantford Municipal Airport

The Brantford Municipal Airport is situated approximately 6.7 kilometers west of Brantford's city centre and immediately southwest of the Grand River. Ownership of the airport facilities and lands was transferred from the Federal government to the City of Brantford under the proviso that the facility continue to be operated as a public use airport, and the total area has remained unchanged. The Airport is an uncontrolled, public use, Transport Canada registered facility, which is accessible on a 24-hours, seven (7) days per week basis, and is a designated Canada Border Services Agency.

7.6.1 The City of Brantford Municipal Airport is a regional airport under the City of Brantford's ownership, located within the County of Brant, and subject to federal regulations under Transport Canada.

7.6.2 In consultation with the City of Brantford this Plan seeks to ensure the long-term protection, viability, and allow for the future growth of the Airport through policies which mitigate compatibility issues and support the goals set out within the Brantford Municipal Airport Master Plan.

7.6.3 The Airport and ancillary lands service aviation users, accessory businesses and uses, the City of Brantford, County of Brant, and surrounding communities as a major facility, major goods movement facility, and economic driver which forms part of the County's transportation system.

7.6.4 While the primary role of the Airport is to serve the needs of the local general aviation (GA) community, business, and corporate air travel industry the County recognizes that the Airport is home to a diverse range of tenants who offer a host of aviation and non-

aviation services.

Brantford Municipal Airport Employment Area

7.6.5 The primary role of the Airport is to serve the needs of the local general aviation (GA) community and the business/corporate air travel industry, including:

- A convenient and cost-effective base for local and transient private aircraft owners and operators;
- The provision of services to meet the needs of business/corporate aviation, associated with a growing list of North American and multinational companies with operations in the City of Brantford and Brant County;
- A growing base for innovative aviation and aerospace research and manufacturing companies, and
- A unique environment for film production.
- The County of Brant and the Airport shall work together to:
- Protect the core operations of the Airport and encourage the establishment and growth of compatible uses;
- Protect future Business Park interests and Future Strategic Employment Lands, as identified on Schedule A of this Plan.
- Promote the acquisition of lands to allow for future Airport growth and expansion;
- Allow greater potential for the marketing of aviation- related industrial opportunities;
- Provide opportunities for more land leases and thus additional revenues to make the Airport self-sustaining; and
- Provide additional opportunity and flexibility to attract new business ventures to the community.

7.6.6 The County of Brant shall work with the City of Brantford in conjunction with the Brant-Brantford Boundary Adjustment Agreement for future expansion to municipal servicing arrangements to current and future employment lands.

7.6.7 Recognizing the ancillary lands and surrounding employment areas are a gateway to the Airport a high standard of design shall be required for any *development*, infill, or *redevelopment*, including quality materials, landscaping, building facades, area parks, active and vehicular transportation and wayfinding or other forms of signage.

Protection of the Brantford Municipal Airport

7.6.8 The Airport shall be protected from incompatible land uses and *development* by:

- Prohibiting new residential construction, *development*, and other sensitive land uses within areas of 30 NEF/NEP or greater, in accordance with Schedule C;

- Considering *redevelopment* of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP, provided it is demonstrated that there shall be no negative impacts on the long-term function of the Airport;
- Requiring a Compatibility Assessment for *development* proposals within the Airport Overlay Protection Zone to review compatibility with airport operations and identify potential aviation hazards;
- Requiring a Noise Study for *development* proposals within the Overlay Protection Zone, completed by a qualified professional and approvals from Transport Canada.
- Requiring *development* proposed within 500 metres of the Overlay Protection Zone to be circulated to the City of Brantford prior to a *development application* being submitted;
- Prohibiting uses in and around the Airport which may cause a potential aviation safety hazard, such as employment uses generating smoke, steam, dust, or having heat plumes, which may cause visual obstructions; and
- Limiting uses within and in proximity to the Source Water Protection Area in accordance with the applicable policies of this Plan. A Risk Assessment may be required for any development in and around the Airport to demonstrate groundwater quality and quantity shall not be negatively impacted and ensure protection of WHPAs and groundwater recharge areas as the County's water supply sources.

7.6.9 Residential construction or *development* directly abutting areas of 30 NEF/NEP or greater shall require:

- Acoustic insulation features to be incorporated within the building;
- A noise impact assessment study to be completed by a qualified professional ensuring the construction or *development* is compatible with aircraft noise; and
- The development proponent to inform all prospective tenants or purchasers of residential units that speech interference and annoyance caused by aircraft noise are, on average, established and growing at NEF 30 and are very significant by NEF 35.

7.6.10 Recognizing the Airport is a multi-use facility nothing in this Plan shall inhibit activities ancillary or related to its function such as the operation, repair, maintenance and storage of aircraft or establishment or use of private clubs, commercial aircraft, or related companies.

7.6.11 Commercial, employment, institutional, and research uses which depend on proximity to the Airport and support its overall economic function as a business park shall be encouraged, in accordance with the policies of this Plan.

7.6.12 Development in and around the Airport lands shall conform with applicable City, County, provincial, and federal guidelines, and regulations. In the event of a variation between

City, County, provincial, or federal guidelines, the most restrictive provisions shall apply.

7.6.13 Infringements of the Obstacle Limitation Surfaces (OLS) may be permitted following an assessment of the safety, regularity, and efficiency impacts of the proposed obstacle, as well as any marking and/or lighting requirements for the obstacle. Where two or more surfaces overlap, the lower surface is to be used as the controlling obstacle limiting surface identified on Schedule C.

7.6.14 *Development* within runway approach surfaces shall be subject to the height limitations set out within the *Airport Master Plan*. The *Airport Master Plan* includes detailed mapping relating to affected areas which will be included with the County's Comprehensive Zoning By-Law to implement this policy.

Part 6 - The County Toolbox – Implementation and Administration

The Official Plan is a tool to establish a policy framework that can be implemented to meet the goals and objectives of the County's overall vision for sustainable and managed growth and a charming, prosperous, and inclusive community. High quality development shall be promoted while protecting what we value, to create a prosperous place to live, work, and play.

To manage growth forecasted over the long-term planning horizon and guide development to 2051, a Growth Management Strategy and Phasing of Development Plan forms part of Part 3 – Growth Management Strategy of this Plan. These tools will be used to stage development and ensure growth occurs in an orderly manner consistent with the implementation of servicing and infrastructure within areas designated for development.

The Official Plan shall also be implemented by means of the powers conferred upon the County by the planning act, Municipal Act, Ontario Heritage Act, and such other statutes as may be applicable.

Where subsection titles below have a corresponding reference in brackets, such reference is to the authority of the planning act and its applicable section(s), as may be updated from time to time.

1.0 General Development Criteria

The County may use a variety of planning and regulatory tools to implement this Plan and ensure:

- Development and site alteration reflect the strategic direction, objectives, and policies of this Plan to provide sustainable and managed growth.
- Development and site alteration are consistent with the requirements of the planning act, Provincial Policy Statement, Provincial plans, and any other applicable guidelines and legislation.
- Development and site alteration are compatible with adjacent land uses and the complete communities' framework in accordance with the policies of this Plan.
- The Comprehensive Zoning By-Law is updated in a timely manner and/or a Community Planning Permit System established.

- Comprehensive planning is undertaken through such processes and studies as Master Environmental Servicing Plans and Watershed Planning to ensure that there is adequate infrastructure and public services to support development.
- An atmosphere of cooperation through early engagement with the County, Indigenous Communities, governments agencies, the public, and stakeholders to identify important issues and resolve conflicts.
- Monitor and measure the implementation of this Plan to ensure the policies remain responsive to community trends and issues.
- Manuals, guidelines, and terms of references are created to identify minimum standards for development, clarify expectations, and streamline the process.

2.0 Application Requirements

Early consultation is an important tool in achieving the goal of sustainable and managed growth in accordance with this Plan; Municipal, Provincial and Federal legislation, policies, plans, and guidelines; and to help ensure requirements of other agencies can be met. To avoid unnecessary costs on lands not suitable for development and to identify key issues that must be addressed, it is required that applicants consult and discuss their project with the County, applicable agencies and Indigenous communities prior to submission of a Planning Act Application. Agencies, the County and Indigenous communities can advise applicants on development constraints and concerns, provide preliminary feedback on project design, and determine what studies and approvals may be required.

2.1 Pre-Consultation and Complete Application Requirements

In accordance with the Planning Act s. 22(3)to(5), s. 34(10.0.1)to(10.2), s. 41(3.1)to(3.3), 51(16.1)to(18), s. 53(2)to(3); and O. Regs 545/06, 544/06, 543/06, 200/96, 197/96, the following policies shall apply to pre-consultation and complete applications in the County of Brant:

2.1.1 A Pre-Consultation application and meeting are required for any development, redevelopment, site alteration or related Planning Act application(s). The Pre-Consultation process must precede the filing of any formal Planning Act application(s). Plans, studies, and other information required to be completed by the applicant and form part of a complete application will be identified in writing by the County as part of the County's Pre-Consultation process. The Pre-Consultation process may be scoped depending on the nature of the application at the County's discretion.

2.1.2 The Pre-Consultation process is intended to assist the applicant by identifying planning related legislation, policies and guidelines that may be applicable, discuss the merits of the proposal, scope the issues associated with a development proposal, and set out submission requirements for a complete application for a Planning Act application. It is the responsibility of the applicant to complete the necessary studies and plans to demonstrate

conformity with the planning act and related regulations, policies and guidelines; and to ensure that the proposal complies with all applicable law such as permitting that may be required by other agencies.

2.1.3 The County shall deem a development application premature for processing under the Planning Act in the absence of an applicant completing the Pre-Consultation process. The County shall issue written comments in the form of meeting minutes once the Pre-Consultation process is complete. Pre-Consultation shall expire one calendar year after written comments have been issued by the County, unless otherwise determined by the County.

2.1.4 Applicants must ensure their application contains all prescribed information in the planning act, associated regulations and other information or material as required by the County to be deemed complete. Applicable regulations under the planning act include but may not be limited to O. Reg. 545/06 on Zoning By-Laws, Holding By-Laws and Interim Control By-Laws; O. Reg. 544/06 on Plans of Subdivision; O. Reg. 543/06 on Official Plans and Plan Amendments; O.Reg. 200/96 on Minor Variance Applications; and O. Reg. 197/96 on Consent Applications.

2.1.5 A development application submitted under the Planning Act shall not be deemed complete and the period in which the County is required to make a decision shall not commence, until the following are submitted by the applicant in a format as determined by the County:

- The prescribed development application fee;
- A development application form completed in full as prescribed by the County;
- A cover letter outlining the existing and proposed development;
- Proof of engagement with Indigenous communities being the Six Nations of the Grand River and the Mississauga's of the Credit First Nation in accordance with Part 2 of this Plan.
- Clear legible drawings, each with an accompanying legend, illustrating existing conditions and the proposed development;
- The prescribed information and material as required under the planning act and associated regulations, and other information or material as required by the County;
- A public consultation strategy where required under the planning act and associated regulations, such as in the case of an official plan amendment, zoning by-law amendment or minister's zoning order, and a plan of subdivision. As part of the strategy, the applicant shall be required to notify all owners within 120 metres of the application and host a neighbourhood meeting prior to submission of an application. The public consultation strategy shall outline how public feedback has been incorporated as part of the proposal;

2.1.6 A planning justification report addressing at minimum how the proposed development;

- Conforms with the policies of this Plan and any applicable County standards and guidelines; the planning act, any applicable Provincial policies, plans and guidelines; and the requirements of any other legislation and/or agency having jurisdiction;
- Meets the minimum intensification targets or minimum densities as established in this Plan;
- May impact the financial sustainability of the County;
- Meets the County's affordable, community, and attainable housing policies, as set out within Part 5 of this Plan; and
- Whether an amendment to this Plan or implementing Zoning By-Law is required, including draft amended wording.

2.1.7 The need, extent, and timing of supporting plans, studies and information shall be determined by the County on a site-specific basis in consideration of the size, nature and intent of the proposed development, the site's land use context, and in regard to the policies in this Plan, and Indigenous, municipal, provincial, and federal legislation, policies, guidelines and standards. Applicants of Planning Act applications shall be advised in writing by the County of the required supporting studies, plans, and information contents during the Pre-Consultation process.

2.1.8 To be deemed a complete application all plans, studies and information must be completed in accordance with any applicable County, Indigenous, Provincial or Federal policies, guidelines, standards and/or Terms of Reference; requirements identified during Pre-Consultation; and/or as required by any other agency having jurisdiction.

2.1.9 The table below lists plans, studies and information which may be required as part of a complete application. Additional information not identified within this table may be required at the discretion of the County and/or as required by Indigenous communities and any other agency having jurisdiction.

Plans, Studies, and Information that may be required as part of a Complete Application or Planning Process

- Pre-Consultation Meeting Minutes
- Deed and/or Offer of Purchase
- Public Consultation Strategy
- Master Environmental Servicing Plan, Area Plan and/or Block Plan
- Draft Plan of Subdivision, Consent Plan, Site Plan, Condominium Description, Zoning By-Law Amendment Schedule and/or Official Plan proposed amendment including schedules and text
- Planning Justification Report
- Demonstration of how *development* contributes to *Growth Plan* density and *intensification* targets
- Employment and/or Residential Lands Needs Assessment
- Employment Lands Conversion Justification Report
- Demonstration of Need
- *Affordable housing* Report
- Attainable Housing Report
- Regional Housing Market Analysis
- Rental Housing Market Analysis
- Open Space, Parks and Recreation Study
- Parks Facility Fit Plan
- Urban Design Study
- Neighbourhood Design Plan
- Building Mass Model
- Architectural Renderings
- Floor Plan and/or Building Elevations
- Pedestrian Wind Study
- Sun and Shadow Analysis
- Streetscape Analysis
- Archaeological Assessment

- Cultural Heritage Impact Assessment
- Cultural Heritage Landscape Assessment
- Cultural Heritage Conservation Plan
- Building Protection Plan
- Market Impact Study
- Economic Impact Study
- Agricultural Impact Assessment
- Agricultural Business Plan
- Minimum Distance Separation Assessment and Calculation
- Nutrient Management Strategy or Plan
- Approved Class Environmental Assessment
- Watershed Study
- Subwatershed Study
- Environmental Impact Study
- Environmental Implementation Plan
- Tree Inventory, Preservation and Compensation Plan
- Community Natural Areas and Green Space Plan
- Landscape Plan
- Bird Friendly Building Design
- Meander belt, fluvial geomorphology analysis
- Flood plain analysis and delineation
- Erosion hazard delineation and geotechnical analysis
- Headwater Drainage Study
- Hydrogeological Study
- Hydrology Study
- Water Budget
- Soil Stability and Geotechnical Analysis
- Topographical Survey
- Climate Change Mitigation Plan
- Carbon Emissions Assessment
- Water Conservation Efficiency Study
- Energy Conservation Efficiency Study
- District Energy Feasibility Study
- Renewable Energy Feasibility Study
- Grading and Drainage Plan and/or Report
- Erosion and Sediment Control Plan
- Storm Water Management Plan and/or Report
- *Green infrastructure* and Low Impact *Development* Plan
- *Infrastructure* Study
- Functional Servicing Report
- Water and Wastewater Servicing Study
- Construction Management Plan
- Transportation Demand Management Plan
- Traffic Impact Assessment
- Parking and Loading Study
- Traffic and Truck Turning Plan
- Fire Route and Signage Plan
- *Compatibility Study*
- Air Quality Study, Dust Study
- Noise and/ or Vibration Study
- Odour Study
- Site Screening Questionnaire
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Record of Site Condition
- Landfill Impact Study
- Soil Conservation Strategy
- *Development* Viability Assessment
- Aggregate Impact Assessment
- Dark Sky Compliant Design
- Photometric Plan
- Source Water Protection Analysis
- *Infrastructure* Cost Assessment
- Municipal Financial Impact Assessment
- Long Term Maintenance Cost Assessment
- Other plans or studies as may be specified by the *County* and any agency having jurisdiction.

2.1.10 Plans, studies, and information identified within this Plan which may be required as part of a complete application are not intended to preclude any additional information the County may require or that may be identified during the planning process due to circumstances such as new issues identified through consultation, changing legislation, guidelines, and/or proposal changes by the applicant.

2.1.11 Where appropriate and at the County's discretion, plans and studies may be waived or scoped if:

- Previously undertaken for an earlier Planning Act application,
- Not deemed to be out of date by the County, and
- Where no useful purpose would be served by completion of the plans or studies.

2.1.12 All plans and studies shall be prepared by an appropriately designated qualified professional, retained by and at the expense of the applicant.

2.1.13 The County may require a peer review at the sole cost of the applicant of any plans or studies submitted as part of a Planning Act application where the County does not have

the appropriate expertise to review such plans or studies and/or is not satisfied with the extent and quality of the work submitted by the applicant.

2.1.14 Notification of a complete application shall be given in writing to the applicant and all other parties by the County in accordance with the planning act.

2.2 Public Consultation

Consultation is intended to foster communication, education of issues, and conflict resolution early in the planning process. The County recognizes that public consultation is a key component of the planning process.

All Planning Act applications shall adhere to the prescribed measures for public consultation strategies, public meetings, and notification procedures in accordance with the Planning Act and associated regulations. Applicable regulations under the Planning Act include but are not limited to O. Reg. 545/06 on Zoning By-Laws, Holding By-Laws, and Interim Control By-Laws; O. Reg. 544/06 on Plans of Subdivision; O. Reg. 543/06 on Official Plans and Plan Amendments; O. Reg. 200/96 on Minor Variance Applications; and O. Reg. 197/96 on Consent Applications. In some instances, public consultation required by the County may exceed these requirements as deemed appropriate and as outlined in this Plan.

Policies for Public Consultation

2.2.1 The County shall use a variety of communication methods to seek input on planning matters and to provide information to the public. Depending on the issues, and in accordance with the Planning Act and associated regulations, the County shall choose the most appropriate method of communication, which may include any or all of the following:

- Personal service or prepaid first class mail;
- E-mail;
- Public notice signs;
- Surveys, electronic or mail-out;
- Neighbourhood Open Houses and/or Public Information Centres;
- Neighbourhood Working Groups or Focus Groups;
- Information meetings;
- Statutory Public meetings;
- County website or internet engagement platforms (e.g. EngageBrant); and/or;
- Any other methods as deemed necessary by the County and established by amendment to this Plan.

2.2.2 The County shall utilize the County of Brant Community Involvement Framework to provide a consistent approach for how the County shall involve the pubic in planning

processes, recognizing that the County has an obligation to process development applications within the timelines prescribed by the Planning Act.

2.2.3 Public meetings will be held to inform and obtain feedback from the public on Planning Act applications in accordance with the Planning Act, the policies of this Plan, and where required by the County. The format of the public meeting shall be based on the type of Planning Act application and may be in the form of an Information Meeting, Statutory Public Meeting, or require both.

2.2.4 One (1) public "Statutory Public Meeting" will be held for all Minor Zoning By-Law Amendments, Minor Variances, and consent applications not involving the creation of a new lot(s).

2.2.5 Depending on the nature and scope of the development application, the County may require the applicant to hold a neighbourhood open house as part of Pre-Consultation prior to submission of a complete application. As prescribed by the Planning Act and associated regulations, all applicants are required to complete a Public Consultation Strategy as part of an Official Plan Amendment, Zoning By-Law Amendment and Plan of Subdivision. The County may also require a neighbourhood meeting and strategy as part of a Plan of Condominium.

2.2.6 The County may require the applicant to hold additional meetings beyond that of the Pre-Consultation Meeting, Neighbourhood Meeting, Information Meeting and Statutory Public Meeting to provide the community additional information regarding the proposal such as technical studies and to provide opportunities for conflict resolution.

Policies for Alternative Public Consultation Measures (Planning Act s. 17(19.3), s. 34 (14.3), s. 51(19.3.1), s 53(4.3))

2.2.7 The County may establish alternative public consultation measures to notify prescribed persons and public bodies of proposed development as corporate policies adopted by By-Law outside of this Plan provided the By-Law is approved by Council with appropriate public input.

2.2.8 Council may delegate its authority to administer these procedures to an appointed Committee, officer, or employee identified by by-law.

3.0 Comprehensive Studies and Masterplans

3.1 Master Environmental Servicing Plans

Master Environmental Servicing Plans and similar studies are long range plans undertaken prior to large-scale development that integrate infrastructure requirements for existing and future land

uses with environmental assessment planning principles to ensure that land use planning achieves sustainable and managed growth.

3.1.1 Such studies shall reflect the goals, objectives, visions, and policies of this Plan in a comprehensive manner. Studies must examine related infrastructure systems such as transportation, water supply, sanitary sewers, stormwater management, natural heritage systems, water resource systems, cultural heritage resources, and urban design, to determine a comprehensive framework for long range planning as part of development through the secondary planning process.

3.1.2 Master Environmental Servicing Plans must be prepared prior to large-scale development occurring on large tracts of land, in designated greenfield areas, and/or outside of the built boundary or built-up area within primary settlement areas. For the purposes of this policy, large-scale development shall not be limited to consideration of singular properties but will generally mean development or redevelopment of lands where the potential exists for a large-scale cumulative development area, as determined by the County of Brant.

3.1.3 A Master Environmental Servicing Plan may be County-initiated or undertaken by private property owners provided the County has deemed it appropriate through the Council endorsement of a terms-of-reference for the study.

3.1.4 A Watershed and Subwatershed Plan must be completed if there is no Council-approved Watershed and Subwatershed Plan for the area. If there is an approved Watershed and Subwatershed Plan, they shall be used as background information and updated as required. Detailed policies on Watershed and Subwatershed Planning are provided in this Plan under the section on Natural heritage systems.

3.1.5 Master Environmental Servicing Plans shall be approved by Council in consultation with Indigenous communities, Conservation Authorities, the Federal and Provincial governments, local residents, business owners, and adjacent municipalities where affected.

3.1.6 Development within the boundaries of a Master Environmental Servicing Plan shall demonstrate conformity with the requirements and recommendations of the Master Plan.

3.1.7 A Master Environmental Servicing Plan or similar study must be completed prior to the acceptance of a complete application for a Planning Act application with respect to large-scale development.

3.2 Areas Studies

3.2.1 Growth and development on large tracts of land outside of the Built Boundary of the Urban System or within the Village Community Lands designation of the Rural System may be preceded by and managed through the preparation of Area Studies to establish more detailed planning objectives, policies, land uses and road networks. These studies may be incorporated into this Plan and shall be carried out in accordance with the Planning Act,

Environmental Assessment Act where appropriate, and this Plan. Technical studies for an Area Study shall be prepared in accordance with the policies of this Plan.

3.2.2 Preparation of Area Studies shall be subject to public consultation process in accordance with the Planning Act, Environmental Assessment Act where appropriate, and this Plan. Area Studies shall establish land use designations and associated policies to serve as a guide for development.

3.2.3 Development of large-tracts of land outside of the built-up areas identified on Schedule A of this Plan, and within the Village Community Lands designation may require completion of an Area Study, prepared by the proponent at their expense in accordance with the policies of this Plan, criteria of this section, and to the satisfaction of the County prior to the acceptance of a complete application for a Planning Act application. For the purposes of this policy, large-scale development shall not be limited to consideration of singular properties, but will generally mean development or redevelopment of lands where the potential exists for a large-scale cumulative development area, as determined by the County of Brant.

Criteria for the Preparation of Area Studies

The following policies shall apply to the preparation of Area Studies:

3.2.4 The County may prepare or require a proponent(s) to prepare an Area Study based on the following criteria:

- The proposed development is located outside of the Built Boundary or the existing Built-Up Area of a Settlement Area, as identified on Schedule A of this Plan;
- The proposed development is located within the Village Community Lands designation as illustrated on Schedule A of this Plan, or
- The proposed development requires extension of municipal infrastructure and/or servicing such as water, sanitary sewage services, roads, stormwater facilities, or the establishment of communal water or sanitary services.

Area Study Process

Area studies shall be prepared in accordance with the following policies:

3.2.5 At the outset of the Area Study key participants such as Indigenous Communities, including Six Nations of the Grand River and the Mississauga's of the Credit First Nations, the applicable Conservation Authority, any agency having jurisdiction, and neighbouring municipalities shall be notified. The Area Study process shall provide for early consultation and involvement of key participants in the planning process.

3.2.6 Prior to the preparation of an Area Study, a Terms of Reference shall be prepared by the County, or jointly between the proponent(s) of the development and the County,

which establishes specific details of the Area Study Process, including:

- Participants in the Area Study Process (including landowner groups, Indigenous Communities, consultants, peer reviewers, stakeholders, agencies, and the public);
- General agreements and commitments established between the participants of the Area Study Process; and
- Specific requirements of the Area Study, beyond the General Area Study Requirements outlined in this Plan.

3.2.7 Costs associated with preparation of an Area Study and any other supporting documentation shall be the responsibility of the proponent(s). Peer Review costs incurred by the County for consultants to evaluate the proposal and supporting documentation shall also be the responsibility of the proponent(s), or reimbursed, by the proponent.

3.2.8 Prior to the preparation of an Area Study, the County shall establish boundaries based on common key servicing and infrastructure components such as water distribution system, trunk sewer lines, and stormwater management/sewage treatment facilities. Natural heritage systems, natural hazards and mineral aggregate and petroleum deposits, shall also be considered when establishing Area Study boundaries. Boundaries of the area to be studied may extend beyond Settlement Area Boundaries to fully evaluate the impacts of development including impacts on infrastructure, servicing, natural resources, agriculture, and the Natural Heritage System.

3.2.9 The preparation of Area Studies shall involve a consultation process involving landowners of land affected by the Area Study. A minimum of three public meetings shall be undertaken as part of the consultation process, including a meeting at the initiation of the Study, a meeting upon the preparation of a draft Area Study, and a Statutory Public Meeting upon presentation of the Area Study to Council.

3.2.10 Area Studies shall be presented to the County in the form of recommendations for land use, servicing, and financing. An amendment to this Plan may be required to include policies relating to an Area Study where appropriate.

3.2.11 Area Studies shall be evaluated based on the policies of this Plan and Terms of Reference prepared as part of the Area Study Process.

General Area Study Requirements

The following requirements shall be met for preparation of all Area Studies within the County of Brant:

3.2.12 Area Studies shall be prepared in accordance with Municipal, Provincial and Federal Plans, policies, regulations, requirements, standards and guidelines, and consultation with Indigenous communities;

3.2.13 Watershed and a Subwatershed Plans, or equivalent studies shall be undertaken in advance of an Area Study in accordance with the Master Environmental Servicing Plan and Natural heritage system policies of this Plan and any applicable Provincial policies, plans, and guidelines;

3.2.14 A land use component shall be prepared as part of the Area Study to:

- Identify existing land use designations and densities;
- Propose land use designations and densities in accordance with the complete communities framework, the County's joint affordable housing goals, and the policies of this Plan;
- Establish densities for the study area to meet the targets set out within Part 3 this Plan;
- Demonstrate that new development will be planned, designated, zoned, and designed in a manner that:
    - Contributes to creating complete communities;
    - Creates street configurations, densities, and a high standard of design which supports walking, cycling, and other forms of alternative transportation;
    - Incorporates opportunities for infilling, intensification, mixed-use, nodes, and higher density development in appropriate locations;
    - Provides a mix and range of housing types and densities including attainable and affordable housing;
    - Provides a mix of land uses including but not limited appropriate areas for commercial, institutional and community-oriented facilities to support community needs, create vibrant neighbourhoods, and reduce automobile dependency;
    - Creates trails, parks and open spaces with a high quality of design to support transit, walking and cycling; and
    - Incorporates natural areas, community greenspaces and green infrastructure;
- Include phasing policies, and other strategies to achieve the County's intensification targets as set out within Part 3 of this Plan;
- Integration of climate change considerations into planning and managing growth for resilient communities and infrastructure, adapting to the impacts of a changing climate and the creation of environmentally sustainable communities shall be required in accordance with Part 5 and all other applicable policies of this Plan;
- Delineate all identified and unidentified key Natural Heritage Features and Areas, Natural Heritage Systems, key hydrologic features and supporting features, areas, systems and functions and demonstrates how they will be

protected and enhanced in accordance with the policies of this Plan;

- Delineate and directs development away from all natural hazards in accordance with the policies of this Plan, Provincial policies and plans, and requirements of the applicable Conservation Authority;
- Delineate existing Mineral Aggregate Operations and known deposits of Mineral Aggregate Resources in proximity to and within the study area and demonstrates how they will be protected in a manner that is consistent with policies of this Plan, and how sensitive land uses will be protected from existing or potential future operations;
- Identify, protect and manage cultural heritage resources in accordance with the policies of this Plan, the Ontario Heritage Act, and as per the requirements of Indigenous communities;
- Demonstrate that the development is planned to avoid and mitigate public health and safety risks, land use compatibility issues between major facilities and sensitive land uses, adverse effects and environmental impacts in accordance with the policies of this Plan;
- Identify required neighbourhood parks, public and private open spaces, recreation facilities and uses, and trails;
- Identify required public services and facilities and institutional uses, including schools;
- Consider development applications with respect to their general conformity to the proposed Area Study, if the Area Study is being undertaken within an active development area;
- Include a high quality of design for lands within and to complement lands surrounding the study area.
- Demonstrate why the development represents a logical sequential expansion of the existing built form; and
- Any other matters as deemed appropriate by the County or any agency having jurisdiction.

3.2.15 All Area Studies shall demonstrate an available capacity of sanitary conveyance and treatment capacity to service the Study Area. A servicing component shall be prepared as part of the Area Study, and supported by the necessary studies, which:

- Incorporates the findings and recommendations of the Master Environmental Servicing Plan and is informed Watershed and Subwatershed Planning or the equivalent studies;
- Identifies existing servicing and infrastructure capacity for water, sanitary, and stormwater management;
- Proposes a Servicing Strategy for the entire study area that optimizes the use of existing infrastructure and identifies necessary upgrades, extensions,

construction of new infrastructure, and conveyances;

- Establishes the anticipated timing of implementation for the proposed Servicing Strategy;
- Sets out the anticipated cost of implementation for the proposed Servicing Strategy, including acknowledgement from the landowner(s) and/or proponent(s) of development that the private sector shall be prepared to accept the County share of the cost of infrastructure;
- Proposes a Stormwater Management Plan that is consistent with County standards and maximizes opportunities for infiltration (based on a comprehensive evaluation of soil types) and minimizes the number of proposed stormwater retention ponds;
- Identifies existing and proposed utility supplies such as hydro and natural gas;
- Identifies existing road network and traffic circulation patterns; and
- Proposes a road network and street patterns, identifying upgrades to the existing network and opportunities for both vehicular and pedestrian traffic.

3.2.16 A financial component shall be prepared as part of the Area Study, and supported by the necessary studies, which:

- Establishes a proposed approach to the financing of implementation of the Area Study, taking into account the anticipated costs outlined in the Servicing Strategy;
- The Implementation Plan and required Infrastructure Plan of the Area Study shall minimize the cost to the County and be within the financial capability of the County to install and maintain; and
- Where necessary, identify an area-specific Development Charge to cover the implementation costs by the proponent(s), considering growth related capital costs, and non-growth-related capital costs.

3.2.17 Notwithstanding any of the general mandatory criteria identified above, the County may require additional components or information to be addressed through an Area Study.

3.2.18 Further and supplementary to this Plan, the County of Brant may develop a Comprehensive Terms of Reference for Area Studies to be added as an Annex to this Plan and whereby the submission of an Area Study would be subject to the terms of said Annex as applicable.

3.3 Block Plans

Growth and development on large tracts of land, in Designated greenfield areas, and/or outside of the Built Boundary or Built-Up Area within Settlement Areas shall require a comprehensive Block Plan to be submitted, prepared by the proponent at their expense in accordance with the policies of this Plan, criteria of this section, and to the satisfaction of the County prior to the acceptance of

a complete application and approval of a development application. Prior to the preparation of a Block Plan, a Terms of Reference shall be prepared by the County, or jointly between the proponent(s) of the development and the County, which establishes specific details of the Block Plan Process.

It is the intent of this Plan to use Block Plans as non-statutory documents that form the basis of the comprehensive planning, vision, design, and approvals of development for an area of land. This section has been created to standardize and provide a general overview of the County's expectations for Block Plan submissions to allow for efficient preparation, review, and processing of applications. All other policies of this Plan shall be referenced to provide detailed context on complete communities framework and design.

Criteria for the Preparation of Block Plans

3.3.1 To encourage comprehensive planning, a Block Plan shall:

- Identify the proposed land uses and density distribution, ensuring that the density targets established in Part 3 of this Plan are achieved;
- Confirm the boundaries of the County Natural heritage system, Natural Hazards and other Natural Heritage Areas to be protected through completion of a Watershed and Subwatershed Plan or equivalent studies;
- Identify, avoid and manage land use conflicts between major facilities and sensitive land uses;
- Identify proposed parks, recreation facilities and uses, and trailways;
- Identify a detailed road pattern;
- Prepare a Block Servicing Strategy that is informed by Watershed and Subwatershed Plan or the equivalent to outline the provision of municipal services to support the development including water, sewer, and storm water management;
- Provide a Design Report or similar that outlines the preliminary design concepts and their relation to cultural heritage resources, Indigenous values, the small-town charm of the County, and an overall high quality design as set out in the County's Comprehensive Design Manual;
- Identify network and system connections, including transportation and public space connections, to properties within and adjacent to the Block Plan area;
- Where the Block Plan area includes multiple landowners, form the basis for a Developer's Group Agreement or similar; and
- All other items as identified in the County approved Terms of Reference.

3.3.2 The preparation of Block Plans shall conform to the policies of this Plan, including any implementation tools, guidelines, by-laws or similar. The Block Plan shall be prepared in accordance with a Terms of Reference as prepared by the proponent(s) and the County

of Brant at the beginning of the Block Plan process and after Pre-Consultation with the County of Brant, Indigenous communities, and any agency having jurisdiction.

3.3.3 The Block Plan and applicable studies may form the basis for minor and technical adjustments to the boundaries of land use designations without the requirement for an amendment to this Plan, to the satisfaction of the County.

3.3.4 The Block Plan requirements for minor development applications, such as those that do not involve lot creation or adjustment, may be waived by the General Manager of Development Services, subject to endorsement by Council, the availability of municipal servicing, and provided the application is in line with the objectives of this Plan.

3.3.5 Further and supplementary to this Plan, the County of Brant may develop a Comprehensive Terms of Reference for Block Plans to be added as an Annex to this Plan and whereby the submission of a Block Plan would be subject to the terms of said Annex as applicable.

4.0 Land Use Controls Under the Authority of the Planning Act

4.1 Comprehensive Zoning By-Law and Amendments

Planning Act s.34, O. Reg. 545/06

4.1.1 Under the Authority of Section 34 of the Planning Act, a Comprehensive Zoning By-law may be used to implement the policies of this Plan. The County's Comprehensive Zoning By-Law shall be updated to ensure implementation of this Plan or other applicable plans or studies.

4.1.2 Approval of a Zoning By-Law Amendment is required where development or a use is proposed that does not meet the permitted uses and regulations in the Zoning By-Law.

4.1.3 In accordance with the Planning Act and upon approval of enabling regulations, the County may impose conditions on zoning and may require an agreement related to the conditions which may be registered on the title of the property.

4.2 Lawfully Established Non-Conforming Uses

Planning Act s.41

4.2.1 It is the intention and expectation of the County that legal non-conforming use(s), buildings, shall eventually cease to exist and be replaced by uses that conform with this Plan.

4.2.2 Notwithstanding any policies in this Plan to the contrary, any lands used for legally existing purposes in any designation for which no provision is made by this Plan for such activity to be permitted, the lands may continue to be used for such purpose and

shall be recognized as a legal non-conforming use(s). If such legal non-conforming use(s) cease to exist or are interrupted by an otherwise legal land use(s), then the legal non-conforming status shall lapse, and rights derived from such use(s) shall terminate.

4.2.3 Council, or its delegate, may pass by-laws or otherwise facilitate the extension and/or enlargement of such use(s) within the confines of the lands on which the activity is located without an amendment to this Plan provided that the applicant has demonstrated:

- The use would not pose public health or safety risks or negative impacts on groundwater and surface water quality and quantity, and is not located within or adjacent to hazardous lands, hazardous sites, or human-made hazards;
- The use is compatible with and would not result in adverse effects on a sensitive land use or the establishment or expansion of major facilities;
- The use can accommodate parking with no negative traffic impacts; and
- There is a demonstrated need for the use and adequate screening and buffering can be accommodated.

4.3 Holding Provision By-Laws

Planning Act s.36, O. Reg. 545/06

Holding provisions may be applied in conjunction with any land use designation, applied through the implementing Zoning By-Law, to specify the use to which lands, buildings, or structures may be put at such time as the holding symbol is removed. A holding provision may be applied where the County of Brant has determined the suitable and specific land use for an area or parcel of land, but has determined that development of the lands for the intended use is premature until certain requirements and/or conditions are fulfilled.

4.3.1 Any lands within the County of Brant, whether developed or undeveloped, may be subject to holding provisions.

4.3.2 Such requirements and conditions applied through the holding provisions may include, but are not limited to:

- Provision of adequate water, wastewater, and other services as required to support the proposed development
- Appropriate phasing of the development
- Completion of specific structure related to traffic, infrastructure, drainage, agriculture, environmental issues, the natural heritage system, cultural heritage conservation, urban design, and/or archeology.
- Entering into a development agreement with the County of Brant.

4.3.3 The removal of a holding provision will occur by By-Law where Council, or its delegate,

is satisfied that all conditions or requirements have been satisfied and that development will occur in accordance with the objectives of the Plan and any applicable legislative changes.

4.3.4 Notwithstanding the generality of 4.3.3, in an area intended to be developed by means of plans of subdivision, the holding symbol may be removed only after the owner has entered into a subdivision agreement with the County of Brant.

4.3.5 When lot creation occurs through the consent procedures of this Plan, the holding provision may be removed when the applicant has satisfied all the conditions of the approval, including any requirements to enter into development agreements.

4.3.6 Until such time as the holding symbol is removed, the by-law may permit or limit interim uses. The interim uses may include existing uses and minor expansions of the uses where they will not jeopardize the ultimate intended use and development of the lands.

4.3.7 Additional regulations apply to the lands during the period in which the holding provision is in place may also be set out in the implementing By-Law.

4.4 Interim Control

Planning Act s.38, O. Reg. 545/06

4.4.1 The County may pass Interim Control By-Laws in accordance with the Planning Act to place immediate restrictions on the use of certain lands or on certain land uses where the County has directed that a study or studies related to land use planning be undertaken. An Interim Control By-Law may be passed for a period of up to one year and extended provided the by-law does not go beyond two years of its original date of passage.

4.5 Inclusionary Zoning

Planning Act s. 16(4) and s. 70.2, O. Reg. 232/18

Inclusionary Zoning is a planning tool that the County may implement through an established Community Planning Permit System to require affordable housing units within buildings or projects containing other residential units and ensuring those affordable housing units shall be maintained for a specified period.

4.5.1 Implementation of Inclusionary Zoning shall be used as a mechanism to meet affordable housing goals set out within the Brantford-Brant Housing Stability Plan, updated every five years, by future amendment to this Plan.

4.6 Minor Variances

Planning Act s. 45, O. Reg. 200/96

4.6.1 Council, or its delegate, may grant Minor Variances from the provisions of any implementing by-law of this Plan where it is of the opinion of Council, or its delegate, that the change does not require a full amendment to the by-law, is minor in nature, maintains the general intent and purpose of the Zoning By-Law, maintains the general intent and purpose of this Plan, and conforms with any prescribed criteria

4.7 Site Plan Control

Planning Act s. 41

4.7.1 Site Plan Control will be used by the County as a means of achieving high quality design, functional, accessible, and sustainable complete communities in accordance with the Planning Act and policies of this Plan.

4.7.2 The County shall establish by By-Law, a Site Plan Control Area, which includes all lands within the County of Brant and is applicable to all development, redevelopment, and site alteration. The County may identify specific development considered to be minor or exempt from Site Plan Control where it considers that such approval would serve no useful purpose due to the scale and type of development or where the development is otherwise exempt by the Planning Act.

4.7.3 Where required by the policies of this Plan, proposals for large-scale development proceeding by way of Site Plan Control within a Settlement Area shall not be submitted and shall not be considered a complete application, until such time that the Master Environmental Servicing Plan, Area Plan, Block Plan and/or Block Servicing Strategy have been approved by the County, in accordance with this Plan.

4.7.4 In accordance with the Planning Act and the policies of this Plan, an applicant may, at the County's discretion, be required to submit the following as part of a complete application for Site Plan Control:

- Drawings showing the location of all existing buildings and structures and proposed buildings and structures to be erected and the location of all facilities and works required as part of the Plan.
- Drawings showing plan, elevation, and cross-section views of each building illustrating:
    - The massing and conceptual design of the building and site;
    - The relationship of the proposed building to adjacent buildings, streets, and exterior areas;
    - The provision of interior walkways, stairs, elevators and escalators;
    - Sustainable design elements, including but not limited to energy efficient

building orientation and lighting, green infrastructure and landscaping, low impact development design, waste containment, pedestrian and cycling facilities;
    - Exterior access and design of the building(s) or portions of the building(s) containing affordable housing; and
    - Facilities designed for persons with disabilities.
    - Any other drawings, plans, studies, and information identified through Pre-Consultation.

4.7.5 In accordance with the Planning Act, as a condition Site Plan Control, and to the satisfaction of and to no expense of the County, the applicant may be required to provide the following:

- Road widenings, day-lighting triangles, Natural Heritage System and natural hazard dedications, and 0.3m reserves;
- Facilities to provide access to and from the land such as the number and location of vehicular and pedestrian accesses and applicable traffic control and signs;
- Off-street parking, bicycle parking, loading areas, snow storage and emergency access;
- Walkways and ramps, and all other means of pedestrian access;
- Facilities designed to have regard for accessibility for persons with disabilities;
- Lighting, signage, walls, fences, hedges, trees, shrubs or other groundcover for the landscaping of the land or the protection of adjoining lands;
- Vaults, central storage and collection areas and other facilities for solid waste material;
- Easements conveyed to the County for the construction, maintenance or improvement of streams, ditches, drainage, sanitary sewage facilities, and other public utilities;
- Grading of the land and provision for the disposal of storm, surface and wastewater from the land and any buildings or structures thereon; and
- Servicing Plans to illustrate the location of existing and proposed municipal services to support the development.

4.7.6 The County may require an owner subject to Site Plan Control to enter into one or more agreements to ensure the provision of the required works and facilities as well as maintenance thereof. Site Plan Control Agreements shall be registered against the title of land to which they apply.

4.7.7 The owner may be required to maintain and enter into one or more agreements to the satisfaction of the County and at the sole risk and expense of the owner for any or all the required facilities and works and ensuring that the development proceeds in accordance with the approved plans.

4.7.8 The County may require consultation with neighbouring landowners or a public meeting for informational purposes, when considering a development application for Site Plan Control.

4.8 Temporary Use Provision and Minor By-Laws

Planning Act s. 39, O. Reg. 545/06

4.8.1 The County may pass a by-law in accordance with the Planning Act to authorize the temporary use of land, buildings, or structures for:

- Purposes that are otherwise prohibited by this Plan or the implementing Zoning By-Law.
- Council, or its delegate, to assess a use which is unfamiliar to determine whether the use should be considered as a conforming use by site-specific amendment to this Plan or implementing Zoning By-Law upon the expiry of the temporary authorization or whether the use should be extended or discontinued.
- Pilot projects and tracking of uses that may be of interest to the County but require further studies and information prior to permanent permissions being enacted.
- The temporary use of vacant land for a purpose which is not otherwise permitted by this Plan, pending the future development of the land.
- The temporary establishment and use of a garden suite on a property.

4.8.2 Temporary use by-laws may be passed provided the applicant has demonstrated that the following requirements shall be met:

- The proposed use shall be temporary and shall not entail major construction or investment, such that the owner shall not experience undue hardship in reverting to the permitted uses upon the termination of temporary use by-law;
- The proposed use is compatible with the surrounding land uses;
- The proposed use can be adequately serviced;
- The proposed use shall not have adverse effects, shall not cause a public health and safety risk, is not within or adjacent to a human-made or natural hazard, and is in accordance with the County's Natural Heritage System policies; and
- The proposed use shall not adversely affect traffic or on-site parking.

4.8.3 An applicant may be required to enter into an agreement with the County and post securities, if necessary, to ensure that structures associated with a temporary use provision are removed upon expiry of the By-Law.

4.8.4 Approval of a Temporary Use By-Law shall not be construed to permit the continued use of the land, buildings, or structures for the purposes as set out within the Temporary Use By-Law.

4.8.5 Council may delegate its authority to administer these procedures to an appointed Committee, officer, or employee identified by by-law.

5.0 Subdivision of Land under the Authority of the Planning Act

5.1 Plans of Subdivision, Plans of Condominium and Part Lot Control

Planning Act, s. 51, O. Reg. 353/02

5.1.1 All lands within the County shall be subject to subdivision control pursuant to the Planning Act.

5.1.2 All Plans of Subdivision or Plans of Condominium shall be developed in accordance with the policies of this Plan, providing a diverse mix of land uses and a range and mix of housing options, including types, tenure, attainable, and affordable housing where feasible, to ensure the development of complete communities.

5.1.3 The division of land shall proceed by way of Plan of Subdivision when one or more of the following are applicable as determined by the County:

- The development requires the construction of a new public road or the extension of an existing road, other municipal infrastructure or public services;
- A cumulative total of four or more lots are being created and/or the owner is retaining sufficient lands resulting in the potential to create a cumulative total of four or more lots on the subject lands;
- Centralized services are necessary, as opposed to on-site services for individual lots;
- Grading, drainage, access, Natural Heritage Features and Areas, natural hazards, land use compatibility and other planning matters must be planned in a coordinated manner;
- A number of studies and justification reports are required to determine the suitability of the development;
- Long-term monitoring, the posting of securities and an agreement are required to implement conditions for the development; and/or
- The County deems it in the public interest for the proper development of the subject lands and/or to ensure proper integration with adjoining lands.

5.1.4 If adequate infrastructure and public services are not available as required by this Plan,

a development application for Draft Plan of Subdivision or Plan of Condominium shall not be supported by the County and shall be considered premature.

5.1.5 The Schedules and policies of this Plan shall be referenced to determine if and under what circumstances lot creation is permitted. The creation of a new lot(s) constitutes development and is restricted by many policies, designations, and constraints to development such as to provide for the permanent protection of the County's Agricultural system, Natural heritage system, and life and property from natural hazards, and the conservation of cultural heritage resources.

5.1.6 As part of a complete application, an applicant shall submit the prescribed information required by the pre-consultation process and the policies of this Plan.

5.1.7 An application for a phased Plan of Subdivision or Plan of Condominium must demonstrate phasing to the satisfaction of the County, with all necessary easements and agreements for independent operation.

5.1.8 The applicant shall confirm feasibility of servicing for development or redevelopment to the satisfaction of the County to ensure the proposal shall not adversely affect County finances with regard to municipal water and sanitary sewer, or by communal or private well and wastewater disposal system where municipal services are not planned or existing; fire protection services; construction and maintenance of roads; integration with existing transportation systems; waste disposal; and community facilities and services.

5.1.9 All lots within a Plan of Subdivision shall have frontage along a public road with safe and direct access to and from a public road that is maintained on a year-round basis, to a standard satisfactory to the County and any agency having jurisdiction. Each lot shall have a direct access to either a maintained public right-of-way or to a private road that is part of a Plan of Condominium. No shared easements shall be permitted as a means to create such access to a public road except in the immediate vicinity of the publicly owned right-of-way. For greater clarity, where safe sight lines do not exist or direct access to a public road would not be supported by the policies of this Plan or any agency having jurisdiction, an easement shall not be supported which traverses multiple lots; in such cases a private road through a Plan of Condominium or a public road through a Plan of Subdivision shall be required. A Plan of Condominium shall have access to a public road maintained on a year-round basis.

5.1.10 Draft approval of Plans of Subdivision or approval of a Plan of Condominium shall include conditions that must be satisfied prior to final approval of the plan. Such conditions may be required to be satisfied within an initial specified period of three years, or draft approval may be withdrawn by the County. Conditions of approval may be changed prior to final approval.

5.1.11 Where no action is taken by the applicant to fulfill or implement Draft Plan Conditions associated with any phase of a Draft Plan approval within three years of approval, the County shall:

- Withdraw its approval, or
- Renew the approval, subject to the applicant submitting a request for draft plan approval extension and demonstrating the proposal is consistent with this Plan and any applicable changes to federal and provincial legislation, and that the development meets community needs with respect to residential and/or employment land needs within a specified time by the County, pending system capacity.

5.1.12 Prior to final approval of the Plan of Subdivision or Plan of Condominium, the owner shall be required to enter into an agreement with the County and file the necessary financial securities to the satisfaction of the County to ensure that conditions of approval shall be fulfilled.

5.1.13 Where required by the policies in this Plan, a development application for Draft Plan of Subdivision or Plan of Condominium and the implementing Zoning By-Law shall be considered premature until such time that an applicable Master Environmental Servicing Plan, Area Study, Block Plan and/ or Servicing Strategy have been approved or endorsed by the County, in accordance with this Plan.

5.1.14 In accordance with the Planning Act, the County may enact a By-Law to exempt properties from Part Lot Control, to permit the creation of lots within a registered Plan of Subdivision and to establish easements.

5.2 Consents

Planning Act s. 53, O. Reg. 345/02

5.2.1 The cumulative creation of up to three lots, including retained lands, may be permitted by severance (consent) if deemed appropriate by the County and the proposal does not meet the criteria of this Plan for a Plan of Subdivision or Plan of Condominium. The cumulative creation of four or more lots, including any retained lands having the potential to create a cumulative total of four or more lots, shall be deemed to be a Plan of Subdivision or Plan of Condominium in accordance with this Plan.

5.2.2 The Schedules and policies of this Plan shall be referenced to determine if and under what circumstances lot creation is permitted. The creation of a new lot(s) constitutes development and is restricted by many policies, designations, and constraints to development such as to provide for the permanent protection of the County's Agricultural system, Natural heritage system, and life and property from natural hazards.

5.2.3 Notwithstanding any other policies in this Plan, a new lot(s) shall not be deemed to have been created where consent to sever is proposed for:

- Consolidation of two or more lots into one lot.
- Minor adjustments to lots to rectify problems created by encroachments of buildings, structures, access, private wells, or individual wastewater treatment

systems on abutting lots, provided that such adjustments do not result in the creation of any lot(s) capable of being held, in distinct and separate ownership pursuant to the planning act. In no case shall the lot line adjustment be greater than 0.5 hectares.

- Acquisition of land for infrastructure, where the need for the project has been demonstrated through an Environmental Assessment or other appropriate study approved by the County, and the facility or corridor cannot be accommodated with easements or rights-of-ways.
- Legal or technical reasons such as easements, rights-of-way, correction of deeds, and quit claims that do not result in the creation of a separate lot(s). However, consents where such easements or rights-of-way are intended to facilitate the construction of new buildings or structures on a vacant lot of record that is otherwise undevelopable due to a lack of frontage on a public road, shall be considered a development application to create a new lot(s) and shall be subject to the policies of this Plan.
- Severing two or more lots that have unintentionally merged in title, provided the severances reflect the original lot lines.

5.2.4 As part of a complete application for a Severance to create a new lot(s) or a Lot Line Adjustment, an applicant shall submit the prescribed information, a Planning Justification Report and any other materials and information as identified by the County and any agency having jurisdiction, to demonstrate the following:

- The proposed development conforms with the policies of this Plan and any applicable County by-laws, standards and guidelines; the Planning Act, any applicable Provincial policies, plans and guidelines; and the requirements of any other agency having jurisdiction;
- The lands can be adequately serviced on municipal services. Where private servicing is permitted by this Plan, any proposed private potable water and on-site sewage disposal systems must be supported by a Hydrogeological Study. The study shall be prepared by a qualified engineer and must demonstrate and provide detailed explanation as to how the proposed development shall not negatively impact groundwater and surface water quality and quantity, and that each lot is capable of supporting private services;
- The creation of a new lot(s) or a Lot Line Adjustment does not result in a landlocked parcel where there is not sufficient area for development and associated uses such as a dwelling, accessory structures, access and servicing, due to restrictions such as being located in the County's Natural heritage system or the presence of hazardous lands, as determined by the County in consultation with any agency having jurisdiction;
- The retained lot and each severed lot have frontage along a public road with

safe and direct access to and from a public road that is maintained on a year-round basis, to a standard satisfactory to the County and any agency having jurisdiction. The retained lot and each severed lot shall each have direct access to either a maintained public right-of-way or to a private road that is part of a Plan of Condominium. No shared easements shall be permitted as a means to create such access to a public road except in the immediate vicinity of the publicly owned right-of-way. For greater clarity, where safe sight lines do not exist or direct access to a public road would not be supported by the policies of this Plan or any agency having jurisdiction, an easement shall not be supported which traverses multiple lots; in such cases a private road through a Plan of Condominium or a public road through a Plan of Subdivision shall be required;

- The lot configuration(s) proposed for the retained and severed lot(s) shall not restrict the future development or redevelopment potential of the lands or nearby parcels of land, particularly as it relates to intensification targets, the provision of access, servicing, and stormwater management, and where such lands are designated for development by this Plan.

5.2.5 In accordance with the Planning Act, conditions of approval may be applied to provisional approval of a Severance and shall be fulfilled within the mandated time frame as set out in the Planning Act. The County may require as a condition of approval, that the applicant enter into a development agreement including the posting of securities with the County regarding such matters as deemed appropriate which may include, but not be limited to: financial requirements; the provision of infrastructure; a Site Plan for development; access, grading, drainage, servicing and stormwater management; architectural design; conservation of cultural heritage resources, and archaeological resources; completion and implementation of an environmental implementation plan or tree inventory, protection and compensation plan; sustainable building and site design features; measures to protect health and safety; and any other measures as deemed appropriate to enhance compatibility with the surround community character.

6.0 Community Planning Permit System

Under the authority of s.70.2 of the Planning Act and O. Reg. 173/16, a Community Planning Permit System is a planning tool that the County may establish to allow for the replacement and combining of Zoning Amendments, Minor Variances, and Site Plan Control processes, the regulation of vegetation removal and site alteration, as well as other types of development. This system offers opportunities to streamline the planning approvals process and clearly establish rules and criteria for development and site alteration within the by-law.

The policies for Community Planning Permit Systems in the County of Brant shall be as follows:

6.1.1 All lands within the County of Brant shall be a proposed development permit area.

6.1.2 Council may enact a by-law to establish a Community Planning Permit System for all or part of the lands within the County of Brant.

6.1.3 Delegation of authority for any scope of decision-making related to the Community Planning Permit System may be made to a Committee of Council, an Advisory Committee, Officer, or Employee and shall be delegated through an applicable County of Brant By-Law to delegate specific administrative and legislative matters to staff under the authority of legislation that includes, but is not limited to, the Planning Act and the Municipal Act.

6.1.4 Within the development permit area, the general goals, objectives, and policies for establishing a Community Planning Permit System include:

- Identifying specific discretionary uses that would be permitted based on them being complementary to existing development;
- Relaxing some land use regulations and enabling flexibility in design with a focus on regulating those matters that will uphold the shared vision for the area as detailed in the area specific Community Planning Permit By-Law;
- Allowing minor variations to development and design standards by specifying the type and extent of variation that would be appropriate and that would uphold the policies, objectives and intent of the area-specific Community Planning Permit By-Law regulations;
- Simplifying and streamlining the development approval process, thereby reducing the time involved in obtaining permission to develop a permitted discretionary use;
- Promoting the use of sustainable transportation and active transportation;
- Allowing for mixed use development, and for residential densities that will support commercial activities and a wider range of uses where appropriate;
- Protecting and enhancing key natural heritage features, key hydrologic features, vegetation protection zones and supporting components of the County natural heritage system;
- Protecting archaeological resources and cultural heritage landscapes and resources;
- Maintaining the character of the affected area(s); and
- Minimizing the impact of a proposed development on lands adjacent to and outside the area specific Community Planning Permit By-Law boundary.

6.1.5 In addition to the goals, objectives, and policies listed above, where a by-law is passed to establish a specific area within the County of Brant as a development permit area, such a by-law may include additional details on goals, objectives, and policies that may apply in one defined development permit area and not another.

6.1.6 The general types of criteria that may be included in the development permit by-law to

determine whether any class of development or any use of land may be permitted by development permit shall include:

- Official Plan policies for the specific geographic area;
- The goals, objectives, criteria and regulations noted in the area-specific Community Planning Permit By-Law;
- The class of development;
- The appropriateness of the location and parcel for the proposed development or use;
- The impact of the proposed development or use with respect to adjacent development and uses in the Community Planning Permit affected area and on lands adjacent to the boundary;
- The servicing requirements and the extent to which the use may impact negatively on the quality and quantity of surface and groundwater;
- In the agricultural system, demonstration that every effort has been made to locate the use in an area of poorer soils where appropriate;
- Access and transportation requirements for sustainable modes; and
- Parking and pedestrian circulation on the site.

6.1.7 In addition to the types of criteria listed above, where a by-law is passed to establish a specific area within the County as a development permit area, such a by-law may include additional details on types of criteria to determine whether any class of development or any land use be permitted that may apply in one defined development permit area and not another.

6.1.8 Within an area for which a Community Planning Permit By-Law has been enacted, the Zoning By-Law and Site Plan Control By-Law shall not apply.

6.1.9 The placement of a portable classroom on a school site existing on January 1, 2007, shall be exempt from community planning permit regulations.

6.1.10 If a Community Planning Permit By-Law is enacted, the use and development of land shall comply with the permitted uses, standards, and criteria set out in the by-law, as demonstrated by the issuance of a community planning permit, unless the proposed use or development is expressly exempted from a permit as indicated in the Community Planning Permit By-Law.

6.1.11 Where an existing Site Plan Control Agreement is registered on a property, the agreement may be amended as part of the community planning permit process if the amendments proposed comply with applicable provisions of the Community Planning Permit By-Law.

6.1.12 A Community Planning Permit By-Law in the County of Brant shall, at a minimum:

- Contain a description of the area to which the by-law applies,
- Set out and define permitted and discretionary uses;

- Set out development standards with specified minimum and maximum standards;
- Set out any internal review for permit decisions;
- Describe notification procedures for decisions;
- Set out criteria for determining whether a proposed use or development is permitted;
- Describe the process for amending development permits, development permit agreements, and pre-existing Site Plan Control Agreements;
- Outline any conditions of approval that may be imposed; and
- Set out the scope of delegated authority, including any limitations.

7.0 Community Improvement Projects

7.1.1 Under the authority of Part IV of the Planning Act, the County may establish a Community Improvement Project Area designated and established by By-Law to any area, in whole or in part.

7.1.2 The County may acquire, hold, or prepare land for community improvement, or to facilitate private investment.

7.1.3 Community Improvement Plans may contain incentive based programs which may include grants, loans, property tax assistance or other methods deemed appropriate by the County.

7.1.4 Through Community Improvement Plans the County may support the planning or re-planning, design or redesign, re-subdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, built heritage preservation, improvement of energy efficiency or mitigation of greenhouse gas emissions, and provision of affordable housing within a Community Improvement Project Area. Within a Community Improvement Project Area, the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable, or other uses, buildings, structures, works, improvements, or facilities, and/or spaces, as may be appropriate or necessary to achieve the improvement envisioned by the County shall be encouraged. The improvement sought may be because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

7.1.5 The County may prepare a Community Improvement Plan for known brownfield and greyfield properties, in accordance with applicable Provincial policies and policies of this Plan and may explore additional opportunities to use a variety of incentives to promote the remediation and redevelopment of these sites.

8.0 Property Acquisition and Disposal of Surplus

Lands

8.1 Property Acquisition

8.1.1 The County may acquire land to implement any element of this Plan in accordance with the provisions of the Municipal Act, the Planning Act, Ontario Heritage Act or any other Act.

8.1.2 In acquiring land, the County shall consider all options for the acquisition of land, including but not limited to: dedication; donations; assistance from other levels of government, agencies, conservation organizations, charitable foundations; density transfers; land exchanges; long-term leases; easement agreements; purchase agreements; the bonusing provisions of the Planning Act, subject to the other relevant policies of this Plan; partnerships; land trusts; placing conditions on development approvals; and, expropriation.

8.2 Parkland Dedication

Planning Act s. 42, O. Reg. 509/20

8.2.1 Parkland Dedication shall occur and be provided by applicants in accordance with the provisions of the Planning Act, this Plan, and the County's Parkland Dedication By-Law.

8.2.2 The County shall secure the maximum benefit of the Planning Act from development with respect to Parkland Dedication and Community Benefits related to parkland.

8.2.3 The County's Parkland Dedication By-Law may establish uses in which Parkland Dedication shall be reduced or waived by the County.

8.2.4 Lands to be dedicated as parkland by the applicant shall be selected in consultation with the County to ensure site specifications and suitability in size, location, configuration, and access are to the satisfaction of the County.

8.2.5 Cash-in-lieu of Parkland Dedication may be required to be provided by the applicant in the following circumstances, as determined by the County:

- There is no suitable area of land for parkland based on factors such as public access, size, location, and County requirements for parkland.
- The required Parkland Dedication would result in remnant land that is unsuitable or impractical for development.
- The area proposed for development or redevelopment is already serviced by an adequate system of parks in which no further land is required.
- The cash-in-lieu would be better suited in achieving County targets for other parkland initiatives for larger community parks and facilities.
- Lands used for storm water management facilities, lands containing natural hazards or part of the Natural Heritage System, roadways, walkways or any

other non parkland purposes conveyed to the County by the applicant shall not be considered part of the Parkland Dedication required in accordance with the Planning Act and the County's Parkland Dedication By-Law.

8.2.6 The County may require that where applicable, lands adjacent to the Natural Heritage System and natural hazards be dedicated for parkland, to increase public access to natural areas and rivers. Where feasible, lands dedicated for parkland shall contribute to a linked system of County parks, Provincial parks, conservation areas, nature preserves, trail systems and other public lands of natural or recreational value, with an emphasis on developing corridors along rivers and woodlands and shall be provided with at least one frontage on a public street.

8.2.7 In the case of development or intensification for residential purposes, the County may by by-law in accordance with the Planning Act, require that land be conveyed to the County for park or other public recreational purposes at the maximum alternative rate determined by the Planning Act or at such lesser rate as may be specified in the County's Parkland Dedication By-Law.

8.2.8 Any lands conveyed to the County shall be in a condition acceptable to the County.

Public Open Space System

8.2.9 The County recognizes the importance of acquiring and providing a well-connected public open space system consisting of parks, greenspaces, and natural heritage areas. Wherever possible, lands should be acquired by the County that contribute to a comprehensive system of municipal parks and recreational areas, trails systems, conservation areas, nature preserves, and other public natural areas. Public access to open space systems contributes to the quality of life that make the County a great place to live, work, and play.

8.2.10 The County may acquire and hold lands within the County for the purposes of implementing a public open space system in accordance with the provisions of the Municipal Act, Planning Act, or any other applicable Act.

8.2.11 Mechanisms to secure lands within the natural heritage system and/or containing hazardous lands may include, but may not be not limited to the following property acquisition tools: placing conditions on development applications; land dedication or conveyance; purchase agreements; voluntary sale of lands and public purchase by the County; land exchanges; long-term leases; partnerships; assistance from other government agencies, charitable foundations, lands trusts and/or conservation organizations; donations, gifts, bequests from individuals and/or corporations; density transfers; expropriation; and/or other land acquisition methods as deemed appropriate with the County.

8.2.12 Where there is a development application, the preferred method of land acquisition is for lands within the natural heritage system and/or hazardous lands to be dedicated to the County, as a condition of approval. Where feasible, the County shall require the

conveyance of lands as a condition of approval of a development application, to provide for the permanent protection of natural areas, life, and property from natural hazards and to provide for compatible public access to a public open space system.

8.2.13 Where the County is not able to acquire or secure lands in the natural heritage system and/or containing natural hazards, the County may require stewardship techniques to ensure protection of lands, features, and functions including, but not limited to:

- Plan Control, development agreements, Plan of Subdivision Agreements, and/or conditions of approval;
- Methods as recommended through an environmental impact study approved by the County;
- Stewardship agreements;
- Information and education programs;
- Conservation easements; and/or
- Any other methods as deemed appropriate by the County.

8.2.14 The County may establish a Land Securement Fund to be used to contribute to the costs associated with acquisition of lands that would contribute to a public open space system.

8.2.15 Any lands conveyed to the County shall be in a condition acceptable to the County.

Disposal of County Surplus Lands

8.2.16 In accordance Section 270 of the Municipal Act, as may be amended or updated, it is the policy of the County to require that the disposal of surplus real property be undertaken in a transparent and accountable manner that maximizes social, economic, environmental, and cultural return to the County. The disposal of surplus real property shall be implemented in a manner that is consistent with the vision, objectives, and policies of this Plan.

9.0 Fiscal Management

9.1.1 The County shall strive to ensure optimal service delivery and implementation of this Plan. With limited financial resources available to all levels of government, the implementation of this Plan must be financially viable and sustainable. This Plan shall be managed to ensure that the required capital expenditure to provide the services for growth and development are paid in an equitable and appropriate manner by those benefiting from the services for development and improvement. The County shall strive to maintain financial sustainability and integrity by managing its financial resources and by undertaking development in a fiscally responsible manner.

9.1.2 The County shall diligently seek the maximum revenues possible from senior levels of government to compensate for any federal or provincial responsibilities transferred to it

in relation to the provision of public infrastructure, community soft services, and land use planning.

9.1.3 The County is responsible for delivering services to local residents, provide hard and soft infrastructure and manage finances effectively, through a Long-Term Financial Plan.

9.1.4 Where possible, the County shall use financial mechanisms available to it under any legislative authority, including the Municipal Act, Development Charges Act, Planning Act, and any other applicable legislation.

9.1.5 Municipal capital expenditures implementing any aspect of this Plan shall be guided by the annual Municipal Budget for Capital works and applicable forecasting. The County shall undertake capital works programs, in accordance with the approved capital budget, to provide the municipal services and infrastructure necessary for new growth. Future development shall be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the County.

9.1.6 The County may request a Municipal Financial Impact Assessment from the owner/applicant of any development application. The terms of reference of such a study shall be determined by the County at the time of the request. The Assessment shall be prepared and may be peer reviewed at the owner/applicant's expense. Development applications or proposals may be refused or deferred on the basis of financial impact and burden on the County if suitable mitigation measures are not available.

9.2 Development Charges

9.2.1 Development Charges shall be collected in accordance with the provisions of the Development Charges Act, this Plan, and the County's Development Charges By-Law.

9.2.2 The County may exempt some or all Development Charges or exempt certain development or redevelopment from Development Charges to promote specific development, redevelopment, or revitalization objectives in accordance with this Plan.

9.3 Community Benefits Charges By-Law

Planning Act, s. 37, O. Reg. 509/20

9.3.1 The County shall prepare a background study and enact a By-law in accordance with the Planning Act to collect Community Benefits. The County may enact a Community Benefits Charges By-law that applies to the County as a whole, and/or to specific geographic areas.

9.3.2 The County may exempt some or all Community Benefits Charges or exempt certain development or redevelopment from the Community Benefits Charges to promote specific development, redevelopment, or revitalization objectives in accordance with the Planning Act and the policies of this Plan.

9.3.3 Community Benefits Charges shall be applied, calculated, and collected in accordance

with the Planning Act, this Plan, and the County's Community Benefits Charge By-law.

10.0 Property Standards

Building Code Act, s. 15

10.1.1 The County of Brant may regulate the provisions of property conditions by:

- Prescribing standards for the maintenance and occupancy of properties within the County of Brant, or a portion thereof, as defined in a Property Standards By-Law
- Prohibiting occupancy or use of such property that does not conform with the standards as defined and established in a Property Standards By-Law
- Require the repair and maintenance of such property that does not conform with the standards established in such a By-Law to level that conforms with the standards and may require the site to be cleared of all buildings, structures, debris, or refuse, and left in a graded and levelled condition to the satisfaction of the County of Brant.

11.0 Future Studies, By-Laws, Plans and Strategies

11.1.1 The County intends to complete future studies to assist in implementing the policies of this Plan, new By-laws, plans, and strategies.

11.1.2 The County may pass other by-laws from time-to-time to implement and supplement the goals, objectives, and policies of this Plan.

Part 7 - Plan Monitoring and Review

The County Official Plan is the most important vehicle for implementing the County's vision for sustainable and managed growth, through a long-term comprehensive approach to land use planning.

The policies of this Plan are based on a set of assumptions and a regulatory environment that are subject to change over time. Therefore, Plan monitoring and review is necessary to identify trends in planning issues in the County, to analyze the effectiveness of the policies of this Plan, and to allow for updates to the Plan.

It is the intent of the County to provide for ongoing monitoring and review of this Plan to ensure that the Plan remains current, to provide for updating due to changes in trends in land use planning, and to ensure the Plan is being implemented as intended.

1.0 Monitoring and Plan Year Review

The County will review and update the policies of this Plan in accordance with the Planning Act.

The County shall monitor and report on the implementation of the policies in this Plan, in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Province.

The County in consultation with the Province, Indigenous communities, other public agencies, and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies in this Plan.

The County shall continue to monitor the population and housing forecasts annually with further consideration of how the County is tracking in terms of growth allocations, density (people and jobs in the designated greenfield area (D.G.A.)) and intensification targets; along with the supply of existing and potential housing stock by type, including attainable housing and affordable housing, to accommodate the varying needs of residents; the supply of vacant employment land to accommodate job creation in keeping with employment forecasts of the Plan.

A growth monitoring tool will be utilized on how to phase future urban development, particularly in Paris, St. George and Burford, as additional information is made available with respect to municipal water and wastewater capacity in these areas.

In accordance with the Planning Act; the assumptions, performance indicators, strategic directions, objectives and policies of this Plan shall be reviewed within ten years of the date this Plan comes into effect, and every ten years thereafter until a new Official Plan is adopted. Should emerging issues arise within ten years of adoption, the County shall undertake a review as deemed necessary.

The Plan review shall include, but not necessary be limited to an assessment of:

- The continuing relevance of the assumptions and strategic directions that formed the basis of the policies in this Plan;
- The effectiveness of the policies in achieving the overall strategic directions, objectives and the intent of the policies in this Plan;
- Whether development is being carried out in conformity with the policies of this Plan.
- Any major changes to applicable legislation and policies including Provincial plans and policies;
- Whether Provincial growth and intensification growth targets are being met;
- The supply of existing and potential housing stock by type, including attainable housing and affordable housing, to accommodate the varying needs of residents;
- The supply of vacant employment land to accommodate job creation in keeping with employment forecasts of the Plan; and
- Changes to the general demographic, economic, employment, social, environmental, and technological circumstances as related to the effectiveness of this Plan.

2.0 Housekeeping Amendments and Technical Revisions

The County shall review the Plan on an annual basis to determine if the implementation and interpretation of the policies is achieving the overall strategic directions and intent of the policies. Annual housekeeping amendments will be used by the County as a means to provide clarification and update policies and/or schedules wherever deemed appropriate.

Technical revisions to this Plan will not require an Official Plan Amendment provided they do not change the intent of the Plan. Technical revisions include:

- Changing the numbering, cross-referencing and arrangement of the text, tables, and Schedules;
- Altering punctuation or language for consistency;
- Correcting grammatical, dimensional and boundary, mathematical or typographical errors that do not affect the intent or policies or Schedules;
- Adding technical information to Schedules;
- Changing format or presentation;
- Unless otherwise stated in the policies of this Plan, when the general intent of this Plan is maintained, minor adjustments to boundaries will be updated by way of consolidation reporting;
- Minor refinements to the boundaries of Natural Heritage System, hazardous lands or hazardous sites in accordance with the policies of this Plan and any agency having jurisdiction;
- Consolidates approved Official Plan Amendments in a new document without altering any approved policies or Schedules.

3.0 Amendments to the Plan

An amendment to this Plan is required to permit a change in land use; allow for uses not permitted and/or in accordance with the policies of this Plan; and to change Settlement Area boundaries in accordance with the policies of this Plan and the Planning Act. In considering an amendment to this Plan, the County shall consider the following:

- As part of a complete application, a Planning Justification Report and other studies as required by the County, shall address matters including, but not limited to demonstrating:
- Conformity with the Planning Act and any applicable Provincial legislation, policies, plans, and guidelines;
- Compliance with applicable legislation, policies and guidelines of any agency having jurisdiction;
- The desirability and appropriateness of changing the Official Plan to accommodate the proposed use and how the proposal meets the intent of the strategic direction, objectives, and the policies in each Section of this Plan; and how it conforms to any other applicable County by-laws, plans, and guidelines;
- The need for the proposed use including justification for the amount of land proposed for a change in designation based on existing undeveloped lands available in alternative locations in the County;
- The cumulative impact of approving similar development applications;
- Adequacy of infrastructure and community facilities in accordance with the

policies of this Plan;

- The potential effect on the financial sustainability of the County;
- The impact of the proposal on the County's ability to achieve the density targets as expressed in this Plan; and
- Any other criteria determined to be relevant and applicable by the County in consultation with Indigenous communities and any agency having jurisdiction.

Part 8 - Glossary

The following definitions provide interpretation of Official Plan content and are to be used in understanding the intent of policies of this Plan. Terminology with specifically noted definitions have been italicized in the body of this Official Plan.

The list below includes terms that are specific to the Official Plan for the County of Brant. Except where definitions have been modified by the County, definitions from the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, and the Planning Act are based on definitions in these provincial documents as of the time of completing this Plan.

To avoid duplication with the County Zoning By-Law, for definitions pertaining to matters typically dealt with through zoning performance standards and implementation, reference to the County's Zoning By-Law will be required.

In all other instances, terms shall be defined in accordance with their common usage and, if necessary, reference to Black's Law Dictionary or the Canadian Oxford Dictionary.

1.0 A

Access Standards - Means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards*, *erosion hazards* and/or other water-related hazards.

Accommodations – A lodging or similar commercial use where temporary stay is provided to a person or group of persons but does not include dwelling in the sense of place of residence.

Active Transportation - Human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent Lands – Means:

- For the purposes of the *Natural Heritage System*, those lands contiguous with or connected ecologically or hydrologically to *key natural heritage, key hydrologic features*, and supporting features in the *Natural Heritage System* where it is likely that *development, intensification* and/or *site alteration* could have a *negative impact* on the feature, area, connectivity or *ecological function*

or *hydrologic function* of the system. Minimum *adjacent land* distances are specified in the *Natural Heritage System* policies of this Plan. Where features are ecologically or hydrologically connected to one another or where provincial and federal guidelines or requirements are applicable, a greater distance may be required.

- For the purposes of *protected heritage properties* and known or potential *cultural heritage resources,* lands within 50 m of the property boundary of a *protected heritage property* or a property with known or potential *cultural heritage resources.*
- For lands within the Neighbourhood, Community Corridor, and Community Node Designations this shall mean lands within 800 m of proposed *development.*

Adverse Effects - As defined in the *Environmental Protection Act*, means one or more of:

- impairment of the quality of the natural environment for any use that can be made of it;
- injury or damage to property or plant or animal life;
- harm or material discomfort to any person;
- an adverse effect on the health of any person;
- impairment of the safety of any person;
- rendering any property or plant or animal life unfit for human use;
- loss of enjoyment of normal use of property; and
- interference with normal conduct of business.

Affordable Housing - Means:

- Housing for which a low and moderate-income household pays 30 per cent or less of the household's gross annual income for home ownership or rental housing; or
- A unit for which the rent is at or below the average market rent of a unit in the *regional market area.* Low to moderate income households are those with incomes in the lowest 60 per cent of the income distribution for the *regional market area.* In the case of ownership housing, this calculation will include households with incomes in the lowest 60 percent of the income distribution; and in the case of rental housing, this calculation will include households with incomes in the lowest 60 percent of the income distribution for renter households.
- In the case of shared accommodation, housing for which an individual at the 20th percentile of household income pays 30 per cent or less in housing costs.

Agricultural Condition – Means:

- in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production shall be maintained or restored; and
- 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 Impact Assessment – Means a study that evaluates the potential impacts of non-agricultural *development* on agricultural operations and the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

Agricultural-Related Uses – Means those farm-related commercial and farm-related industrial uses that are directly related to *farm operations* in the area, support agriculture, benefit from being in close proximity to *farm operations*, and provide direct products and/or services to *farm operations* as a primary activity.

Agricultural System - The system mapped and issued by the Province in accordance with this Plan, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

1. An agricultural land base comprised of *prime agricultural areas* and *rural lands* that together create a continuous productive land base for agriculture;

2. An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

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. A cannabis production and processing facility is not considered an agricultural use.

Agri-food Network - Within the *Agricultural System*, means a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation

networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

Agri-tourism Use - Means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the *farm operation*.

Aging in Place - The ability to live in a home and/or community safely, independently, and comfortably, regardless of age, income, or ability level.

Airports - Means all Ontario *airports*, including designated lands for future *airports*, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alteration – For the purposes of cultural heritage resources, means any change to a property on the Heritage Register in any manner including its *restoration*, renovation, repair or disturbance, or a change, *demolition* or removal of an adjacent property that may result in any change to a property on the Heritage Register.

Alternative Energy System - A system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Alvars - Naturally open areas of thin or no soil over essentially flat limestone, dolostone, or marble rock, supporting a sparse vegetation cover of mostly shrubs and herbs.

Applicant - The owner or the owner's authorized representative who submits a *Planning Act* application.

Archaeological Assessment - The combined background research and field study of a property that has archaeological resources or areas of archaeological potential that identify the presence of and interpretation of the archaeological resources on a property and make recommendations for the mitigation of the impacts on the resources. *Archaeological assessments* must be undertaken by a Provincially licensed archaeologist, in accordance with reporting guidelines established by the Provincial Government and must address the entire area of the development application and site alteration. The assessment must be approved by the Province, where required.

Archaeological Resources - Includes artifacts, archaeological sites, 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 *Ontario Heritage Act*.

Areas of Archaeological Potential - Means areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist.

Areas of Mineral Potential - Means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

Areas of Natural and Scientific Interest (ANSI) - Means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Attainable Housing - Means:

- A dwelling unit for which a household at or below the 60th percentile of household income pays 30 per cent or less of its gross income towards shelter costs; or
- In the case of shared accommodation, a rooming unit for which an individual at or below the median personal income pays 30 per cent or less of income in shelter costs; and
- Includes any housing meeting the definition of *affordable housing* in in accordance with Canada Mortgage and Housing Corporation (CMHC).

Aquatic Species at Risk - Waters supporting *aquatic species at risk* (*fishes* and mussels) listed on Schedule 1 under the federal *Species at Risk Act* (or any successor thereto), their residences and critical habitats. The location of such species, waters and habitats is identified on Fisheries and Oceans Canada's *aquatic species at risk* map. Species-specific recovery documents are available on the Species at Risk Public Registry.

2.0 B

Brownfield Sites - Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Building Cluster - A grouping of buildings and/or structures, including the primary residential dwelling unit and nearby accessory uses, located on a singular lot.

The cluster shall include buildings and nearby structures located within proximity to each other that use the same access to the municipal right-of-way and any structures located within a 100-metre radius from the centre of the cluster. For the purposes of constructing a new building within the building cluster, it shall not be located any closer to a lot line than the outermost structures of the building cluster.

Built Heritage Resource - A building, structure, monument, installation or any manufactured or constructed remnant part that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. While some built heritage resources may already be identified and inventoried by official sources, the presence and significance of others can only be determined after evaluation. Potential and known built heritage resources include properties: subject to a heritage conservation or easement; designated as per the Ontario Heritage Act; included on local, provincial, federal and/or international registers; listed on a working inventory of potential heritage resources endorsed by the County; identified as a potential cultural heritage resource on the Annexes of this Plan; and property that has potential cultural heritage value or interest related to design value, historical value or association, or contextual value.

3.0 C

Canopy - The extent of the outermost boundary on the surface of the ground directly below and which corresponds with the outermost edge of the branches of the crown of an individual tree or group of trees.

Certified Agrologist - A person who has been certified as a Professional Agrologist (P. Ag.) by meeting the academic and registration requirements established by a provincial institute of agrologists.

Community-Based Sectors - Economic sectors comprised of local industries that provide services to temporary and/or permanent residents and include but are not limited to hotels, restaurants, tourism-related sectors, colleges and universities, as well as businesses related to financial, professional, scientific and technical services.

Community Housing - Housing to support *vulnerable* populations, including women and children fleeing family violence, 2SLGBTQQIA+, seniors, Indigenous peoples, people with disabilities, those with mental health and addiction issues, veterans, young adults, recent immigrants, and those experiencing homelessness.

Community Hub - Provides central access for a range of health, social, cultural, recreational and other community services and may include but is not limited to a neighbourhood centre, seniors centre, early learning centre, government building, or other public space. *Community hubs* may be located within a physical building or space or virtual space.

Compact Built Form - A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. *Compact built form* can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial *developments*, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and *active transportation*, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage *active transportation*.

Compatible Development - Means *development* that respects or enhances the character of the community, without causing any undue, adverse impacts on adjacent properties. *Compatible development* is not necessarily the same as, or even similar to, existing *development* in the vicinity.

Complete Application - All information, materials, plans, studies, and/or reports deemed required by this Plan and through pre-consultation with the *County* that must be submitted with a *Planning Act* application to be deemed a *complete application*. Where information, materials, plans, studies, and/or reports are required to follow a Terms of Reference or established standards/guidelines by the *County* or any other agency, the information, materials, plans, studies, and/or reports must include all items outlined in the Terms of Reference and/or study/guidelines to be deemed complete.

Complete Communities - Places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. *Complete communities* are age-friendly and may take different shapes and forms appropriate to their contexts.

Complete Streets - Streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

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 an area where there is a high concentration of *mineral aggregate operations*.

Comprehensive Review – Means:

For the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4 of the Provincial Policy Statement, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

- Is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or *development*; and determines how best to accommodate the *development* while protecting provincial interests;
- Utilizes opportunities to accommodate projected growth or *development* through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed *development* within existing *settlement area* boundaries;
- Is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
- Confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed *development*;
- Confirms that sewage and water services can be provided in accordance with policy 1.6.6 of the Provincial Policy Statement; and
- Considers cross-jurisdictional issues.
- For the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
- Addresses long-term population projections, *infrastructure* requirements and related matters;
- Confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and
- Considers cross-jurisdictional issues.

In undertaking *a comprehensive review,* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or *development* proposal.

Consent – Authorization granted by Council or its delegate to separate a piece of land to from a new parcel of land, or the movement of property boundaries, as governed by sections 53 to 56 of the Planning Act.

Conserved - The identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, *archaeological assessment*, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative *development* approaches can be included in these plans and assessments.

Conservation Organization - A government or conservation body that includes a conservation authority, land trust, conservancy, Indigenous community or similar agency. Non-government organizations shall be governed by a charter, articles of incorporation or letters patent, and/or with by-laws and objectives that support the protection of the natural environment. The *County* must be satisfied that the *conservation organization* has an environmental purpose consistent with the purpose, objectives and policies of the *Natural Heritage System* in this Plan and may require that the organization have registered charitable status. A *conservation organization* must have demonstrated commitment, public support, organizational ability, sustained activity in the interests of conservation over several years and a legally binding arrangement to ensure that all lands acquired or held as a *nature preserve* remains protected should the organization cease to exist.

County or County of Brant - means the Corporation of the *County of Brant*, or the geographic area under the jurisdiction of the Corporation of the *County of Brant*.

Cultural Heritage Landscape - A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Cultural Heritage Resource - *Built heritage resources*, *cultural heritage landscapes* and *archaeological resources* that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some *cultural heritage resources* may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

4.0 D

Delineated Built Boundary - The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.

Delineated Built-up Area - All land within the delineated built boundary.

Defined Portions of the Flooding Hazard Along Connecting Channels - Means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or *site alteration* will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Demolition – For the purposes of *cultural heritage resources* means the complete destruction of a heritage building, structure and property from its site, including the disassembly of buildings, structures and properties on the municipal heritage register for the purposes of reassembly at a later date.

Deposits of Mineral Aggregate Resources - Means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and Available - Means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. master environmental servicing studies, area studies, block plans, secondary plans) are required before *development applications* can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

Designated Greenfield Area - Lands within *settlement areas* (not including rural settlements) but outside of *delineated built-up areas* that have been designated in an official plan for *development* and are required to accommodate forecasted growth to the horizon of this Plan.

Designated Growth Areas - Means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2 of the Provincial Policy Statement, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a) of the Provincial Policy Statement, as well as lands required for employment and other uses.

Designated Vulnerable Areas - Means areas defined as *vulnerable*, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development - Means the creation of a new lot, a change in land use, intensification of a site, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- activities that create or maintain infrastructure authorized under an environmental assessment process;
- works subject to the *Drainage Act*; or
- underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*.

Development Application - In the context of this Plan, any application submitted under the authority of the *Planning Act*. *Development applications* may include, but are not limited to, applications for the following: official plan amendment, zoning by-law amendment, areas studies, block plans, site plan, land conveyance, part lot control, minor variance, plan of subdivision, and/or condominium.

Drinking-water System - A system of works, excluding plumbing, that is established for the purpose of providing users of the system with drinking water and that includes:

- anything used for the collection, production, treatment, storage, supply, or distribution of water;
- anything related to the management of residue from the treatment processor or the management of the discharge of a substance into the natural environment from the treatment system; and
- a well or intake that serves as the source or entry point of raw water supply for the system. (*Safe Drinking Water Act*, 2002)

5.0 E

Ecological Function - The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including hydrologic functions and biological, physical, chemical and socio-economic interactions.

Ecological Integrity - Which includes hydrological integrity, means the condition of ecosystems in which:

- the structure, composition and function of the ecosystems are unimpaired by the stresses from human activity;
- natural ecological processes are intact and self-sustaining; and
- the ecosystems evolve naturally.

Ecological Value - The value of vegetation in maintaining the health of the *key natural heritage feature* or *key hydrologic feature* and the related ecological features and *ecological functions*, as measured by factors such as the diversity of species, the diversity of habitats, and the suitability and amount of habitats that are available for rare, threatened and *endangered species*.

Economic Employment Districts - Areas that have been identified by the Minister that are to be planned and protected for locally *significant* employment uses. These areas are not *settlement areas*.

Employment Area - Means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered Species - Means a species that is classified as "*Endangered Species*" on the Species at Risk in Ontario List, as updated from time to time.

Energy Transmission Pipeline - A pipeline for transporting large quantities of oil or natural gas within a province or across provincial or international boundaries. *Energy transmission pipelines* do not include local distribution pipelines.

Enhancement Linkages - Consist of lands in a predominantly natural, semi-natural, or rural condition, which is intended to maintain in that state for the long term. *Enhancement linkages* provide or have the potential to provide ecological connections among and between key components of the *Natural Heritage System* and the broader local, regional, and provincial natural landscape. Linkages may include other natural areas, lands that have been restored or have the potential to be restored to a natural state, rural and agricultural lands, and supporting lands in other designations.

Enhancement Woodlands - Consist of a woodland that is at least 0.2 hectare, which require further evaluation to determine if it meets the definition of a *woodland,* meet the criteria for a *significant woodland*, and/or contain any other *key natural heritage features* or *key hydrologic features* of the *Natural Heritage System*. Where the treed area is determined to contain a key feature of the *Natural Heritage System*, applicable policies applying to the *Natural Heritage System* will be applicable. If it is not a key feature, where the treed area meets the density criteria of a *woodland* it will be considered a supporting feature of the *Natural Heritage System*.

Enhancement woodlands may contain ecologically supporting areas that improve the ecological resilience and functions of individual features or groups of features, as well as building resiliency to climate change.

Erosion Hazard - The loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and a minimum erosion/erosion access allowance of 6 metres.

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.

Export-Based Sectors - Economic sectors comprised of industries also referred to as economic clusters that produce goods that reach markets outside the community including but not limited to such uses as agriculture and primary resources, manufacturing, research and *development*, as well as other knowledge-based industries.

6.0 F

Farm Consolidation - The acquisition of additional farm parcels to be operated as one *farm operation* within the *County* and/or in a municipality adjacent to the *County*.

Farming Operation or Farm Operation - Lands that are assessed as farmland, having a valid Farm Business Registration number for the purpose of *agricultural uses*, but does not include Cannabis Production and Processing.

Fish - Means *fish,* which as defined in the *Fisheries Act*, includes *fish*, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish Habitat - As defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes.

Fisheries Management - The management of *fish habitat* and *fish* populations for the purpose of sustaining and improving the quality and quantity of *fish*.

Flood Fringe - For *river, stream, and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the *flood fringe* than those experienced in the *floodway*.

Flood Plain - For *river, stream, and small inland lake systems*, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

Flooding Hazard – For *river, stream and small inland lake systems*, means the inundation of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water, whereby the *flooding hazard limit* is the greater of:

- the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific *watershed* and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over *watersheds* in the general area;
- the one-hundred-year flood; and
- a flood which is greater than both noted above which was actually experienced in a particular *watershed* or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

except where the use of the *one-hundred-year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard).

Floodproofing Standard - Means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards*, *wave uprush* and other water-related hazards along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, and *flooding hazards* along *river, stream and small inland lake systems*.

Floodway - For *river, stream and small inland lake systems*, means the portion of the *floodplain* where *development* and *site alteration* would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two-zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where

flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two-zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

Forest Management - The sustainable management of forests in accordance with good forestry practices to produce wood and wood products, provide outdoor *recreation*, and protect, restore or enhance conditions of the natural environment.

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 by the Province or based on municipal approaches that achieve the same objectives.

7.0 G

Greater Golden Horseshoe - The geographic area identified as the *Greater Golden Horseshoe* growth plan area in Ontario Regulation 416/05 under the Places to Grow Act, 2005.

Green Infrastructure - Natural and human-made elements that provide ecological and hydrologic functions and processes. *Green infrastructure* can include components such as natural heritage features and areas, *Natural Heritage System*s, parklands, stormwater management systems, street trees, urban forests, *wetlands*, natural channels, permeable surfaces, and green roofs.

Greyfields - Previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict, or vacant.

Ground Oriented - When in reference to housing shall mean housing forms and typologies where each unit has its own entrance on the ground floor of a building. Ground-oriented housing may include, but is not limited to detached, semi-detached, linked-detached and townhouse dwellings including stacked, or street fronting townhouses and new forms of housing not developed yet.

Ground Water Features - Water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

8.0 H

Habitat of Endangered Species and Threatened Species - Habitat within the meaning of section 2 of the *Endangered Species Act*, 2007.

Hazardous Forest Types for Wildland Fire - Means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

Hazardous Lands - Property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard*, *erosion hazard* or *dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.

Hazardous Sites - Means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils such as *wetlands* (*sensitive* marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous Substances - Means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety, and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive, or pathological.

Headwater Drainage Features - Non-permanently flowing drainage features that may not have defined bed or banks, first-order and zero-order intermittent and ephemeral channels, swales and connected headwater *wetlands*, not including rills or furrows.

Hedgerow – Means a linear row or group of trees that are attached to *woodlands* or that consist of an isolated row of trees that is less than 30 metres in width and where the area of the *canopy* is 0.2 hectares or greater in size and meets the density criteria for a woodland.

Heritage Attributes - Means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a *protected heritage property*).

High Quality - Means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

High-Rise Development - *Development* between 6 to 10 storeys in height which shall include ground-oriented units with units constructed above.

Highly Vulnerable Aquifer - Aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant adverse effect.

Housing Options - Means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable housing*, housing for people with *special needs*, and housing related to employment, institutional or educational uses.

Hydrologic Function - The functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

9.0 I

Impacts of a Changing Climate - The present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual On-site Sewage Services - Means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act*, 1992, that are owned, operated, and managed by the owner of the property upon which the system is located.

Individual On-site Water Services - Means individual, autonomous water supply systems that are owned, operated, and managed by the owner of the property upon which the system is located.

Infrastructure - Physical structures (facilities and corridors) that form the foundation for *development*. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional Use - For the purposes of the Natural Hazards policies of this Plan, means land uses where there is a threat to the safe evacuation of *vulnerable* populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification - The *development* of a property, to a site or area at a higher density than currently exists through:

- redevelopment, including the reuse of brownfield sites;
- the development of vacant and/or underutilized lots within previously developed areas;
- infill development; and
- the expansion or conversion of existing buildings.

Intermittent Streams - Stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year.

International Net Migration - Represents international immigration less emigrants, plus net non-permanent residents.

Inter-Provincial Net Migration - Comprised of in-migration less out-migration from other Canadian Provinces/Territories.

Intra-Provincial Net Migration - Includes in-migration less out-migration from elsewhere within the Province of Ontario.

10.0 J

Joint Development - Agreements entered into voluntarily between the public sector and property owners or third parties, whereby private entities share some of the costs of *infrastructure* improvements or contribute some benefits back to the public sector based on a mutual recognition of the benefits of such *infrastructure* improvements. Approaches to *joint development* may be recommended in guidelines developed by the Province.

11.0 K

Key Hydrologic Areas - *Significant groundwater recharge areas*, *highly vulnerable aquifers*, and *significant surface water contribution areas* that are necessary for the ecological and hydrologic integrity of a *watershed.*

Key Hydrologic Features - Permanent streams, *intermittent streams*, inland lakes and their littoral zones, *seepage areas and springs*, and *wetlands*.

Key Natural Heritage Features - *Habitat of endangered species and threatened species*, *fish habitat*; *wetlands, life science areas of natural and scientific interest (ANSIs)*, *significant valley lands*, *significant woodlands, significant wildlife habitat* (including habitat of special concern species), *sand barrens*, *savannahs*, *tallgrass prairies,* and *alvars*.

12.0 L

Large Inland Lakes - Means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Large Subsurface Sewage Disposal System - Subsurface disposal systems with a design capacity in excess of 10,000 litres per day. These systems are to be designed in accordance with section 22 of “Design Guidelines for Sewage Works, 2008”.

Life Science Areas of Natural and Scientific Interest - An area that has been identified as having life science values related to protection, scientific study, or education; and further identified by the Ministry of Natural Resources and Forestry using evaluation procedures established by that Ministry, as amended from time to time.

Legally Existing or **Lawfully Existing -** The use of any land, building or structure that was:

- Lawfully used for such purpose on the day of the passing of this Plan, so long as it continues to be used for that purpose;
- Issued a permit under subsection the *Building Code Act*, prior to the day of the passing of this Plan, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under the *Building Code Act*.

Legally Existing Lot of Record - A lot held under distinct and separate ownership from all abutting lots, as shown by a registered conveyance in the records of the Land Registry Office at the date of approval of this Plan.

Legal or Technical Reasons - Means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Long Term Housing - Includes housing typologies dedicated to individuals not requiring a traditional dwelling unit including but not limited to assisted living and nursing homes, group homes, long-term care homes, retirement homes, rooming houses, and other long-term housing forms that serve the needs of individuals requiring alternative housing form.

Low Impact Development - An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Low impact development* can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. *Low impact development* often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character.

Low and Moderate Households – Means:

- in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or
- in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

Low-Rise Development - *Development* which is 3 storeys or less in height and includes dwelling typologies such as attached or detached *ground-oriented* units.

13.0 M

Major Facilities - Means facilities which may require separation from *sensitive land uses*, including but not limited to *airports*, manufacturing uses, 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 - The 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.

Major Office - Means a structure where it's primary use is dedicated to an office use and may include an accessory commercial use. Generally these are freestanding office buildings of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more.

Major Retail - Means a commercial use, large in scale or large format, stand-alone retail stores or centres and require large amounts of parking, and those which include the primary retail use in addition to an accessory use.

Major Trip Generators - Origins and destinations with high population densities or concentrated activities which generate many trips (e.g., *urban growth centres* and other downtowns, *major office* and *office parks*, *major retail*, *employment areas*, *community hubs*, large parks and recreational destinations, post-secondary institutions and other *public service facilities*, and other mixed-use areas).

Market Rate - When in reference to housing shall mean housing that is not classified under any *affordable housing* program and which the rate is set according to the Canada Mortgage and Housing Corporation's (CMHC) average rate, which fluctuate each year.

Mid-Rise Development - *Development* between 4 and 6 storeys in height and includes including dwelling typologies such as attached and detached units.

Mine Hazard - Means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

Minerals - Means *metallic minerals* 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).

Mineral Aggregate Operations – Means:

- lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;

- 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
- associated facilities used in extraction, transport, beneficiation, processing, or recycling of *mineral aggregate resources* and derived products, such as asphalt and concrete, or the production of secondary related products.

Mineral Aggregate Resources - 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 Resource Conservation – Means:

- 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
- the wise use of *mineral* aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to *development* occurring.

Mineral Deposits - Means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral Mining Operation - Means mining operations and associated facilities, or past producing mines with remaining *mineral development* potential that have not been permanently rehabilitated to another use.

Minor Rounding Out – A minor revision to a *settlement area* outside of a municipal *comprehensive review* contemplating the addition of lands outside the settlement area to be included within the boundaries of the area.

The *County* shall evaluate a minor revision to a Primary *Settlement Area* on a case-by-case basis and may adjust a Primary *Settlement Area* if:

- There would be no net increase in land within *Settlement Areas*;
- The adjustment would support the *County's* ability to meet the *intensification* and density targets of this Plan;
- The location of any lands to a *Settlement Area* are in accordance with

provincial policies and plans, and all applicable policies of this Plan; and

- The Settlement Area has full municipal services and sufficient capacity is available to accommodate proposed *development*.
- Where the feasibility and need to expand a *Settlement Area* is justified the most appropriate location for an expansion shall be determined based on the policies of this Plan subject to:
    - Availability of servicing capacity or planned *infrastructure* and *public service facilities*;
    - Financial viability of infrastructure and *public service facilities;*
    - Water and wastewater Master Plans or equivalent and *stormwater Master Plans* or equivalent;
    - *Watershed* and *Subwatershed Plans;*
    - Hydrogeological Study;
    - *Agricultural Impact Assessment* to ensure the expansion would not adversely impact the *agri-food network* or existing, expanding, or new *agricultural operations*; and
    - Any other requirements deemed necessary by the *County* to evaluate the expansion.
- The location of any lands added to a *Settlement Area* shall be based on comprehensive application of the policies of this Plan and shall:
    - Avoid key hydrologic areas, Natural Heritage System for the Growth Plan, and prime agricultural areas;
    - Evaluate alternative locations; and
    - Prioritize minimizing and mitigating impacts on the County's Agricultural System by:
        - Prohibiting expansions into *specialty crop areas*;
        - Evaluating alternative locations; and
        - Where it is proven that *prime agricultural areas* cannot be avoided, utilize lower priority agricultural lands.
- The expansion complies with minimum distance separation formulae; and
- The expansion complies with Source Water Protection policies of this Plan.

The County shall evaluate a minor revision to a Rural Settlement Area on a case-by-case basis and may adjust a Rural Settlement Area if:

- The Settlement Area is located outside of the Natural Heritage System;
- The expansion would constitute logical and contiguous expansion of existing *development*, in keeping with the rural character of the area;
- Private water and wastewater servicing can be provided to the satisfaction of the *County*; and
- The proposal meets all provincial policies and plans and all applicable

policies of this Plan.

- The boundary will only be adjusted to follow a physical feature, such as the centreline of a public right-of-way, a watercourse, or the edge of the Natural Heritage System, or a property line with a logical delineation between uses.

Minimum Distance Separation Formulae - 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.

Missing Middle - For the purposes of this Plan, *missing middle* housing generally refers to low-rise, multiple unit residential buildings (MURBs), generally in the form of infill *development*, between three and sixteen units, or more in the case of unusually large lots, and are typically *ground oriented,* but does not include detached single unit dwelling typologies.

Modal Share - The percentage of person-trips or of freight movements made by one travel mode, relative to the total number of such trips made by all modes.

Multimodal - Means a *transportation system* which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

Municipal Comprehensive Review - A new official plan, or an official plan amendment, initiated by an upper-or single-tier municipality under section 26 of the *Planning Act* that comprehensively applies the policies and schedules of this Plan.

Municipal Water and Wastewater Systems - Municipal water systems working within the meaning of Sections 1 and 2 of the *Ontario Water Resources Act* are all or part of a *drinking-water system*:

- that is owned by a municipality or by a municipal service board established under section 195 of the *Municipal Act,* 2001;
- that is owned by a corporation established under section 203 of the *Municipal Act*, 2001;
- from which a municipality obtains or will obtain water under the terms of a contract between the municipality and the owner of the system; or
- that is in a prescribed class of municipal *drinking-water systems* as defined in regulation under the *Safe Drinking Water Act*, 2002, including centralized and decentralized systems.
- And, municipal wastewater systems are any sewage works owned or operated

by a municipality.

14.0 N

Natural Heritage Feature and Areas - Features and areas, including *wetlands, fish habitat, significant woodlands* and *significant valleylands, habitat of endangered species and threatened species*, significant *wildlife habitat*, and *areas of natural and scientific interest*.

Natural Heritage System - A system made up of *key natural heritage, key hydrologic features, earth science ANSIs, minimum and established vegetation protection zones*, *enhancement linkages,* and supporting features as described in this Plan intended to provide connectivity at the site, municipal, regional or provincial level. These systems may also include municipal parks, conservation areas, *nature preserves*, other natural heritage features and areas, lands that have been restored or have the potential to be restored to a natural state, *key hydrologic areas* that support hydrologic functions, and working landscapes that enable *ecological functions* to continue.

Natural Heritage System for the Growth Plan - The *Natural Heritage System* mapped and issued by the Province in accordance with this Plan.

Nature Preserve - Property held by a *public body* or an approved *conservation organization* for the purpose of enhancing, protecting, maintaining or providing access to the natural environment. *Nature preserves* are areas or sites that presently, or in the future, could contribute to the conservation of the *County's* biodiversity and natural heritage. They may include, but not be limited to lands containing features in the *Natural Heritage System*. Such lands are not recognized as building lots under this Plan.

Natural Self-Sustaining Vegetation - Vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.

Negative Impact – Means:

- In regard to water, degradation to the quality or quantity of surface or groundwater, *key hydrologic features* or *vulnerable* areas and their related *hydrologic functions* due to single, multiple or successive *development* or *site alteration* activities;
- In regard to *fish habitat*, any permanent *alteration* to or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
- In regard to *key natural heritage features* and other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural

features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

Neighbourhood Supportive Uses - Means a small-scale retail and/or service use that is oriented to the daily shopping and services needs of nearby residents. A neighborhood supportive use does not detract from the surrounding residential character of the neighborhood and is be sympathetic to the surrounding characteristics.

New Multiple Lots or Units for Residential Development - The creation of more than three units or lots through either plan of subdivision, consent, or plan of condominium.

Normal Farm Practices - A practice, as defined in the *Farming and Food Production Protection Act*, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the *Nutrient Management Act*, 2002 and regulations made under that *Act*.

15.0 O

Oil, Gas and Salt Hazards - Means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

Office Parks - *Employment areas* or areas where there are significant concentrations of offices with high employment densities.

On-Farm Diversified Uses - Uses that are located on a farm operations, being 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. Ground-mounted solar facilities are permitted in *prime agricultural areas* and *specialty crop areas* only as *on-farm diversified uses*.

One Hundred Year Flood - For *river, stream and small inland lake systems*, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One Hundred Year Flood Level – Means for *large inland lakes*, lake levels and wind setups that have a 1% chance of being equaled or exceeded in any given year, except that, where sufficient water level records do not exist, the one-hundred-year flood level is based on the highest known water level and wind setups.

Other Water-Related Hazards - Means water-associated phenomena other than *flooding hazards* and *wave uprush* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Outer Ring - The geographic area consisting of the cities of Barrie, Brantford, Guelph, Kawartha Lakes, Orillia, and Peterborough; the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe, and Wellington; and the Regions of Niagara and Waterloo.

16.0 P

Partial Services – Means:

- municipal sewage services or private communal sewage services combined with individual on-site water services; or
- municipal water services or private communal water services combined with individual on-site sewage services.

Petroleum Resource Operations - Means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

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.

Planned Corridors - Corridors or future corridors which are required to meet projected needs, and are identified through this Plan, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ministry of Transportation, Ministry of Energy, Northern Development and Mines, Metrolinx, or Independent Electricity System Operator (IESO) or any successor to those Ministries or entities, is actively pursuing the identification of a corridor. Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province.

Portable Asphalt Plant - Means a facility:

- 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; and
- 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:

- 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
- which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Public Body - A federal or provincial government, a municipality, or a municipal agency, including any commission, board, authority or department, established by a government or agency exercising any power or authority under a statute of Canada or of Ontario.

Prime Agricultural Area - An area 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 with a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* are to be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs or by a planning authority based on Provincial guidance. As identified by OMAFRA in conjunction with the *County of Brant*, the local *prime agricultural area* has been designated to include the Agriculture designation and Countryside Designation, as illustrated on Schedule A of this Plan.

Prime Agricultural Land - *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.

Priority Transit Corridors - Transit corridors shown in Schedule 5 of the Growth Plan or as further identified by the Province for the purpose of implementing the Growth Plan.

Private Communal Water and Wastewater Systems - *Private communal water systems* are *drinking-water systems* that are not municipal water systems and that serve six or more lots or private residences, and

Private communal wastewater systems are sewage works that serve six or more lots or private residences and are not owned or operated by a municipality.

Protected Heritage Property - Means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial

Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Protection Works Standards - Means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards*, *erosion hazards* and *other water-related hazards*, and to allow access for their maintenance and repair.

Provincial and Federal Requirements – Means:

- in regard to *fish habitat*, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- in regard to the *habitat of endangered and threatened species*, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial Plan - Means a *provincial plan* within the meaning of section 1 of the *Planning Act*.

Provincially Significant Employment Zones - Areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic *development*. *Provincially significant employment zones* can consist of *employment areas* as well as mixed-use areas that contain a significant number of jobs.

Public Service Facilities - Lands, buildings, and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, *recreation,* police and fire protection, health and educational programs, long term care services, and cultural services. *Public service facilities* do not include *infrastructure*.

Public Realm - All spaces to which the public has unrestricted access, such as streets, parks, and sidewalks.

17.0 Q

Quality and Quantity of Water - Measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

18.0 R

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

Recreation - Means leisure time activity or use undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill *development*, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment - The creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

Regional Market Area - means an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. In the GGH, the upper-or single-tier municipality will normally serve as the *regional market area*. Where a *regional market area* extends significantly beyond upper-or single-tier boundaries, it may include a combination of upper-, single-and/or lower-tier municipalities.

Regulatory Flood - The approved standard(s), inundation under a flood resulting from the rainfall experience during the Hurricane Hazel storm (1954), used in a particular *watershed* to define the limit of the *flood plain* for regulatory purposes.

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.

Renewable Energy System - A system that generates electricity, heat and/or cooling from a *renewable energy source*. For the purposes of this definition: A *renewable energy source* is an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Reserve Sewage System Capacity - Means design or planned capacity in a centralized wastewater treatment facility which is not yet committed to existing or approved *development*. For the purposes of policy 1.6.6.6 of the Provincial Policy Statement, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the *development* can be treated and land-applied on agricultural land under the *Nutrient Management Act* or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

Reserve Water System Capacity - Means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved *development*.

Replacement - For the purposes of the *Natural Heritage System* and Natural Hazards policies of this Plan (excluding the *Special Policy Area*), shall mean the removal of a *legally existing* building or structure and the construction of a new building or structure, in which the footprint and gross floor area shall not be greater than that of the *legally existing* building or structure. *Replacement* does not include reconstruction on remnant foundations or derelict or abandoned buildings or structures. Approval for a *replacement* building or structure must be granted by the *County* within one year of: *demolition* of a *legally existing* building or structure; or a *demolition* permit being issued for the *legally existing* building or structure.

Residence Surplus to a Farming Operations - Means an existing habitable farm residence that is rendered surplus as a result of *farm consolidation*. *Farm consolidation* shall mean the acquisition of additional farm parcels to be operated as one *farm operation* as a result of a lot addition, consolidation with other *farming operations* in the *County of Brant* and/or consolidation with other *farming operations* in a municipality adjacent to the *County of Brant*).

Residential Intensification - Means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- redevelopment, including the redevelopment of brownfield sites;
- the *development* of vacant or underutilized lots within previously developed areas;
- infill *development*;
- *development* and introduction of new *housing options* within previously developed areas;
- the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other *housing options*.

Restoration - Active management of an area that results in accelerated regeneration and recovery of a desired vegetation community or habitat, typically one that once occurred naturally in the area. This may include but not be limited to the creation or re-creation of *wetlands, woodlands*, *wildlife habitat,* or grasslands.

River, Stream and Small Inland Lake Systems - Means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

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

Rural Lands - Lands which are located outside *settlement areas* and which are outside *prime agricultural areas* and countryside lands.

Rural Settlement Areas - Existing hamlets or similar existing small *settlement areas* that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for *development* and are subject to official plan policies that limit growth. All *settlement areas* that are identified as hamlets in the Greenbelt Plan, as *rural settlements* in the Oak Ridges Moraine Conservation Plan, or as minor urban centres in the Niagara Escarpment Plan are considered *rural settlements* for the purposes of this Plan, including those that would not otherwise meet this definition.

19.0 S

Sand Barren - Land (not including land that is being used for agricultural purposes or no longer exhibits *sand barren* characteristics) that:

- has sparse or patchy vegetation that is dominated by plants that are:
  - adapted to severe drought and low nutrient levels; and
  - maintained by severe environmental limitations such as drought, low nutrient levels, and periodic disturbances such as fire;
- has less than 25 per cent tree cover;
- has sandy soils (other than shorelines) exposed by natural erosion, depositional process, or both; and
- has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Savannah - Land (not including land that is being used for agricultural purposes or no longer exhibits *savannah* characteristics) that:

- has vegetation with a significant component of non-woody plants, including *tallgrass prairie* species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- has from 25 per cent to 60 per cent tree cover;
- has *mineral* soils; and
- has been further identified, by the Ministry of Natural Resources and Forestry

or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Seepage Areas and Springs - Sites of emergence of groundwater where the water table is present at the ground surface.

Sensitive - In regard to *surface water features* and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive Land Uses - Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by nearby *major facilities. Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement Areas - Urban areas and *rural settlements* within municipalities (such as cities, towns, villages and hamlets) that are:

- built up areas where *development* is concentrated and which have a mix of land uses; and
- lands which have been designated in an official plan for *development* in accordance with the policies of this Plan. Where there are no lands that have been designated for *development*, the *settlement area* may be no larger than the area where *development* is concentrated.

Sewage and Wastewater Works - Any works for the collection, transmission, treatment, and disposal of sewage or any part of such works but does not include plumbing to which the *Building Code Act*, 1992 applies. (*Ontario Water Resources Act*) For the purposes of this definition:

Sewage includes, but is not limited to drainage, stormwater, residential wastewater, commercial wastewater, and industrial wastewater.

Significant – While some significant resources may already the significance of others can only be determined after evaluation.

Significant Means:

- **In regard to *areas of natural and scientific interest*,** an *area of natural and scientific interest* identified as regionally or provincially significant by the Province of Ontario.

- **In regard to cultural heritage**, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.
- **In regard to mineral potential**, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant *Mineral* Potential Index.
- **In regard to a *groundwater recharge area*,** an area that has been identified:
    - as a *significant groundwater recharge area* by any *public body* for the purposes of implementing the Provincial Policy Statement, 2020;
    - as a *significant groundwater recharge area* in the assessment report required under the *Clean Water Act*, 2006; or
    - as an ecologically *significant groundwater recharge area* delineated in a *subwatershed plan* or equivalent in accordance with provincial guidelines. For the purposes of this definition, ecologically *significant groundwater recharge areas* are areas of land that are responsible for replenishing groundwater systems that directly support *sensitive* areas like cold water streams and *wetlands*.
- **In regard to surface water contribution areas**, areas generally associated with headwater catchments contribute to baseflow volumes which are significant to the overall surface water flow volumes within a *watershed.*
- **In regard to valleylands**, an area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. This may include but not be limited to riverine *flooding hazards*, riverine *erosion hazard*s and other *valleylands* that are ecologically important in terms of features, functions, representativeness, or amount, and contributing to the quality and diversity of an identifiable geographic area or the *Natural Heritage System*.
- **In regard to *wetlands***, an area identified as provincially significant using evaluation procedures established by the Province, as amended from time to time.
- **In regard to wildlife habitat**, a *wildlife habitat* is ecologically important in terms of features, functions, representation, or amount, and contributing to the quality and diversity of an identifiable geographic area or *Natural Heritage System*. These are to be identified using criteria established by the Province.
- **In regard to woodlands**, means any *woodland* including forested areas, treed areas, plantations, and *hedgerows* that meet any one of the following criteria:
    - A *woodland* with a patch size as measured from the dripline of the *canopy* that is:
        - 4 hectares or greater in size where located outside of a *settlement area*; or

        - 1 hectare or greater in size where located within a *settlement area*;
    - A *woodland* having interior habitat more than 100 metres from the boundary of the *woodland*;
    - A *woodland* 0.2 hectare in size or greater providing any one of the following *ecological functions* or uncommon characteristics:
        - Consisting of a forest patch with 10 or more trees per hectare greater than 100 years old or with a diameter greater than 50 cm; or
        - Located in or within 20 metres of a *key natural heritage feature* or *key hydrologic feature*;
        - Providing a linkage function by being located within 240 metres of a *key natural heritage feature* and/or *key hydrologic feature*;
        - Located in a *sensitive* groundwater discharge, *sensitive* recharge or *sensitive* headwater area;
        - Providing woodland diversity such as a naturally occurring composition of native species that have declined significantly south and east of the Canadian Shield or having high native diversity;
        - Consisting of a vegetation community with a provincial ranking of S1, S2, or S3 as ranked by the Natural Heritage Information Centre or any successor thereto, or habitat with 10 individual stems or 100 m^2 of a rare, uncommon or restricted woodland plant species; and/or
        - Having high economic, cultural or social value. Includes *woodlands* that have high productivity in terms of economically valuable products; provide a high value in social services such as air quality or *recreation* at a sustainable level; and/or are identified as important appreciation, educational, cultural or historical value including those identified by Indigenous communities.

Site Alteration - Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Specialty Crop Area - Areas designated using guidelines developed by the Province, as amended from time to time. In these areas, 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.

Special Needs - means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Special Policy Area - means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are established by the Province.

A *Special Policy Area* is not intended to allow for new or intensified *development* and *site alteration* if a community has feasible opportunities for *development* outside the *flood plain*.

Stable top of slope - The physical top of slope where the existing slope is stable and not impacted by toe erosion as determined through a geotechnical assessment based on Provincial guidelines.

Stormwater Management Plan - A plan that provides direction to avoid or minimize and mitigate stormwater volume, contaminant loads, and impacts on receiving water courses to: maintain groundwater quality and flow and stream baseflow; protect water quality; minimize the disruption of pre-existing (natural) drainage patterns wherever possible; prevent increases in stream channel erosion; prevent any increase in flood risk; and protect aquatic species and their habitat.

Stormwater Master Plan - A long-range plan that assesses existing and planned stormwater facilities and systems and outlines stormwater *infrastructure* requirements for new and existing *development* within a *settlement area*. *Stormwater master plans* are informed by *watershed planning* and are completed in accordance with the Municipal Class Environmental Assessment.

Strategic Settlement Employment Areas - Areas that have been identified by the Minister that are to be planned and protected for employment uses that require large lots of land and depend upon efficient movement of goods and access to Highway 400. These are not *settlement areas*. *Major retail* and residential uses are not permitted.

Subwatershed Plan - A plan that reflects and refines the goals, objectives, targets, and assessments of *watershed planning*, as available at the time a *subwatershed plan* is completed, for smaller drainage areas, is tailored to subwatershed needs and addresses local issues.

A *subwatershed plan* should: consider existing *development* and evaluate impacts of any potential or proposed land uses and *development*; identify *hydrologic features*, areas, linkages, and functions; identify natural features, areas, and related *hydrologic functions*; and provide for protecting, improving, or restoring the *quality and quantity of water* within a subwatershed.

A *subwatershed plan* is based on pre-*development* monitoring and evaluation; is integrated with natural heritage protection; and identifies specific criteria, objectives, actions, thresholds, targets, and best management practices for *development*, for water and wastewater servicing, for stormwater management, for managing and minimizing impacts related to severe weather events, and to support ecological needs.

Surface Water Features - Water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

20.0 T

Tallgrass Prairies - Land (not including land that is being used for agricultural purposes or no longer exhibits *tallgrass prairie* characteristics) that:

- has vegetation dominated by non-woody plants, including *tallgrass prairie* species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- has less than 25 per cent tree cover;
- has *mineral* soils; and
- has been further identified, by the Minister of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Threatened Species - Means a species that is classified as "*Threatened Species*" on the Species at Risk in Ontario List, as updated and amended from time to time.

Total Developable Area - The total area of the property less the area occupied by *key natural heritage features, key hydrologic features* and any related *vegetation protection zone*.

Transportation Demand Management - A set of strategies that result in more efficient use of the *transportation system* by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transit Service Integration - The co-ordinated planning or operation of transit service between two or more agencies or services that contributes to the goal of seamless service for riders and could include considerations of service schedules, service routes, information, fare policy, and fare payment.

Transit -supportive - Relating to *development* that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use *development* that has a high level of employment and residential densities, including air rights *development*, in proximity to transit stations, corridors and associated elements within the *transportation system*. *Transit-supportive development* will be consistent with Ontario's Transit Supportive Guidelines.

Transportation System - A system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities,* parking facilities, park-and-ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports,* marine facilities, ferries, canals and associated facilities such as storage and maintenance.

Two Zone Concept - Means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

21.0 U

Unforested Corridor - A break in a forest *canopy* not wider than 20 metres, including but not limited to roads, paths, buildings and structures, or natural features such as a watercourse or wetland.

Urban Growth Centres - Existing or emerging downtown areas shown in Schedule 4 of the Growth Plan and as further identified by the Minister on April 2, 2008.

22.0 V

Valleylands - A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vegetation Protection Zone - A vegetated buffer area surrounding a *key natural heritage feature* or *key hydrologic feature*.

Vulnerable - Means surface and/or ground water that can be easily changed or impacted.

23.0 W

Waste Management System - Means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Water Resource System - A system consisting of *ground water features* and areas and *surface water features* (including shoreline areas), and *hydrologic functions*, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The *water resource system* will comprise *key hydrologic features* and *key hydrologic areas*.

Watershed - An area that is drained by a river and its tributaries

Watershed Planning - Planning that provides a framework for establishing goals, objectives, and direction for the protection of water resources, the management of human activities, land, water, aquatic life, and resources within a *watershed* and for the assessment of cumulative, cross-jurisdictional, and cross-*watershed* impacts.

Watershed planning typically includes: *watershed* characterization, a water budget, and conservation plan; nutrient loading assessments; consideration of the *impacts of a changing climate* and severe weather events; land and water use management objectives and strategies; scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures; an environmental monitoring plan; requirements for the use of environmental best management practices, programs, and performance measures; criteria for evaluating the protection of *quality and quantity of water*; the identification and protection of *hydrologic features*, areas, and functions and the inter-relationships between or among them; and targets for the protection and *restoration* of riparian areas.

Watershed planning is undertaken at many scales and considers cross-jurisdictional and cross-*watershed* impacts. The level of analysis and specificity generally increases for smaller geographic areas such as subwatersheds and tributaries.

Wave Uprush - Means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of *wave uprush* is the point of furthest landward rush of water onto the shoreline.

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.

Wetlands - Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be *wetlands* for the purposes of this definition. *Wetlands* may be identified, by the Province, Conservation Authority or by any other person, according to evaluation procedures established by the Province, as amended from time to time.

Wildland Fire Assessment and Mitigation Standards - Means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife Habitat - Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitats* of concern may include areas where species concentrate at a *vulnerable* point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands - A forested area, treed area, woodlot, plantation, and/or *hedgerow* that is 0.2 hectares in size or greater with at least:

- 1,000 trees of any size per hectare;
- 750 trees, measuring over 5 cm at diameter at breast height, per hectare;
- 500 trees, measuring over 12 cm at diameter at breast height, per hectare; or
- 250 trees, measuring over 20 cm at diameter at breast height, per hectare.

The boundary of a *woodland* shall be defined by the ecological limit of the *canopy* of the *woodland* and not by property boundaries. Where a *woodland* is dissected by an *unforested corridor*, the boundary of the *woodland* shall be deemed to cross the *unforested corridor*.

A *woodlan*d does not include a treed area that has been previously cleared and has become overgrown with young early-successional tree species (e.g. sumac, hawthorn, apple, scats pine, popular, ash) whereby the trees are less than 10 years old and have a diameter at breast height of less than 10 cm.

A *woodland* does not include *hedgerows* with a patch width that is less than 30 metres.
A *woodland* does not include a tree located within a cultivated fruit or nut orchard, Christmas tree plantation, or plant nursery (as defined in the *County* Good Forestry Practices By-Law or any successor thereto).