

**Ministry of
Municipal Affairs
and Housing**

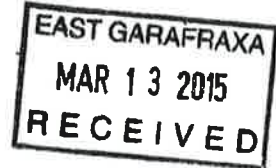
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**Ministère des
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Ontario



March 10, 2015

Ms. Susan Stone, AMCT
CAO/Clerk - Treasurer
Township of East Garafraxa
R.R. 3
Orton, Ontario
L0N 1N0

Dear Ms. Stone:

Subject: Official Plan Amendment 4
MMAH File No. 22-OP-0057-004

Please find attached a copy of the Notice of Decision and Decision regarding the above-mentioned Official Plan Amendment 4. For your convenience, also enclosed is a consolidated copy of the East Garafraxa Official Plan text with Minister's modifications shown.

Following the 20-day appeal period under the *Planning Act*, the Ministry of Municipal Affairs and Housing will notify you of whether any appeals were lodged.

If you have any questions, do not hesitate to contact Mark Christie, Manager, Community Planning and Development at 416-585-6063.

Yours truly,

Marcia Wallace, PhD, MCIP-RPP
Regional Director

File No.: 22-OP-0057-004
Municipality: Township of East Garafraxa
Subject Lands: Municipal-wide

Date of Decision: March 9, 2015
Date of Notice: March 10, 2015
Last Date of Appeal: March 30, 2015

NOTICE OF DECISION

With respect to an Official Plan Amendment
Subsection 17(35) of the Planning Act

A decision was made on the date noted above to approve, with modifications, the Official Plan Amendment (OPA) No. 4 to the Official Plan for the Township of East Garafraxa as adopted by By-law No. 34-2010.

Purpose and Effect of the Official Plan Amendment

Official Plan Amendment 4 amends the Townships Official Plan to conform with the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan. This amendment is the first of two which the Town is undertaking to update the Official Plan. The Phase II amendment is proposed to address outstanding matters that require updating to ensure that the Official Plan is consistent with the Provincial Policy Statement, 2014.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal, unless before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

N/A

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the Township of East Garafraxa.

Mailing Address for Filing a Notice of Appeal

Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario
777 Bay St., 13th Floor
Toronto ON M5G 2E5

Submit notice of appeal to the attention of
Sybelle von Kursell, Team Lead

Tele: (416) 585-6053

Fax: (416) 585-6882

e-mail: sybelle.vonkursell@ontario.ca

Please use the subject line of:

"East Garafraxa OPA 4 – appeal request"

DECISION
With respect to Official Plan Amendment No. 4
Subsection 17(34) of the Planning Act

I hereby approve and modify, in part, Official Plan Amendment No. 4 for the Township of East Garafraxa adopted by By-law No. 34-2010, subject to the following modifications, as shown in **Parts A and B** of this decision.

PART A – MODIFICATIONS to OPA 4 “PART B – THE AMENDMENT”

Official Plan Amendment 4 (OPA 4) of the Township of East Garafraxa is hereby amended as follows:

Note to Reader: Modifications to the amendment constitute additions and deletions. Additions are shown in lighter (red) text and deletions to the amendment are in single strikethrough. Text in **bold** are directions regarding the modification.

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1	1	<p>Item 1 of the adopted amendment, is modified as shown below:</p> <p>“Schedule “A” Land Use and Transportation is hereby amended to show the Greenbelt Plan Area boundary and that the lands identified as the Provincially Significant Caledon Lake Wetland located at Lot 3, Concession B be re-designated from “Estate Residential” to “Environmental Protection” and the revised Schedule “A” Land Use and Transportation is attached to and forms part of this Amendment.”</p> <p>This new schedule is attached as Appendix 1 of this decision.</p>
2	4	<p>The first sentence of Section 1.3.3 Future Land Use is modified as shown below:</p> <p>“The designations on Schedule A, Schedule A-1, and Schedule A-2, Schedule C and Schedule D graphically depict the future land use throughout the Township”.</p>

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3	5	<p>Sub-Section 2.2 of Basis is modified as shown below:</p> <p>"2.2 It is projected that the permanent population of the Township will continue to rise with a population forecast of 3,150 residents and an employment forecast of 570 jobs to the year 2031."</p>
4	7	<p>Section 2:0 Basis is modified by deleting and replacing the sub-section 2.7 with the following:</p> <p>"2.7 The Township is committed to implementing the policies of the Greenbelt Plan and to achieving the goals and objectives of that Provincial Plan, where it applies within East Garafraxa."</p>
5	8	<p>Objective 4.4 of Section 4.0 Objectives is modified as shown below:</p> <p>"To maintain and protect the natural heritage features in the Township through a number of specific policies, including the inclusion of Greenbelt Natural Heritage System policies, in a manner that recognizes ecosystem functions and contribution to the natural landscape;"</p>
6	9	<p>Section 5.0 Future Land Use is modified by adding a new bullet at the bottom of the list as follows:</p> <ul style="list-style-type: none"> • Schedule E Greenbelt Natural Heritage Features
7	12	<p>Policy 5.9.1 Designation and Definitions is modified as shown below:</p> <p>" a)The policies of Section 5.9 shall apply to all lands within the Greenbelt Area boundary as shown on Schedule "A" Land Use and Transportation, and Schedule "D" Greenbelt and Schedule "E" Natural Heritage Features. Schedule "A," and Schedule "D" and Schedule "E" are to be read</p>

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		<p>together for lands subject to the Greenbelt Protected Countryside designation.</p> <p>“b) Schedule “D” Greenbelt identifies the lands subject to the Greenbelt Protected Countryside designation and the Greenbelt Natural Heritage System. Schedule “E” identifies natural features within the Greenbelt. The land use designations identified on Schedule “A” Land Use and Transportation are pre-existing and these designations are continued as per the Implementation Policies of the Greenbelt Plan 2005 as well as the Growth Plan.</p> <p>“c) Existing land use designations on Schedule “A” Land Use and Transportation that are subject to the Protected Countryside designation on Schedule “D” Greenbelt include a “Protected Countryside” prefix attached to the existing land use designation. As such, within the Greenbelt Protected Countryside there are six (6) specific designations that apply only to the lands within the Greenbelt Protected Countryside as shown on Schedule “A” and Schedule “D”. These designations are:</p> <ul style="list-style-type: none"> i. Greenbelt Protected Countryside – Agricultural: ii. Greenbelt Protected Countryside – Rural iii. Greenbelt Protected Countryside – Estate Residential iv. Greenbelt Protected Countryside – Employment Area vi. Greenbelt Protected Countryside – Extractive Industrial v. Greenbelt Protected Countryside – Environmental Protection

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		<p>“Each land use designation listed above may also be within the Greenbelt Natural Heritage System, as shown on Schedule “DE” Greenbelt Natural Heritage Features and shall be subject to the Greenbelt Natural Heritage System policies within Section 5.9 of this Plan.</p> <p>“d) Activities related to the use of renewable resources are permitted in the Greenbelt Protected Countryside subject to the policies of the Greenbelt Plan 2005 and all other applicable legislation, regulations and municipal planning documents, including the Provincial Policy Statement. All such uses shall be undertaken in accordance with the applicable recommendations, standards or targets of any relevant watershed plan or water budget.</p> <p>“e) For all words or phrases in italics in Section 5.9 of this Plan, please refer to the Definitions section of the Greenbelt Plan 2005.”</p>
8	12	<p>Sub-policy 5.9.2 c) ii) Existing Uses is modified as shown below:</p> <p>“(ii) The use does not expand into <i>key natural heritage features</i> or <i>key hydrologic features</i>, unless there is no alternative, in which case expansion shall be directed away from the feature to the maximum extent possible and shall be limited in scope, and kept within close proximity to the existing structure; and,</p>
9	12	<p>The pre-amble to Section 5.9.3 Greenbelt Natural Heritage System is modified as shown below:</p> <p>“5.9.3 Greenbelt Natural Heritage System and Key Natural Heritage and Key Hydrological Features</p> <p>“The Greenbelt Natural Heritage System is an overlay. The underlying land use and related policy, in addition to the policies of this section, continue to apply. The Greenbelt</p>

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Natural Heritage System shown on Schedules "D" and E identifies the boundaries of the Greenbelt Natural Heritage System which are fixed.

Sub-policy 5.9.3 (a) is modified as shown below:

"a) The Greenbelt Natural Heritage System within the Protected Countryside may include key natural heritage features **and/or** key hydrologic features, as defined in the Greenbelt Plan 2005. *Key natural heritage features* include: *areas of significant habitat of threatened species, endangered species and special concern species; fish habitat; wetlands; Life Science Areas of Natural and Scientific Interest (ANSIs); significant valley lands; significant woodlands; significant wildlife habitat; sand barrens, savannahs and tallgrass prairies; and alvars.* *Key hydrologic features* include: permanent and intermittent streams; lakes and their littoral zones; seepage areas and springs and wetlands.

The boundaries of *key natural heritage features*, **and** *key hydrologic features* and ~~any~~ minimum vegetation protection zones are ~~not necessarily~~ mapped on Schedule "BE" **Greenbelt Natural Heritage Features**. ~~Environmental Features or designated "Environmental Protection" on Schedule "A" Land Use and Transportation, at this time.~~

~~Some of the *key natural heritage features* and *key hydrologic features* may currently be designated "Environmental Protection" on Schedule "A" Land Use and Transportation and/or identified by the appropriate Conservation Authority mapping. Other lands containing these features and any associated vegetation protection zones may be identified through appropriate studies such as a watershed/sub-watershed plan, natural area inventory or natural heritage evaluation.~~

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	<p>Detailed delineation of <i>key natural heritage features</i>, and <i>key hydrologic features and vegetation protection zones</i> will be undertaken through the review and approval of development applications under the <i>Planning Act</i> or the <i>Condominium Act, 1998</i> including consultation with the appropriate Conservation Authority.</p> <p>Sub-policy 5.9.3 (b)(vi) is modified as shown below:</p> <p>(vi) Beyond the Greenbelt Natural Heritage System within the Greenbelt Protected Countryside, key natural heritage features are not subject to the natural features policies of Section 5.9.3 b) of this Plan but are subject to the applicable policies of Section 7 of this Plan and the Provincial Policy Statement.</p> <p>(vii) Beyond the Greenbelt Natural Heritage System within the Greenbelt Protected Countryside, <i>key hydrologic features</i> are subject to the natural features policies of Section 5.9.3 b) of this Plan.</p> <p>A new Sub-policy 5.9.3 (c) is inserted as follows and all subsequent sections are renumbered accordingly:</p> <p>c) The full range of existing and new agricultural, agricultural related and secondary uses and normal farm practices are permitted within the Greenbelt Natural Heritage System, subject to policy 5.9.3 d) below.</p>
	<p>The pre-amble to sub-policy 5.9.3 (c) (now re-numbered d)) is modified as shown below:</p> <p>e)d) With the exception of new buildings or structures for agricultural, <i>agricultural related and secondary uses</i>, new <i>development or site alteration</i> within the Greenbelt Natural Heritage System, as permitted by the policies of this Plan</p>

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		and the Greenbelt Plan 2005, shall demonstrate that:
		<p>Policy 5.9.3 is further modified by the insertion of a new sub-policy (g), as follows:</p> <p style="color: red;">“(g) Where regulations or standards of other agencies or levels of government exceed the standards related to key natural heritage features or key hydrologic features in this Plan, such as may occur with hazardous lands under section 28 of the Conservation Authorities Act or with fisheries under the Federal Fisheries Act, the most restrictive provision or standard applies.”</p>
10	12	<p>Policy 5.9.4 Policies for Land Designated Greenbelt Protected Countryside - Agricultural is modified as shown below:</p> <p>“a) Section 5.1 of this Plan applies with the exception of Section 5.1.4 Severance Policies, and Section 5.1.5 c) and d);</p> <p>“b) Lands shall not be re-designated for non-agricultural uses except for refinements to the “Agricultural” designation subject to the criteria identified in Section 5.3 of the Greenbelt Plan 2005;”</p> <p>“c) Uses related to infrastructure, natural resources and cultural heritage resources are permitted subject to the policies of Sections 4.2, 4.3 and 4.4 of the Greenbelt Plan 2005;</p> <p>“d) Pursuant to Section 4.6 of the Greenbelt Plan 2005, lots may only be created for the following purposes:</p> <p style="padding-left: 40px;">(i) Agricultural uses where the severed and retained lots are a minimum of 40 hectaresin</p>

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		<p>accordance with Section 5.1.4 (d) and in compliance with Section 8.4 of this Plan;</p> <p>(ii) Existing and new agriculture related uses, provided that any new lot will be limited to the minimum size needed to accommodate the use, including a sewage and water system appropriate for such a use;</p> <p>(iii) (Severances of any additional farm dwellings or dwellings resulting from a farm consolidation where the residence was an existing use as of December 16, 2004 shall be permitted where the farm lands are to be added to an existing farm operation, the amount of lands removed from agricultural production are minimized and provided that no residential development is permitted on the retained parcel of farmland.</p> <p>(ii) Severances of any dwellings surplus to a farming operation resulting from a <i>farm consolidation</i> provided that the residence was an existing use as of December 16, 2004 may be permitted in accordance with Section 5.1.4 b) and in compliance with Section 8.4 of this Plan.</p> <p>(iv) (iii) Minor lot adjustment or boundary additions, provided they do not create a separate lot for a residential dwelling and there is no increased fragmentation of a <i>key natural heritage feature</i> or <i>key hydrologic feature</i>;</p> <p>(v) (iv) Acquiring land for infrastructure purposes, subject to the infrastructures policies of Section 4.2 of the Greenbelt Plan 2005; and or</p> <p>vi) (v) Facilitating conveyances to public bodies or non-profit entities for natural heritage</p>

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		conservation provided it does not create a separate lot for a residential dwelling.
11	12	<p>Policy 5.9.5, Policies for Land Designated Greenbelt Protected Countryside - Rural is modified as follows:</p> <p>a) Sub-policy 5.9.5 (b) is deleted and subsequent sections are renumbered accordingly.</p> <p>b) Sub-policy 5.9.5 (e) (now re-numbered d)) is modified as shown below:</p> <p>“d) Lots may be created by consent in accordance with Section 5.2.4 of this Plan and Section 8.34 of this Plan; and”</p> <p>c) Sub-policy 5.9.5 (f) (re-numbered e)) is deleted.</p>
12	12	<p>Policy 5.9.6 Policies for Land Designated Greenbelt Protected Countryside - Extractive Industrial is modified as follows:</p> <p>a) Policy 5.9.6 (a) is modified as shown below:</p> <p>“a) Section 5.6 Extractive Industrial of this Plan applies; however, sub-section 5.6.3 (f) regarding permission for outdoor recreational use applies subject to section 4.1 Non-Agricultural Uses of the Greenbelt Plan;”</p> <p>b) A new sub-policy 5.9.6 b) is inserted as follows and all subsequent policies are renumbered accordingly:</p> <p>“b) New or expanding extractive industrial operations may be permitted on lands that are not designated Extractive Industrial within the Greenbelt Protected Countryside - Agricultural designation, subject to all other applicable legislation, regulations</p>

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		<p>and policies of this plan including the requirement of a site specific amendment to this plan."</p> <p>c) Sub-policy 5.9.6 (b)(iv) (re-numbered (c) (iv)) is modified as shown below:</p> <p>"(iv) Outside the Greenbelt Natural Heritage System, and except as provided in Sections 5.9.6 b) (i), (ii) and (iii), final rehabilitation will appropriately reflect the long-term land use of the general area taking into account applicable policies of the Greenbelt Plan and, to the extent permitted under the Greenbelt Plan, policies of this Official Plan and other provincial policies;"</p> <p>d) Sub-policy 5.9.6 (c) (re-numbered (d)) is modified by inserting: "Within the Greenbelt Natural Heritage System," at the beginning of the first sentence.</p> <p>e) Sub-policy 5.9.6 (c) (iii) (re-numbered (d)(iii)) is modified as shown below:</p> <p>"(iii) <i>Significant Woodlands</i> unless the woodland is occupied by a young plantation or early successional habitat (as defined by the Ministry of Natural Resources). In this case, the application must demonstrate that the specific provisions of Sections 5.9.6 bc (ii), 5.9.6 bc (iii) and 5.9.6 f-(h) (iii) have been addressed and that they will be met by the operation;"</p> <p>f) Sub-policy 5.9.6 (d) (re-numbered e) is modified as shown below:</p>

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	<p>“e) Within the Greenbelt Natural Heritage System, An application for a new <i>mineral aggregate operation</i> or new wayside pits or quarries may only be permitted in other <i>key natural heritage features</i> and <i>key hydrologic features</i> not identified in Section 5.9.6 c) provided a and its associated vegetation protection zone is provided—and where the application demonstrates how:</p> <ul style="list-style-type: none"> (i) The Water Resource System will be protected or enhanced; and (ii) The specific provisions of Sections 5.9.6 bc (ii), 5.9.6 bc (iii) and 5.9.6 f-(h) (iii) have been addressed and that they will be met by the operation; and” <p>g) Sub-policies 5.9.6 (e) and (f) (re-numbered (f) and (g)) are modified by inserting the words: “Within the Greenbelt Natural Heritage System,” at the beginning of each policy.</p> <p>h) Sub-policy 5.9.6 (e) (iii) (re-numbered (f) (iii)) is modified as shown below:</p> <p style="padding-left: 40px;">“(iii) How the Water Resource System will be protected or enhanced; and”</p> <p>i) Sub-policy 5.9.6 (f) (re-numbered (g)) is modified by deleting “2005” at the end of the policy.</p> <p>j) Sub-policy 5.9.6 (g) (i) (re-numbered (h) (i)) is modified as shown below:</p> <p style="padding-left: 40px;">“(i) Where there is no underwater extraction, an amount of land equal to that under natural</p>

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		<p>vegetated cover prior to extraction or and no less than 35% of each license is to be rehabilitated to a forest cover representative of the natural ecosystem in that particular eco-district;"</p>
13	12	<p>5.9.7 Policies for Land Designated Greenbelt Protected Countryside - Estate Residential is modified as shown below:</p> <p>"For lands designated "Estate Residential" on Schedule "A" to this Plan and also shown as Greenbelt Protected Countryside/Greenbelt Natural Heritage System on Schedules "D" and "E" to this Plan the policies of Section 5.9 do not apply and the lands are subject to the Estate Residential policies within Section 5.3 of this Plan.</p> <p>Development applications to implement this designation shall, where possible, seek to achieve or improve conformity with the Greenbelt Plan, in accordance with section 5.2.1 of the Greenbelt Plan."</p>
14	12	<p>Section 5.9.8 Policies for Land Designated Greenbelt Protected Countryside - Employment Area is modified as shown below:</p> <p>"For lands designated "Employment Area" on Schedule "A" to this Plan and also shown as Greenbelt Protected Countryside/ Greenbelt Natural Heritage System on Schedules "D" and "E" to this Plan the policies of Sections 5.9 do not apply and the lands are subject to the Employment Area policies within Section 5.5 of this Plan.</p> <p>"Development applications to implement this designation shall, where possible, seek to achieve or improve conformity with the Greenbelt Plan, in accordance with section 5.2.1 of the Greenbelt Plan."</p>
15	12	<p>Section 5.9.9 Policies for Land Designated Greenbelt Protected Countryside - Environmental Protection is modified as shown below:</p>

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		<p>"For lands designated "Environmental Protection" on Schedule "A" to this Plan and also shown as Greenbelt Protected Countryside/ Greenbelt Natural Heritage System on Schedules "D" and "E" to this Plan the policies of Sections 5.7 and 5.9 of this Plan apply."</p>
16	13	<p>The new Section 8.1 Provincial Growth Plan is modified as shown below:</p> <p>"In accordance with the Growth Plan for the Greater Golden Horseshoe 2006, ("Growth Plan") the County of Dufferin and its Member Municipalities, including the Township of East Garafraxa, have prepared a Growth Management Study. Based on the recommendations in the Growth Management Study, has addressed growth forecasts for the lower tier municipalities within the County of Dufferin and the population forecast for the Township of East Garafraxa is 3,150 residents to the year 2031 and the employment forecast is 570 jobs to the year 2031.</p> <p>Policies within the Growth Plan pertaining to the built-up area of a municipality do not apply to the Township of East Garafraxa as the built-up area is defined as all land within the limit of the developed urban area. The Township does not have any defined urban areas or urban growth centres or intensification areas, as defined in the Growth Plan.</p> <p>The definitions of the phrases in italics in this section of the Plan can be found in the Growth Plan."</p>
17	New item	<p>A new Schedule "E" Greenbelt Natural Heritage Features is hereby added to the Official Plan to show natural heritage features and systems and their associated buffers. This new schedule is attached as Appendix 2 of this decision. This schedule also includes a modification to identify the Provincially Significant Caledon Lake Wetland located at Lot 3, Concession B.</p>

PART B – ADDITIONAL MODIFICATIONS to the Township of East Garafraxa Official Plan which are inserted into “THE AMENDMENT”

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18	NEW	Section 1.1 Intent of the Plan is amended by: replacing the year “2024” with the year “2031” in the last paragraph.
19	NEW	<p>Section 5.1.3 is hereby amended as follows:</p> <p>a) In the first sentence, deleting the word “or” before the word “fur” and inserting the words “or fibre,” after the word “fur”; deleting the comma after “poultry”, and by inserting the word “apiaries;” after the word “aquaculture” and replacing commas with semi-colons after the following words: “crops,” “fish”, “aquaculture”, “agroforestry”, and “production”.</p> <p>b) By adding a new sub-policy 5.1.3 b) as follows:</p> <p>“b) A secondary residential unit within an existing or new home is permitted subject to meeting the requirements of the Ontario Building Code, where permitted by the Township Zoning By-law and consideration of such matters as public health, safety, servicing and parking.”</p> <p>c) By adding a new sub-policy 5.1.3 c) and renumbering the subsequent sections accordingly.</p> <p>“c) Accommodation for full-time farm labour when the size and nature of the operation requires additional employment, subject to policy 5.1.5 of this Plan.”</p> <p>d) By amending sub-policy 5.1.3 g) (now re-numbered (i)) by replacing the word “servicing” with the words “directly related to”.</p>

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		<p>e) By amending sub-policy 5.1.3 h) (now re-numbered (j)) by inserting the words "Small scale" before the words "farm oriented" and by adding the word "and" at the end of this policy.</p>
20	NEW	<p>Section 5.1.4 Severance Policies is hereby amended as follows:</p> <p>a) By amending sub-policy 5.1.4 a) by: deleting the words: "and, in general, severances are discouraged." And by inserting the following sentence after the first sentence: "Lot creation in the Agricultural Area is discouraged and may only be permitted in accordance with the policies set out in section 5.1.4."</p> <p>b) By deleting sub-policy 5.1.4 b) and renumbering the subsequent sections accordingly.</p> <p>c) By amending sub-policy 5.1.4 c) (now renumbered b)) by: deleting the words "additional farm dwellings"; and inserting the words: "surplus to a farm operation", before the word "resulting"; replacing the word "minimized" with the words "limited to a minimum size needed to accommodate the use and appropriate sewage and water services;" and by inserting the words: "created by the severance", at the end of the sentence.</p> <p>d) By deleting Sub-policies 5.1.4 (d) and (e) (re-numbered (c) and (d)) and inserting the following:</p> <p>"c) Lot creation for <i>infrastructure</i> may be permitted where the facility or corridor cannot be accommodated through the use of easements or right-of-way.</p> <p>"d) A maximum of one lot may be severed per original farm of 80 hectares or greater where no lot has been previously created. The consent may be granted to only create an agricultural parcel, where both the severed and retained parcels are a minimum of 40</p>

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		<p>hectares in size.</p> <p>"e) The proposed lot must also comply with the policies set out in Section 8.4 Lot Creation of this Plan."</p>
21	NEW	<p>Section 5.1.5 Development Policies is hereby amended as follows:</p> <p>a) By adding to sub-policy 5.1.5 b) iii): the words: "pursuant to the provisions of the Planning Act" at the end of the policy.</p> <p>b) By replacing the pre-amble to sub-policy 5.1.5 d) with the following: "Site specific limited non-residential uses within the <i>Agricultural</i> designation may be permitted by way of an amendment to this plan, subject to an application and report demonstrating all of the following:"</p> <p>c) By amending sub-policy 5.1.5 d) i) by replacing: the word "neighbouring" with the word "surrounding"; and by adding the following words: "and how impacts will be mitigated to the extent feasible", after the words "agricultural uses".</p> <p>d) By adding to sub-policy 5.1.5 d) ii): the words "to the twenty year planning horizon" after the word "Township".</p> <p>e) By deleting sub-policy 5.1.5 d) iv) and replacing it with the following two new items and renumbering subsequent items:</p> <p>"iv) alternative locations have been evaluated, and:</p> <p style="padding-left: 40px;">"a) there are no reasonable alternative locations which are in areas not designated <i>Agricultural</i>, and</p>

<u>Minister's Modification #</u>	<u>OPA Item #</u>	
		<p style="padding-left: 40px;">“b) there are no reasonable alternative locations in areas designated <i>Agricultural</i> on lands with a lower agricultural priority.”</p> <p>f) By adding to sub-policy 5.1.5 d) (v) (now renumbered vi): the word “Provincial” before the words “Minimum Distance Separation.”</p> <p>g) By inserting a new sub-policy (f) as follows:</p> <p style="padding-left: 40px;">“Extraction of minerals, petroleum resources and mineral aggregate resources, may be permitted in accordance with Section 5.6. Such uses may be permitted by way of an amendment to this plan wherein the use is permitted with the underlying designation remaining <i>Agriculture</i>.”</p> <p>h) By inserting a new sub-policy (g) as follows:</p> <p style="padding-left: 40px;">“The redesignation of land from the <i>Agricultural</i> designation is only permitted for the expansion of a settlement area and subject to policy 5.4.5 (f).”</p>
22	NEW	<p>Section 5.1.6 Zoning is hereby amended as follows:</p> <p>a) By adding to sub-policy 5.1.6 b): the words” farm-related” before the word “industrial”.</p> <p>b) By adding to sub-policy 5.1.6 c): the words” the Provincial” before the words “Minimum Distance Separation” in both instances; and replacing the words “of the Provincial Policy Statement” with the words “Formula subject to section 7.4 Minimum Distance Separation Formula” after the words: “Minimum Distance Separation II”, by replacing the words “residential development” with the words “land uses,” and by adding the words “subject to Section 7.14 Minimum Distance Separation Formula” after the end of the policy.</p>

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23	NEW	<p>Section 5.2.3 Permitted Uses is hereby amended as follows:</p> <p>a) By amending sub-policy 5.2.3 a) by deleting the word “or” before the word “fur” and inserting the words “or fibre,” after the word “fur”; deleting the comma after “poultry”, and by inserting the word “apiaries,” after the word “aquaculture” and replacing commas with semi-colons after the following words: “crops,” “fish”, “aquaculture”, “agroforestry”, and “production”.</p> <p>b) By adding a new sub-policy 5.2.3 c) as follows and renumbering subsequent sections accordingly:</p> <p>“c) A secondary residential unit within an existing or new home is permitted subject to meeting the requirements of the Ontario Building Code, where permitted by the Township Zoning By-law and consideration of such matters as public health, safety, servicing and parking.”</p> <p>c) By deleting the word “and” in sub-policy (g) (re-numbered h).</p> <p>d) By adding the following two new sub-policies:</p> <p>“j) Industrial or commercial uses associated with the management or use of resources, subject to an official plan amendment for a site specific permission; and</p> <p>“k) rural land uses that cannot be located in a settlement area owing to matters such as compatibility and subject to an official plan amendment for a site specific permission.”</p>

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24	NEW	<p>Policy 5.2.5 Development Policies is amended as follows:</p> <p>a) By deleting and replacing sub-policy 5.2.5 b) with the following: "New residential developments of more than three lots shall be directed to lands designated <i>Community</i> or <i>Estate Residential</i> within the Official Plan".</p> <p>b) By deleting sub-policy 5.2.5 (h) and renumbering subsequent sections accordingly.</p>
25	NEW	<p>Policy 5.2.6 Zoning sub-policies b) and c) are hereby deleted and replaced with the following :</p> <p>"b) The Zoning By-law shall require all new and expanding livestock and manure storage facilities to meet the Provincial Minimum Distance Separation II Formula and that new residential development and proposed lot creations meet the Provincial Minimum Distance Separation I Formula, subject to section 7.14 Minimum Distance Separation Formula."</p>
26	NEW	<p>Policy 5.3.1 Identification is hereby amended by replacing all text after the word "subdivision" in the first paragraph with the following: "and areas designated Estate Residential prior to June 16, 2006".</p>
27	NEW	<p>Policy 5.3.3 Permitted Uses is hereby amended by inserting the following after the first sentence:</p> <p>"A secondary residential unit within an existing or new home is permitted subject to meeting the requirements of the Ontario Building Code, where permitted by the Township Zoning By-law and consideration of such matters as public health, safety, servicing and parking."</p>
28	NEW	<p>Policy 5.3.4 Additional Estate Residential Lands is deleted in its entirety and the subsequent sections re-numbered accordingly.</p>

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29	NEW	<p>Policies 5.4.2.1 is hereby amended by adding the following two sub-policies b) and c) and renumbering the subsequent sections accordingly:</p> <p>“b) A secondary residential unit within an existing or new home is permitted subject to meeting the requirements of the Ontario Building Code, where permitted by the Township Zoning By-law and consideration of such matters as a public health, safety, servicing and parking.</p> <p>“c) Dwelling types other than single detached residential dwellings subject to an amendment to this plan.”</p>
30	NEW	<p>Policy 5.4.5 Development Polices is hereby amended as follows:</p> <p>a) By inserting in policy 5.4.5 c) the words “including the promotion of walkable communities” at the end of the third sentence.</p> <p>b) By adding a new subsection 5.4.5 f) as follows:</p> <p>“f) Expansions to the boundary of these settlement areas are subject to a countywide municipal comprehensive review exercise pursuant to Section 2.2.8 of the Growth Plan and the County of Dufferin Official Plan policies regarding settlement area boundary expansions, once in force and effect.”</p>
31	NEW	<p>Policy 5.5.3 Permitted Uses is hereby amended by deleting and replacing sub-policy (m) with the following:</p> <p>“m) one accessory dwelling unit.”</p>

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32	NEW	<p>Policy 5.5.6 Development Policies is hereby amended as follows:</p> <p>a) By numbering the preamble regarding site plan control as: "(a)", and re-numbering the sub-policies as: "(i)", "(ii)", "(iii)" and "(iv)" respectively.</p> <p>b) By adding a new subsection b), as follows:</p> <p>"b) Any application to re-designate lands in the Employment Area within Marsville to permit non-employment uses will only be considered through a comprehensive review in accordance with Section 2.2.6.5 of the Growth Plan and where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion."</p>
33		<p>Section 5.5 Employment areas is hereby amended by inserting the following new subsection:</p> <p>"5.5.10 New Employment Land Designation</p> <p>New land to be designated as <i>Employment</i> is directed to settlement areas only."</p>
34	NEW	<p>Policy 5.6.5 (h) is hereby amended by inserting a new sub-policy (iv) as follows and renumbering the subsequent sections accordingly:</p> <p>"iv The mitigation, to the extent feasible, of impacts on surrounding agricultural operations and lands in <i>Agricultural areas.</i>"</p>
35	NEW	<p>Policy 5.7.3 a) is hereby amended by: adding the words: "and expansions to existing agricultural buildings and structures, and accessory uses to both" after the word "operations".</p>
36	NEW	<p>Policy 5.7.5 is hereby amended by adding a new subsection i) as follows :</p>

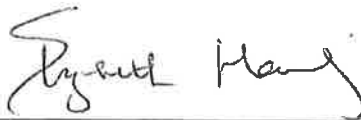
<u>Minister's Modification #</u>	<u>OPA Item #</u>	
		<p>"i) Notwithstanding the foregoing, nothing in this Plan is intended to limit the ability of existing agricultural uses to continue on lands designated <i>Environmental Protection</i>."</p>
37	NEW	<p>Section 6.6 Development Policies is hereby amended by adding a new sub-policy (d) as follows.</p> <p>"d) For lands shown as Greenbelt Protected Countryside/Greenbelt Natural Heritage System on Schedules "D" and "E" to this Plan, Section 4.2 of the Greenbelt Plan shall apply."</p>
38	NEW	<p>Policy 7.1 is hereby deleted and replaced with the following:</p> <p>"All types, sizes and intensities of agricultural uses and normal farm practices, including new or expanding livestock operations, shall be promoted and protected in accordance with provincial standards. Livestock operations are permitted, where it has been demonstrated that it would:</p> <p>"a) meet the Minimum Distance Separation Formulae; and</p> <p>"b) meet the requirements of the Nutrient Management Act."</p>
39	NEW	<p>Policy 7.4 is hereby amended by: adding the words "requiring <i>Planning Act</i> approval", after the word "development" in the second sentence; and by adding the following after the second sentence: "Impacts from new or expanding non-agricultural uses on surrounding agricultural operations and lands shall be mitigated to the extent feasible."</p>
40	NEW	<p>Policy 7.14 is hereby replaced with the following:</p> <p>"a) When considering a planning application for lot creation, Official Plan amendment and rezoning or</p>

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		<p>a building permit application, such application must meet the Provincial Minimum Distance Separation Formulae, as amended from time to time.”</p> <p>“b) Notwithstanding Policy 7.14 a) above and any other policy in this Official Plan to the contrary, the Minimum Distance Separation Formulae I does not apply under the following circumstances:</p> <ol style="list-style-type: none"> 1. To existing and proposed development within approved settlement areas; 2. Building on an existing lot of record; 3. Recreation of an original Township Lots of approximately 40 hectares each along the original surveyed lot lines which contains an existing dwelling that is already located on a lot separate from the subject livestock facility; and, 4. The rebuilding of a dwelling in the event of a catastrophe, provided the resulting new dwelling is no closer to a livestock facility than before the catastrophe. <p>“c) Notwithstanding Policy 7.14 a) above and any other policy in this Official Plan to the contrary, the Minimum Distance Separation Formula II does not apply under the following circumstances:</p> <ol style="list-style-type: none"> 1. The rebuilding of a livestock facility in the event of a catastrophe provided that the new livestock facility does not result in higher values for Factor A (odour potential factor), B (nutrient units factor) and/or D (manure or material form in permanent storage factor) than before the catastrophe.”

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41	NEW	<p>Policy 7.19 Stormwater Management is amended by adding a new sub-policy (e) as follows:</p> <p>"e) For lands within the Greenbelt Protected Countryside shown on Schedule A, the stormwater management plan shall address the requirements provided in section 4.2.3.2 and 4.2.3..3 of the Greenbelt Plan."</p>
42	NEW	<p>Policy 7.21 is amended by adding: "With the exception of the Agricultural and Environmental Protection designations," at the beginning of the policy.</p>
43	NEW	<p>Policy 8.3 (renumbered 8.4) g) is deleted and replaced with text that reads :</p> <p>"All new lots in Agricultural and/or Rural designations must comply with the Provincial Minimum Distance Separation Formula, save and except for consents under Section 8.5 Technical Consents."</p>
44	NEW	<p>Policy 8.4 (renumbered 8.5) Technical Consents sub-section (ii) is hereby amended by: inserting the words: "is required for legal or technical reasons and" after the word "which."</p>
45	NEW	<p>Policy 9.1.1 a) ii) is hereby amended by: inserting the word "Provincial" before the word "Minimum", deleting the words "in the Provincial Policy Statement", and adding "subject to Section 7.14 Minimum Distance Separation Formula" at the end.</p>
46	NEW	<p>Policy 9.3.2 b) is hereby amended by: adding the words ""section of the" after the word "this".</p>
47	NEW	<p>Section 10.0 is amended by inserting a new sub-section as follows:</p> <p>10.8 DEFINITIONS</p> <p>Terms used in this plan that are also found in the Provincial Policy Statement and provincial plans are defined as per the applicable Provincial document.</p>

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48	NEW	Schedule B: Environmental Features is amended by identifying the Greenbelt Plan boundary and referring to Schedule E for all lands within the Greenbelt Area.

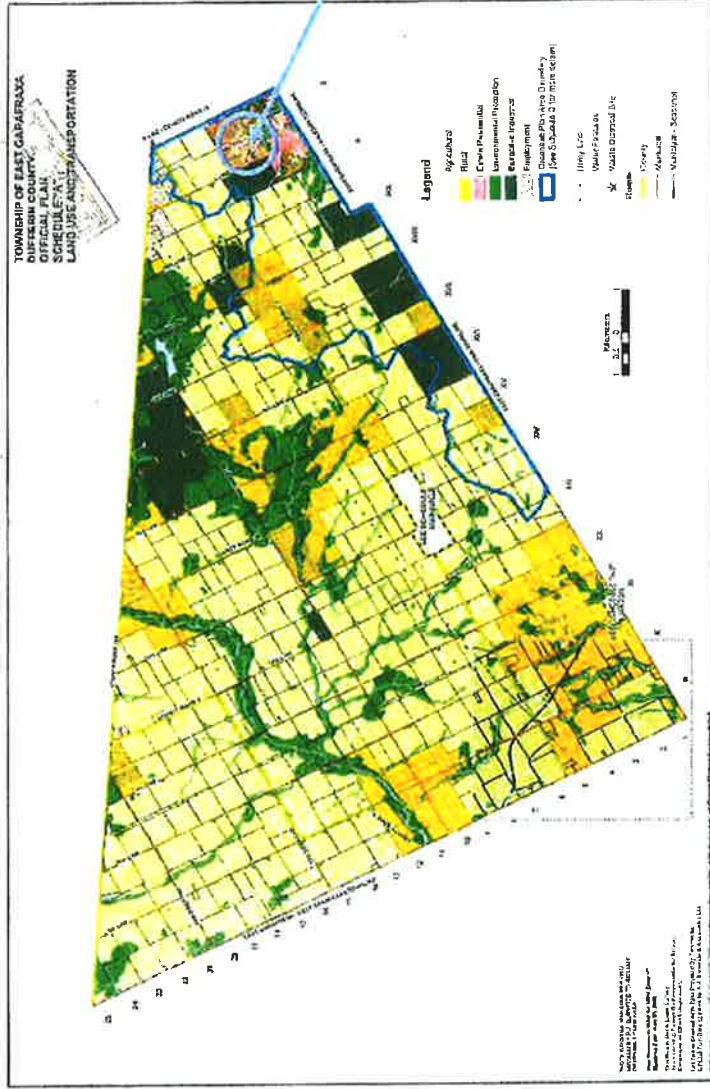
Dated at Toronto this 9 of March, 2015.



Elizabeth Harding
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

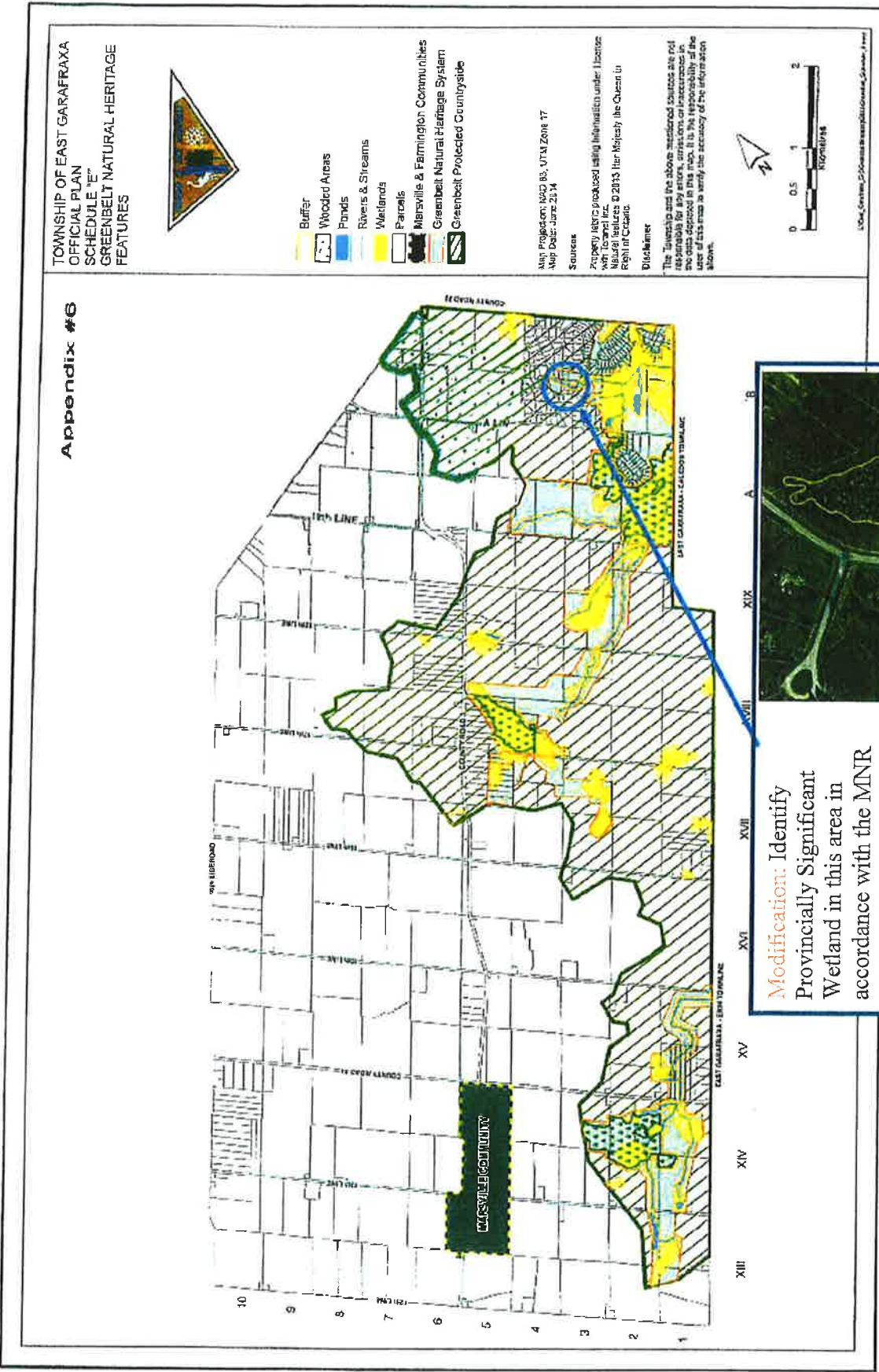
Appendix 1

New Schedule A: Land Use and Transportation



Modification #1: Redesignate lands from Estate Residential to Environmental Protection in accordance with the in effect zoning by-law to appropriately designate the Provincially Significant Wetland in this area.

Appendix 2
 New Schedule E: Greenbelt Natural Heritage Features



Decision
 Township of East Garafraxa – OPA 4

