

B1

GREENLANDS SYSTEM

The Town's Greenlands System represents a network of natural areas that continues to exist after the area was settled and the lands and waters that support the ecological functions critical to the survival of these areas. This Plan is based on the recognition that a healthy Natural Heritage System is an important attribute of the community's wellbeing and makes a positive contribution to the quality of life enjoyed by Town residents and business owners.

In order to ensure that the tools are available to maintain, improve and potentially restore elements of the ecological features and functions of the Natural Heritage System, this Plan establishes a Greenlands System in accordance with the requirements of the Region of Halton Official Plan. The intent of the Greenlands System is to maintain, as a permanent landform, an interconnected system of natural and open space areas that will preserve areas of significant ecological value while providing, where appropriate, some opportunities for recreation.

The Greenlands System in the Town of Halton Hills includes the following designations:

- *Greenlands A*;
- *Greenlands B*;
- *Escarpment Natural Area*;
- *Greenbelt Greenlands*;
- *Greenlands* within certain Special Policy Areas listed in Section B1.3.7 of this Plan; and,
- *Greenlands* within the Premier Gateway Employment Area and the Georgetown and Acton Urban Areas.
- The policies of the *Greenlands A* and *Greenlands B* designations are contained in this section of the Plan.

B1A

GREENLANDS WITHIN EXISTING URBAN AREAS

A single tier *Greenlands* designation in the existing Acton and Georgetown Urban Areas, as shown on Schedules A3, A6, and all other schedules applicable to lands within these Urban Areas of this plan, and Phases 1A and 2A of the Premier Gateway Employment Area as shown on Schedule A8 of this Plan, implements the Regional Natural Heritage System contained in the Regional Official Plan. Notwithstanding the policies of Section B1.2 of this Plan, the *Greenlands* designation is subject to the policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(3.1), 118(4), 118(5) through 118(13), 139.11, 139.12, Map 1G, and the applicable definitions of the Regional Official Plan, which are hereby incorporated by reference into this Plan.

B1B

GREENLANDS WITHIN URBAN AREAS TO 2031

A single tier *Greenlands* designation within Phases 1B and 2B of the Premier Gateway Employment Area shown on Schedule A8 of this Plan, and the *Future Residential/Mixed Use*

Area of the Georgetown Urban Area shown on Schedule A3 of this Plan, implements the Regional Natural Heritage System contained in the Regional Official Plan. This designation is subject to Sections D3.5.4.4.4, D6.3.4, and D6.4.4.4.4 of this Plan.

B1C GREENLANDS IN THE GREENBELT PLAN AREA

An additional single tier *Greenbelt Greenlands* designation, comprised of Key Natural Heritage Features and Key Hydrologic Features, is contained within the Natural System identified by the Province in the Greenbelt Plan and is subject to Section E2 of this Plan. The policies applying to the *Escarpment Natural Area* designation are contained within Section B4 of this Plan. Environmental management policies that complement the policies of this section of the Plan are contained within Section C of this Plan.

B1.1 OBJECTIVES

It is the objective of this Plan to:

- a) establish a balanced relationship between development and nature by preserving natural features and ecological systems and protecting people and property from environmental hazards;
- b) maintain, improve and where possible, restore the health, diversity, size and connectivity of natural heritage features, hydrologically sensitive features and related ecological functions;
- c) maintain natural stream form and flow characteristics and the integrity and quality of watercourses;
- d) ensure that only land uses that maintain, improve or restore the ecological and hydrological functions of the Greenlands System are permitted;
- e) ensure that the Greenlands System is maintained as a series of inter-connected natural features for the benefit of present and future generations;
- f) encourage the acquisition of land that is the site of significant natural heritage features by public authorities for conservation purposes;
- g) provide the tools to properly assess development applications located in close proximity to natural heritage features;
- h) ensure that development is appropriately setback from significant natural heritage features;
- i) eliminate the potential for the loss or fragmentation of significant wetlands and the habitats and ecological functions they provide;
- j) encourage and support the Ministry of Natural Resources and the appropriate Conservation Authority in conducting evaluations of unevaluated wetlands within the Town;
- k) provide opportunities, where appropriate, for passive outdoor recreational activities;

- l) protect significant scenic and cultural heritage resources; and,
- m) implement the 'Environment-First' philosophy of this Plan.

B1.2 GENERAL POLICIES APPLYING TO THE GREENLANDS SYSTEM

B1.2.1 GREENLANDS RECONFIGURATION

Council may utilize a systems approach in identifying and protecting *Greenlands A* and *B* within a Secondary Plan area by using criteria other than those under Sections B1.3.1 and B1.3.2 of this Plan provided that:

- a) the Region is consulted throughout the process;
- b) the public and affected agencies are consulted on the proposed process in identifying the alternative *Greenlands A* and *B*;
- c) the alternative is based on the policies contained in the Regional Official Plan and this Plan pertaining to the Greenlands System and utilizes a systems approach that is based on a detailed and comprehensive analysis carried out as part of a Subwatershed Study covering at least the Secondary Plan Area;
- d) it is demonstrated to the satisfaction of the Region that the alternative *Greenlands A* and *B*:
 - i) will result in no overall negative impact on the ecological functions of the Greenlands System based on *Greenlands A* and *B* as defined through Sections B1.3.1 and B1.3.2 of this Plan;
 - ii) will enhance the Greenlands System by incorporating linkages, buffers, and other features that would improve the overall function and sustainability of the System.
- e) the alternative is in keeping with the 'environment-first' philosophy, and the intent of the Goals and Strategic Objectives pertaining to natural heritage, contained within this Plan;
- f) the redefined *Greenlands A* and *B* are introduced into this Plan by an amendment that is in conformity with the Regional Official Plan to the satisfaction of the Region; and,
- g) once the Amendment to this Plan is approved, the alternative *Greenlands A* and *B* are deemed to be consistent with the Regional Official Plan and have the effect of replacing the designations of *Greenlands A* and *B* within the affected area on Map 1 to the Regional Official Plan.

B1.2.2 USE OF LANDS IN PRIVATE OWNERSHIP

Where any land within the Greenlands System is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public.

B1.2.3 TRANSFER OF GREENLANDS INTO PUBLIC OWNERSHIP

Council shall work with the Region and the appropriate conservation authorities and other public agencies, such as the Province, to develop and implement a land securement strategy that would result in the transfer of lands within the Greenlands System into public ownership. However, given the financial limitations of every level of government and consistent with the principle of land stewardship, this policy does not imply that all lands within the Greenlands System will be purchased by the Town or other public agency.

Council shall consider every opportunity to obtain the dedication of lands within the Greenlands System through the development approval process. However, such dedications will not be considered as part of the required parkland dedication set out by the Planning Act and Section F7.2.6 (Dedication of Land Through the Development Process) of this Plan.

Where appropriate, Council shall also work with the Region and the appropriate Conservation Authority to encourage the use of conservation easements to protect lands within the Greenlands System.

B1.2.4 ADJACENT LANDS

Adjacent lands are the lands adjacent to a natural heritage feature within which potential impacts of a development proposal must be considered. For the purposes of this Official Plan, adjacent lands are defined as all lands partially or wholly within:

- 120 metres of the boundary of a provincially significant wetland;
- 50 metres of the boundary of a regionally significant wetland;
- 50 metres of the boundary of an Environmentally Sensitive Area;
- 50 metres of the boundary of a provincially or regionally significant area of natural and scientific interest;
- 50 metres of the significant habitat of an endangered or threatened species;
- 50 metres of the boundary of a significant woodland;
- 50 metres of the boundary of a significant valleyland;
- 50 metres of the boundary of an area of fish habitat; and,
- 50 metres of the boundary of an area of significant wildlife habitat.

Within the Natural System of the Greenbelt Plan, adjacent lands are lands within 120 metres of Key Natural Heritage Features and Key Hydrologic Features, and the applicable policies are contained in Section E2.5.3.3 (d) of this Plan.

It is recognized that not all of the above natural heritage features have been identified by the Region and/or the appropriate Conservation Authority at the date of the adoption of this Plan and therefore they are not shown on the Schedules to this Plan. The incorporation of additional natural heritage features shall be in accordance with Section B1.3.4 (Incorporation

of Additional Lands into the Greenlands System) and Section B1.3.5 (Significant Woodlands) of this Plan.

No development shall be permitted on adjacent lands unless an Environmental Impact Study and/or a Subwatershed study and/or a Geotechnical study is completed and approved by Council, subject to the comments of the appropriate agencies. The requirements for an Environmental Impact Study are contained in Section C2 (Environmental Impact Studies) of this Plan. Provisions relating to watershed and subwatershed studies are contained within Section C7 (Watershed Planning) of this Plan.

The scale and the contents of the required studies shall be determined at the time the development is proposed. The width of the adjacent lands may be increased/decreased, depending on the feature and the nature of the proposed development. This determination shall be made in consultation with the appropriate agencies at the time the development is proposed.

B1.2.5 SIGNIFICANT NATURAL FEATURES

It is the policy of this Plan to:

- a) prohibit development within significant wetlands and significant habitat of endangered and threatened species; and,
- b) prohibit development within other significant natural heritage features within the Greenlands System unless it is demonstrated through an EIS approved by the Town and the Region in consultation with the appropriate Conservation Authority, that there will be no negative impacts on the feature or their related ecological function.

In keeping with the ‘environment-first’ philosophy enshrined in this Plan, reductions to the spatial extent and ecological function of significant natural heritage features are not contemplated by this Plan. Notwithstanding the foregoing, the boundaries of lands within the Greenlands System can be refined through the development process without an Official Plan Amendment subject to the approval of the Town and the Region in consultation with the appropriate Conservation Authority and adjacent municipalities where appropriate, of an Environmental Impact Study in accordance with Section C2 (Environmental Impact Studies) of this Plan. Any such refinement shall be in keeping with the intent of this Plan including the environment-first philosophy that is enshrined within this Plan.

B1.2.6 INTEGRATION OF GREENLANDS AND PARKLAND

In order to enhance the function of the Greenlands System located within the Urban Area, the Town shall seek to locate local and non-local parkland adjacent to or near the Greenlands System as identified on the Schedules to this Plan.

B1.2.7 TRAILS

The development of trails within the Greenlands System shall be encouraged provided that:

- a) the trails are located on publicly owned lands or are part of the Bruce Trail;

- b) the trails and associated activities do not impact negatively on natural heritage features and ecological functions or resource uses such as agricultural operations as demonstrated through the preparation of Master Plans approved by Council in consultation with the Region and the appropriate Conservation Authority;
- c) proper consideration is given to issues of trespassing on private properties and liability in the event of property damages or personal injuries; and,
- d) adjacent landowners potentially affected by the trails are consulted.

B1.2.8 ZONING BY-LAW IMPLEMENTATION

The boundaries of the *Greenlands A* and *B* designations are delineated on the Schedules to this Plan. The boundaries are intended to be more precisely delineated in the implementing Zoning By-law in accordance with detailed mapping provided by the appropriate Conservation Authorities and Provincial agencies, and will not require an amendment to this Plan. Such lands will be placed in appropriate environmental zones in the implementing Zoning By-law.

The zoning by-law shall also incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from lands within the Greenlands System in relation to the extent and sensitivity of the natural heritage features and ecological functions of the area. The Town and the Region of Halton in consultation with the appropriate Conservation Authority will evaluate this general setback for specific development applications, and as established in the Zoning By-law, to provide the appropriate setback required to protect the area from the impacts of development. A greater setback may be required to reflect specific circumstances.

B1.3 DESIGNATIONS

B1.3.1 GREENLANDS A

B1.3.1.1 Location

The *Greenlands A* designation is intended to include the following components of the Natural Heritage System:

- a) areas included within Regulatory Floodplains, as determined by the appropriate Conservation Authority, and as amended from time to time;
- b) significant habitat of endangered or threatened species, as determined by the Ministry of Natural Resources, and refined from time to time;
- c) provincially significant wetlands, as identified by the Ministry of Natural Resources, and refined from time to time; and
- d) areas defined through Section B1.2.1 of this Plan.

Lands designated *Greenlands A* are shown on the Schedules to this Plan. The location of provincially significant wetlands are shown on Appendix X1A to this Plan.

B1.3.1.2 Permitted Uses

The following uses may be permitted in accordance with the objectives set out in Section B1.1 of this Plan, other policies of this Plan and Conservation Authority Regulations:

- a) existing agricultural operations;
- b) passive non-motorized recreational uses, such as nature viewing and pedestrian trail activities, only on publicly owned lands or on the Bruce Trail;
- c) forest, wildlife and fisheries management;
- d) archaeological activities;
- e) where applicable, uses permitted in an approved Niagara Escarpment Park and Open Space Plan;
- f) essential transportation and utility facilities; and,
- g) essential watershed management and flood and erosion control projects carried out or supervised by a public authority.

B1.3.2 GREENLANDS B

B1.3.2.1 Location

The *Greenlands B* designation is intended to include the following components of the Natural Heritage System in accordance with the objectives set out in Section B1.1 to this Plan:

- a) Environmentally Sensitive Areas, outside of *Escarpment Natural Area* or *Greenlands A*, as identified by the Region of Halton and refined from time to time;
- b) regionally significant wetlands, as determined by the Ministry of Natural Resources, and refined from time to time;
- c) Provincially and Regionally Significant Areas of Natural and Scientific Interest, as determined by the Ministry of Natural Resources, and refined from time to time;
- d) fish habitat;
- e) significant woodlands in accordance with Section B1.3.5 of this Plan;
- f) significant valleylands;
- g) significant wildlife habitat areas;
- h) Carolinian Canada sites;
- i) Halton Regional Forests; and,
- j) areas defined through Section B1.2.1 of this Plan.

Lands designated *Greenlands B* are shown on the Schedules to this Plan. Some of the various types of natural heritage areas that comprise *Greenlands B* are shown on Appendix X1A to this Plan.

B1.3.2.2 Permitted Uses

The following uses may be permitted, in accordance with the objectives set out in Section B1.1 of this Plan, other policies of this Plan and Conservation Authority Regulations:

- a) existing agricultural operations;
- b) single detached dwellings on existing lots;
- c) home occupations and cottage industries subject to Section E1.4.4 of this Plan;
- d) passive non-motorized recreational uses, such as nature viewing and pedestrian trail activities, only on publicly owned lands or on the Bruce Trail;
- e) forest, wildlife and fisheries management;
- f) watershed management and flood and erosion control projects carried out or supervised by a public agency;
- g) archaeological activities;
- h) transportation and utility facilities;
- i) small-scale public uses above the escarpment brow; and,
- j) where applicable, uses permitted in an approved Niagara Escarpment Park and Open Space Plan.

B1.3.3 LANDS PARTIALLY WITHIN GREENLANDS B IN SETTLEMENT AREAS

It is the policy of this Plan to direct development in *Urban Areas*, *Hamlet Areas* or *Rural Cluster Areas* away from *Greenlands B* areas on those parcels of land that are partially within the *Greenlands B* designation.

B1.3.4 INCORPORATION OF ADDITIONAL LANDS INTO THE GREENLANDS SYSTEM

Not all of the natural heritage features identified under *Greenlands B* have been incorporated on the Schedules at the date of the adoption of this Plan. As new information regarding natural heritage features becomes available through Watershed Management Plans, Subwatershed studies or a comprehensive Natural Heritage Strategy, additional lands shall be incorporated into the *Greenlands* designation as part of the five-year review of the Official Plan required by the Planning Act or a comprehensive Secondary Plan exercise in accordance with Section G3.1 of this Plan. More specific policies pertaining to the identification of significant woodlands are referenced in Section B1.3.5.

B1.3.5 SIGNIFICANT WOODLANDS

All woodlands 0.5 hectares or larger, have been identified by the Region to be an important natural heritage feature and candidates for assessment as significant woodlands. It is the policy of this Plan to:

- a) Identify and show on the Urban Land Use Schedules to this Plan, significant woodlands as a component of *Greenlands B* through Watershed Management Plans, Subwatershed Studies, or individual site specific Environmental Impact Studies; and,
- b) Require the submission and approval of an Environmental Impact Study that identifies or refines the boundaries of significant woodlands and implements measures to protect such significant woodlands for any development proposal, other than individual consents or uses conforming to this Plan and Zoning By-laws, located wholly or partially within 50 metres of woodlands 0.5 hectares or larger.

B1.3.6 ENVIRONMENTALLY SENSITIVE AREAS

Environmentally Sensitive Areas (ESAs) are land and water areas within the Greenlands System containing natural features or ecological functions of such significance as to warrant their protection. An area must meet at least one of the primary criteria set out in the Regional Official Plan to be classified as an ESA. The permitted uses in ESAs are governed by the underlying land use designations shown on the Schedules of this Plan. The precise boundaries of ESAs are to be established through an Environmental Impact Study. The requirements for an Environmental Impact Study are set out in Section C2 (Requirements for an Environmental Impact Study) of this Plan. The general boundaries of ESAs are shown in Appendix X1A to this Plan.

B1.3.7 SPECIAL POLICY AREAS

Special Policy Areas apply to those lands within the Greenlands System that are the subject to a land use policy specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

B1.3.7.1 Special Policy Area 1

The wetland features referred to as W7 and W8, which are designated as *Greenlands A* and V2, which is designated as *Escarpment Rural Area*, located in Part of Lot 13, Concession 1 (Esquesing) and their associated buffer area, as shown on Schedule A2 of this Plan, which are identified in the site plan as a setback, shall be excluded from the extraction area in the license to be issued by the Ministry of Natural Resources under the Aggregate Resources Act. Setbacks shall be established around the three (3) wetlands to act as a buffer area between the extraction areas and the wetlands. The setbacks surrounding the wetlands shall be no less than 15 metres for the W7 and W8 wetlands and no less than 25 metres for the V2 wetland.

B1.3.7.2 Special Policy Area 2

Notwithstanding the policies of Section B1.2 of this Plan, and notwithstanding any provisions of Section E2.5 of this Plan to the contrary, the single-tier Greenlands designation contained within Special Policy Area 2, as shown on Schedule A2 to this Plan, is subject to the Natural Heritage System policies contained in Sections 115.2, 115.3, 115.4, 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(3.1), 118(4), 118(6) through 118(9), 139.3.6, 139.11, 139.12, Map 1G and the applicable definitions of the Regional Official Plan which are hereby incorporated by reference into this Plan.

In addition, the following uses may be permitted within the single-tier Greenlands designation:

- a) Development related to the installation of, access to, facilities and servicing for, the water management and monitoring system associated with the quarry located in the Mineral Resource Extraction Area, and,
- b) On lands forming the setback for the Mineral Resource Extraction Area only; berming, screening, temporary stockpiling of earthen material, accessory structures and facilities normally associated with a mineral extraction operation, and facilities and servicing for, and related to the water management and monitoring system and associated infrastructure for the quarry extension, which may be in the license area approved under the Aggregate Resources Act. Extraction shall be prohibited in this area.

B1.3.7.5 Special Policy Area 5

Notwithstanding the policies of Section B1.2 of this Plan, the single-tier Greenlands designation contained within Special Policy Area 5, as shown on Schedule A3 to this Plan, is subject to the Regional Natural Heritage System Policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(3.1), 118(4), 118(5) through 118(13), 139.11, 139.12, Map 1G, and the applicable definitions of the Regional Official Plan which are hereby incorporated by reference into this Plan.

B2 MAJOR PARKS AND OPEN SPACE AREA

B2.1 OBJECTIVES

It is the objective of this designation to:

- a) ensure that the use and development of major parks and open space lands is consistent with the 'environment-first' philosophy of this Official Plan;
- b) ensure that all major parks and open space lands are used in a manner that reflects their capacity for public use;
- c) ensure that the impacts of the use of major parks and open space lands on adjacent land uses and the character of the surrounding neighbourhood are minimized; and,
- d) ensure that the residents of the Town have access to a properly planned and accessible public open space network.

B2.2 LOCATION

The *Major Parks and Open Space Area* as shown on the Schedules to this Plan applies to Non-Local Parkland, including Community Parks and Town Wide Parks, which function as major active and/or passive recreational areas in the Town.

B2.3 PERMITTED USES

Permitted uses in the *Major Parks and Open Space Area* are limited to passive and active recreational uses and accessory uses. Community facilities, such as public cemeteries and public community centres, infrastructure and utilities may also be permitted in the *Major Parks and Open Space Area* provided any adjacent natural features and functions are protected and enhanced and the scale of the use is compatible with the character of adjacent development. The development of new Community Parks and Town Wide Parks or expansions to existing facilities outside of the Urban Area, *Hamlet Area*, and *Rural Cluster Area* designations shall require an amendment to this Plan in accordance with the applicable criteria set out in Section E1.4.9 and E2.4.4 of this Plan.

B2.4 LANDUSE POLICIES

B2.4.1 COMPREHENSIVE PLANNING

Each parcel of land designated *Major Parks and Open Space Area* shall be planned to both accommodate public use and minimize the impacts of that public use on the environment and adjacent residential areas. Given the 'environment-first' philosophy of this Plan, the development of additional parking areas, community facilities and other infrastructure should be carried out in a manner that protects and enhances any adjacent natural heritage features and functions in accordance with the recommendations contained in an Environmental Impact Study.

The development of new *Major Parks and Open Space Area* shall be conditional upon the preparation of a Council approved Master Plan that assesses:

- a) the potential arrangement of uses, activities and facilities on the site;
- b) the preservation/incorporation of existing features;
- c) the adequacy and location of parking on the site;
- d) the need for public washroom and change room facilities in the area;
- e) the adequacy of the road network and site servicing in the area; and,
- f) the means by which pedestrian movement in the area can be accommodated in a safe manner through neighbourhood linkages, clear sightlines, visibility and lighting.

B2.4.2 PUBLIC CEMETERIES

Public cemeteries and accessory uses such as crematoriums, columbariums and mausoleums are permitted in the *Major Parks and Open Space Area* designation subject to the policies of this Section:

- a) Public cemeteries and related facilities shall be sited to minimize conflicts with adjacent existing and planned land uses and transportation systems; and,
- b) Proposals for new public cemeteries, or the enlargement of existing public cemeteries, may be considered, provided that:
 - i) the cemetery can be accessed by roads that are designed to accommodate high volumes of traffic in short periods of time;
 - ii) adequate off-street parking and an appropriate internal traffic circulation system are provided;
 - iii) the tree planting and landscaping on the site is designed to complement the plot plan, the existing contours and the use of abutting lands; and,
 - iv) appropriate hydrogeological studies have been completed which indicate that the public cemetery will not have a negative impact on the quality and quantity of groundwater and surface water in the surrounding area.

B2.5 ZONING BY-LAW IMPLEMENTATION

All lands in the *Major Parks and Open Space Area* designation shall be placed in an appropriate Open Space Zone in the implementing Zoning By-law.

B2.6 SPECIAL POLICY AREAS

Special Policy Areas apply to those lands designated for *Major Parks and Open Space Area* purposes that are subject to a land use policy specific to a property or area. All other relevant

policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

B2.6.1 SPECIAL POLICY AREA 1

The lands designated as *Major Parks and Open Space Area* and identified as Special Policy Area 1, as shown on Schedule A3 of this Plan, form part of the Credit River Valley trail/open space system serving the residents of the community. Notwithstanding this designation, the lands are classified as a Neighbourhood Park and are subject to the policies contained in Section F7.3.4.2 of this Plan.

B2.6.2 SPECIAL POLICY AREA 2

The lands designated as *Major Parks and Open Space Area* and identified as Special Policy Area 2, as shown on Schedule A4 of this Plan, function as a gateway to the Georgetown *Downtown Area*. Notwithstanding this designation, the lands are classified as a Neighbourhood Park and are subject to the policies contained in Section F7.3.4.2 of this Plan.

B3 PRIVATE OPEN SPACE AREA

B3.1 OBJECTIVES

It is the objective of this designation:

- a) to protect and enhance woodlands and other private open space lands that are not incorporated within the Greenlands System identified by this Plan; and,
- b) to recognize existing private recreational uses such as golf courses that contribute to the open space character of the Town.

B3.2 LOCATION

The *Private Open Space Area* as shown on the Schedules to this Plan applies to lands in private ownership that are maintained in a natural state or accommodate manicured open space uses such as golf course and private cemeteries.

B3.3 PERMITTED USES

Permitted uses in the *Private Open Space Area* are limited to passive and active recreational uses including existing golf courses, private cemeteries, conservation uses and forestry uses in accordance with good management practices and accessory uses. The development of new golf courses and other recreational uses or expansions to existing facilities shall require an amendment to this Plan in accordance with the applicable criteria set out in E1.4.9 and E2.4.4 of this Plan. Residential dwelling units and overnight accommodation uses are not permitted within the *Private Open Space Area*.

B3.4 LAND USE POLICIES

Where lands are designated *Private Open Space Area*, this Plan does not mandate that this land will remain as open space indefinitely, nor shall it be construed as implying that open space areas are free and open to the general public or will be purchased by the Town.

Where proposals are made to develop lands designated *Private Open Space Area* and the Town does not wish to purchase such lands in order to maintain the open space, Council may approve an application for the re-designation of such land for other purposes. In evaluating such applications, Council shall take into account:

- a) any existing environmental and/or physical hazards;
- b) the potential impact of these hazards;
- c) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices;
- d) any other applicable policies of this Plan; and,

- e) any new environmental information regarding the appropriateness of incorporating the lands within the Greenlands System.

B3.5 ZONING BY-LAW IMPLEMENTATION

All lands in the *Private Open Space Area* designation shall be placed in an appropriate Open Space Zone in the implementing Zoning By-law.

B3.6 SPECIAL POLICY AREAS

Special Policy Areas apply to those lands within the *Private Open Space Area* that are subject to a land use policy specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

B3.6.1 SPECIAL POLICY AREA 1

The following uses shall be permitted on lands designated as *Private Open Space Area* and identified as Special Policy Area 1, as shown on Schedule A2 of this Plan:

- a) agricultural uses;
- b) forestry; and,
- c) cemeteries and related accessory uses, excluding a crematorium.

B4

NIAGARA ESCARPMENT PLAN AREA

The Niagara Escarpment bisects the Town of Halton Hills from the southwest to the northeast. It is easily considered the main topographical feature in the Town of Halton Hills.

According to the Niagara Escarpment Plan, "the combination of geological and ecological features along the Niagara Escarpment results in a landscape unequalled in Canada. It is also a source of some of southern Ontario's prime rivers and streams and one of the province's principal outdoor recreation areas." On February 8, 1990, the Bureau of the United Nations Educational, Scientific and Cultural Organisation (UNESCO) Man and Biosphere (MAB) program approved the designation of the Niagara Escarpment as a Biosphere Reserve.

It is the intent of this Plan to both implement and complement the policies of the Niagara Escarpment Plan as appropriate. On this basis, this Section of the Plan contains the following three primary designations, which relate to lands in the Town that are subject to the Niagara Escarpment Plan:

- *Escarpment Natural Area;*
- *Escarpment Protection Area; and,*
- *Escarpment Rural Area.*

This Plan provides direction on how lands within these three designations are to be used and managed. The policies of the Niagara Escarpment Plan should also be consulted to ensure that all applicable policies are considered. In the event of a conflict between this Plan and the Niagara Escarpment Plan, the latter shall prevail in accordance with Section 14 of the Niagara Escarpment Planning and Development Act. Policies in this Plan that are more restrictive or rigorous than those found in the Niagara Escarpment Plan are not considered to be in conflict with the Niagara Escarpment Plan and continue to apply.

Land use policies applying to lands designated *Mineral Resource Extraction Areas* within the Niagara Escarpment Area are contained within Section E6 (*Mineral Resource Extraction Area*) of this Plan. Land use policies applying to the Henderson's Corners, Silvercreek and Limehouse Rural Clusters, which are considered to be Minor Urban Centres by the Niagara Escarpment Plan, are contained within Section E4 (*Rural Cluster Area*) of this Plan.

Lands within the *Niagara Escarpment Plan Area* are also within the Greenbelt Plan established by the Province of Ontario.

B4.1

OBJECTIVES

It is the objective of this Plan to:

- a) protect unique ecologic and historic areas;
- b) maintain and enhance the quality and character of natural streams and water supplies;
- c) provide adequate opportunities for outdoor recreation;

- d) maintain and enhance the open landscape character of the Niagara Escarpment in so far as possible, by such means as compatible farming or forestry and by preserving the natural scenery;
- e) ensure that all new development conforms with the intent of the Niagara Escarpment Plan and this Plan;
- f) provide for adequate public access to the Niagara Escarpment; and,
- g) ensure that change is managed in accordance with the 'environment-first' philosophy established by this Official Plan.

B4.2 LANDUSE DESIGNATIONS

B4.2.1 ESCARPMENT NATURAL AREA

B4.2.1.1 Objectives

It is the objective of this designation to:

- a) protect and enhance the most natural Escarpment features, stream valleys, wetlands and related significant natural areas and associated cultural heritage features;
- b) encourage compatible recreation, conservation and educational activities; and,
- c) maintain and enhance the landscape quality of Escarpment features.

B4.2.1.2 Location

The *Escarpment Natural Area* designation as shown on Schedule A2 to this Plan applies to lands that:

- a) are the site of Escarpment slopes and related landforms associated with the underlying bedrock that are in a relatively natural state;
- b) are forested and within 300 metres from the brow of the Escarpment slope;
- c) are the site of the most significant Areas of Natural and Scientific Interest (Life Science); and,
- d) are the location of the most significant stream valleys and wetlands associated with the Escarpment.

B4.2.1.3 Permitted Uses

The following uses are permitted, subject to the other policies of this Plan and the appropriate development criteria contained within the Niagara Escarpment Plan:

- a) existing agricultural operations;
- b) existing uses;

- c) single detached dwellings on existing lots;
- d) bed and breakfast establishments subject to Section E1.4.3 of this Plan;
- e) home occupations and cottage industries subject to Section E1.4.4 of this Plan;
- f) passive non-motorized recreational uses, such as nature viewing and walking trails, only on publicly owned lands or on the Bruce Trail;
- g) forest, wildlife and fisheries management;
- h) essential watershed management and flood and erosion control projects carried out or supervised by a public authority;
- i) archaeological activities;
- j) essential transportation and utility facilities;
- k) uses permitted in Park or Open Space Master or Management Plans that are not in conflict with the Niagara Escarpment Plan; and,
- l) nature preserves owned and managed by an approved conservation organization.

B4.2.2 ESCARPMENT PROTECTION AREA

B4.2.2.1 Objectives

It is the objective of this designation to:

- a) maintain and enhance the open landscape character of Escarpment features;
- b) provide a buffer between prominent Escarpment features and other land uses;
- c) maintain natural areas of regional significance and associated cultural heritage features; and,
- d) encourage agricultural activities and compatible recreation, resource management and conservation and educational activities.

B4.2.2.2 Location

The *Escarpment Protection Area* designation as shown on Schedule A2 to this Plan applies to lands:

- a) where existing land uses have significantly altered the natural environment associated with Escarpment slopes and related landforms;
- b) which are in close proximity to Escarpment slopes that are visually a part of the landscape unit; and/or,
- c) which are the site of Regionally Significant Areas of Natural and Scientific Interest (Life Science).

B4.2.2.3

Permitted Uses

The following uses are permitted, subject to the other policies of this Plan and the appropriate development criteria contained within the Niagara Escarpment Plan:

- a) agricultural operations;
- b) existing uses;
- c) single detached dwellings on existing lots;
- d) accessory residential uses on farm properties subject to Section E1.4.2 of this Plan, provided they are designed to be mobile or portable;
- e) bed and breakfast establishments subject to Section E1.4.3 of this Plan;
- f) home occupations and cottage industries subject to Section E1.4.4 of this Plan;
- g) home industries subject to Section E1.4.5 of this Plan;
- h) veterinary clinics;
- i) animal kennels in conjunction with a single detached dwelling and subject to Section E2.4.2 of this Plan;
- j) passive non-motorized recreational uses, such as nature viewing and walking trails, only on publicly owned lands or on the Bruce Trail;
- k) watershed management and flood and erosion control projects carried out or supervised by a public agency;
- l) small scale public uses only on lands above the escarpment brow;
- m) forest, wildlife and fisheries management;
- n) archaeological activities;
- o) transportation and utility facilities;
- p) commercial uses on farm properties subject to Section E1.4.6 of this Plan;
- q) residential care facilities subject to Section B4.3 of this Plan;
- r) uses permitted in Park or Open Space Master or Management Plans that are not in conflict with the Niagara Escarpment Plan; and,
- s) nature preserves owned and managed by an approved conservation organization.

B4.2.3 ESCARPMENT RURAL AREA

B4.2.3.1 Objectives

It is the objective of this designation to:

- a) maintain and enhance the open landscape character and scenic value of lands in the vicinity of the Escarpment;
- b) provide a buffer for the more ecologically sensitive areas of the Escarpment;
- c) encourage agricultural activities and compatible recreation, resource management, conservation and educational activities; and,
- d) to provide for the designation of new *Mineral Resource Extraction Areas* which can be accommodated in accordance with the policies of this Plan and by amendment to the Niagara Escarpment Plan, the Region of Halton Official Plan and this Plan.

B4.2.3.2 Location

The *Escarpment Rural Area* designation as shown on Schedule A2 to this Plan applies to lands that are:

- a) the site of minor Escarpment slopes and landforms;
- b) located in vicinity of the Escarpment which contribute to the open landscape character of the area; and/or,
- c) the site of features of ecological importance to the environment of the Escarpment.

B4.2.3.3 Permitted Uses

The following uses are permitted, subject to the other policies of this Plan and the appropriate development criteria contained within the Niagara Escarpment Plan:

- a) agricultural operations;
- b) existing uses;
- c) single detached dwellings on existing lots;
- d) accessory residential uses on farm properties subject to Section E1.4.2 of this Plan, provided they are designed to be mobile or portable;
- e) bed and breakfast establishments subject to Section E1.4.3 of this Plan;
- f) home occupations and cottage industries subject to Section E1.4.4 of this Plan;
- g) home industries subject to Section E1.4.5 of this Plan;
- h) veterinary clinics;

- i) animal kennels in conjunction with a single detached dwelling and subject to Section E2.4.2 of this Plan;
- j) passive non-motorized recreational uses, such as nature viewing and walking trails, only on publicly owned lands or part of the Bruce Trail;
- k) uses permitted in Park or Open Space Master or Management Plans that are not in conflict with the Niagara Escarpment Plan;
- l) forest, wildlife and fisheries management;
- m) watershed management and flood and erosion control projects carried out or supervised by a public authority;
- n) archaeological activities;
- o) transportation and utility facilities;
- p) commercial uses on farm properties subject to Section E1.4.6 of this Plan;
- q) residential care facilities subject to Section B4.3 of this Plan;
- r) wayside pits and quarries;
- s) small-scale public uses only on lands above the escarpment brow;
- t) nature preserves owned and managed by an approved conservation organization;
- u) berming, screening, temporary stockpiling of earthen material, accessory structures and facilities normally associated with a mineral extraction operation, and facilities and servicing for, and related to the water management and monitoring system and associated infrastructure for the quarry extension, on lands forming the buffer and setback for the Mineral Resource Extraction Area, which may be included within the license area approved under the Aggregate Resources Act, in Part of Lot 24, Concession 3 and Part of Lots 21 and 22, Concession 4, in the Town of Halton Hills, Regional Municipality of Halton. Extraction shall be prohibited in this area;
- v) development related to the installation of, access to, facilities and servicing for, the water management and monitoring system associated with the mineral aggregate operation located in the Mineral Resource Extraction Area, in Part of Lots 24 and 25, Concession 3 and Part of Lots 21 and 22, Concession 4, in the Town of Halton Hills, Regional Municipality of Halton; and
- w) accessory apartments in single detached dwellings subject to Section 2.2 (11) of the Niagara Escarpment Plan.

B4.2.3.4 Golf Courses and Private Recreation Uses

The development of new golf courses or expansions to existing facilities and other private recreation uses within the *Escarpment Rural Area* shall require an amendment to this Plan and be in accordance with Sections E1.4.9 and E2.4.4 of this Plan.

B4.3 RESIDENTIAL CARE FACILITIES

Residential care facilities, not including those categorized as Second Level Lodging Homes, are permitted in single detached dwellings, subject to the appropriate development criteria within the Niagara Escarpment Plan, the requirements of Section G11 of this Plan and a minimum separation between facilities of 1,000 metres.

B4.4 SPECIAL POLICY AREAS

Special Policy Areas apply to those lands within the *Niagara Escarpment Plan Area* that are subject to a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

B4.4.1 SPECIAL POLICY AREA 1

The *Escarpment Rural Area* lands forming the setback for a mineral resource extraction area delineated in the site plan of a license area approved under the Aggregate Resources Act on Part of Lots 13 and 14, Concession 1 (Esquesing), Town of Halton Hills, and identified as Special Policy Area 1, as shown on Schedule A2 of this Plan, may subject to Condition 42 of Appendix F of the Joint Board Decision, as amended by Cabinet, be used for berming, screening, temporary stockpiling of earthen material, accessory structures and facilities normally associated with a mineral extraction operation, and facilities and servicing for, and related to, the water management and monitoring system for the quarry extension. Extraction shall not be permitted in the area.