



Monday, September 28, 2020, 5:30 p.m.

Tuesday, September 29, 2020, 7:00 p.m.

(Mayor and Clerk at Town Hall - 87 Broadway)

Electronic Participation

NOTICE

Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chambers at Town Hall will not be open to the public to attend Council meetings until further notice.

Members of the public who have an interest in a matter listed on the agenda may, up until 10:00 a.m. on the day of a scheduled Council meeting: Email councilagenda@orangeville.ca indicating your request to speak to a matter listed on the agenda. A phone number and conference ID code will be provided to you so that you may join the virtual meeting and provide your comments to Council.

Members of the public wishing to raise a question during the public question period of the Council meeting may beginning at 8:45 p.m. on the evening of the Council meeting, call +1 289-801-5774 and enter Conference ID: 938 232 618#

Correspondence/emails submitted will be considered as public information and entered into the public record.

Accessibility Accommodations

If you require access to information in an alternate format, please contact the Clerk's division by phone at 519-941-0440 x 2256 or via email at clerksdept@orangeville.ca

Pages

1. Call To Order

2. Approval of Agenda

Recommendations:

That the agenda addendum for the September 28, 2020 and September 29, 2020 Council Meeting, be approved.

3. Disclosure of (Direct and Indirect) Pecuniary Interest

4. Closed Meeting

Recommendations:

That a closed meeting of Council be held pursuant to s. 239 (2) of the Municipal Act for the purposes of considering the following subject matters:

Confidential Report CAO-2020-014 regarding personal matters about an

identifiable individual, including municipal or local board employees – Public Office Holders – Orangeville Hydro Board of Director Appointments

Confidential Verbal Report from Ed Brennan, CAO regarding personal matters about an identifiable individual, including municipal or local board employees, labour relations or employee negotiations – Public Office Holders – OPS to OPP Transition

5. Open Meeting - 7:00 p.m.

6. Singing of National Anthem

7. Land Acknowledgement

We would like to acknowledge the traditional territory of the Anishinaabe people including the Ojibway, Potawatomi and Odawa of the Three Fires Confederacy.

8. Announcements by Chair

This meeting is being aired on public television and/or streamed live and may be taped for later public broadcast or webcast.

Your name is part of the public record and will be included in the minutes of this meeting.

9. Rise and Report

Recommendations:

That Confidential Report CAO-2020-014 regarding personal matters about an identifiable individual, including municipal or local board employees – Public Office Holders – Orangeville Hydro Board of Director Appointments be received;

And that Confidential Verbal Report from Ed Brennan, CAO regarding personal matters about an identifiable individual, including municipal or local board employees, labour relations or employee negotiations – Public Office Holders – OPS to OPP Transition be received.

10. Adoption of Minutes of Previous Council Meeting

7 - 16

Recommendations:

That the minutes of the following meetings be approved:

2020-09-14 Council and Closed Council

11. Presentation, Petitions and/or Delegation

11.1 Acting Inspector Nicol Randall, Ontario Provincial Police and *Dwight Peer, Chief Superintendent, OPP Central Region, Introduction

11.2 Heather Hayes, Orangeville Food Bank

11.3 Don Carter, Hemp Mandated Crop in Canada

17 - 26

11.4 John Lemke, Sign Variance, 54 First Street

***11.5 Alison Scheel, Orangeville BIA, Heavy Trucks on Broadway**

12. Staff Reports

- 12.1 Sign Variance Application - Wall Sign - 54 First Street (CPS-CL-2020-025)** 27 - 36
Recommendations:

That report CPS-CL-2020-25, regarding Sign Variance (Wall Sign) – Dr. Hannah Lemke – 54 First Street be received; and

That the sign variance request be denied.
- 12.2 2021 Council Meeting Schedule (CPS-CL-2020-024)** 37 - 40
Recommendations:

That Council adopt the 2021 Council Meeting Schedule, attached as Appendix “A” to report CPS-CL-2020-024.
- 12.3 Covid-19 Community Recognition Awards (CAO-2020-012)** 41 - 42
Recommendations:

That report Covid-19 Community Recognition Awards be received;

And that staff be directed to move forward with the COVID-19 Community Recognition Awards program as outlined in report CAO-2020-012.
- 12.4 2021 Budget Schedule and Direction (CPS-TF-2020-026)** 43 - 48
Recommendations:

That report CPS-TF-2020-026, dated September 28, Budget 2021 Schedule and Direction, be received;

And that Council endorse receiving a 5-year budget outlook for Operating Budget and a 10-year budget outlook for Capital Budget deliberations;

And that Council approve the inclusion of a cost of living allowance equivalent to the CPI of June 2019 of 2% as a guideline to report a budget for non-union staff salary and benefits in the proposed 2021 budget.
- 12.5 Covid-19 Financial Relief Program (CPS-TF-2020-027)** 49 - 50
Recommendations:

That report CPS-TF-2020-027, dated September 28, Covid-19 Financial Relief Program, be received.
- 12.6 Large Trucks on Broadway West of John Street (IS-PW-2020-003)** 51 - 55
Recommendations:

That report IS-PW-2020-003, Large Trucks on Broadway West of John Street be received;

Option:

That a By-law to amend Traffic By-law No. 78-2005, as amended, be read a first, second and third time and finally passed.

12.7 Water Conservation Plan (IS-ENV-2020-012) 56 - 127

Recommendations:

That report IS-Env-2020-012, Water Conservation Plan, be received;

And that the Orangeville Water Conservation Plan be adopted.

12.8 Update on Uncommitted Reserve Capacity at the Water Pollution Control Plan (IS-ENV-2020-013) 128 - 134

Recommendations:

That report IS-Env-2020-013, Uncommitted Reserve Capacity at the Water Pollution Control Plant be received.

12.9 Update on Uncommitted Water Supply Capacity (IS-ENV-2020-014) 135 - 144

Recommendations:

That report IS-Env-2020-014, Update on the Uncommitted Water Supply Capacity be received.

13. Correspondence

13.1 Diana Morris, 2020 Business Excellence Awards 145 - 151

13.2 Township of East Garafraxa Official Plan Review 152 - 336

14. Committee/Board Minutes

Recommendations:

That the minutes of the following meetings be received.

14.1 Joint Accessibility Advisory Committee, 2020-03-03 337 - 341

14.2 Sustainable Orangeville, 2020-06-25 342 - 346

15. Notice of Motion Prior to Meeting

15.1 Councillors Post, Peters and Taylor, Traffic Safety

Throughout Orangeville there has been many concerns put forth by residents regarding traffic safety. The prevailing concern is that vehicles simply drive too fast on our neighbourhood streets.

It has been consistently proven that higher speeds contribute to higher risk of serious injuries and fatalities by reducing driver reaction time, increasing the vehicle stopping distance, and inflicting more severe

blunt force trauma on victims upon impact.

A Reduction of speed limits is a tool that the town of Orangeville can utilize to reduce the number of road traffic crashes and the serious injury and safety concerns that result from high vehicle speeds.

1. Therefore be it resolved that all 50 km/h roadways in Orangeville be revised to 40km/hour. Excluded streets will include major town roads listed as follows:

1. Hansen, First Street, Townline, C Line, Riddell, Centennial, B Line, Broadway

Upon implementation of this initiative, the town will engage in a robust public education campaign and a request for support from Ontario Provincial Police Service for targeted enforcement.

In addition,

The following streets will immediately be changed to a community safety zone:

2. McCannell Avenue, Blind Line (within Orangeville limits)

3. McCannell Avenue to have a flashing electronic speed sign installed.

***15.2 Councillor Taylor, Extension of Outdoor Patios**

In early June of 2020, the Town of Orangeville moved quickly to enable establishments to open temporary patios, and to apply for new outdoor boulevard café permits. Boulevard Cafés in the Downtown core and other restaurants were permitted to extend into the parking spaces in front of their restaurant, provided that adequate accessibility is maintained for patrons and the public.

Currently, the existing bylaw ends as of October 31st 2020.

It is the desire of the those businesses to extend the bylaw into November, weather permitting.

The purpose of this notice of motion is to extend the outdoor permits to November 30th.

16. Notice of Motion at Meeting

17. New Business

18. Question Period

19. By-Laws

That the by-laws listed below be read three times and finally passed.

19.1 A by-law to amend By-law 078-2005 to allow Heavy Trucks on Broadway between Town Line/Sherbourne Street and John Street

347 - 347

***19.2 A by-law to establish mandatory face coverings in the Town of Orangeville**

348 - 357

19.3 A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its regular and closed Council Meeting held on September 28, 2020 358 - 358

20. Adjournment
That the meeting be adjourned.



Council Meeting Minutes

September 14, 2020, 5:30 p.m.
(Mayor and Clerk at Town Hall - 87 Broadway)
Electronic Participation

Members Present: Mayor S. Brown
Deputy Mayor A. Macintosh
Councillor J. Andrews
Councillor G. Peters
Councillor L. Post
Councillor D. Sherwood
Councillor T. Taylor

Staff Present: E. Brennan, CAO
D. Benotto, Software Operations Supervisor
D. Jones, General Manager, Infrastructure Services
K. Landry, Town Clerk
A. McKinney, General Manager, Corporate Services
R. Osmond, General Manager, Community Services
M. Pourmanouchehri, IT Technician
N. Syed, Treasurer
T. Macdonald, Assistant Clerk

1. Call To Order

The meeting was called to order at 7:00 p.m.

2. Approval of Agenda

Resolution 2020-289

Moved by Councillor Post

Seconded by Councillor Andrews

That the amended agenda for the September 14, 2020 Council Meeting, be approved.

Carried

3. Disclosure of (Direct and Indirect) Pecuniary Interest

3.1 Councillor Sherwood - 11.2 Larry Kurtz and Josh Leitch, Orangeville Blues and Jazz

I am a volunteer (voting member) of the Orangeville Blues and Jazz.

4. Closed Meeting

Resolution 2020-290

Moved by Councillor Peters

Seconded by Councillor Taylor

That a closed meeting of Council be held pursuant to s. 239 (2) of the Municipal Act for the purposes of considering the following subject matters:

Confidential Report CAO-2020-013 regarding personal matters about an identifiable individual, including municipal or local board employees – Public Office Holders – Orangeville Hydro Board of Director Appointments

Confidential Verbal Report from Ed Brennan, CAO regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board and a proposed or pending acquisition or disposition of land by the municipality or local board – Potential Land Acquisition

Confidential Verbal Report from Ed Brennan, CAO regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board and a proposed or pending acquisition or disposition of land by the municipality or local board – Potential Land Acquisition

Confidential Verbal Report from Ed Brennan, CAO regarding personal matters about an identifiable individual, including municipal or local board employees, labour relations or employee negotiations – Public Office Holders – OPS to OPP Transition

Carried

5. Open Meeting - 7:00 p.m.

6. Singing of National Anthem

7. Land Acknowledgement

The Mayor acknowledged the traditional territory of the Anishinaabe people including the Ojibway, Potawatomi and Odawa of the Three Fires Confederacy.

8. Announcements by Chair

Mayor Brown provided information regarding how the public is able to participate in the Council meeting, advised the gallery and viewing audience with respect to the public nature of Council Meetings and that it is webcast.

9. Rise and Report

Resolution 2020-291

Moved by Deputy Mayor Macintosh

Seconded by Councillor Post

That Confidential report CAO-2020-013 regarding personal matters about an identifiable individual, including municipal or local board employees – Public Office Holders – Orangeville Hydro Board of Director Appointments be received and;

That Confidential Verbal report from Ed Brennan, CAO regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board and a proposed or pending acquisition or disposition of land by the municipality or local board – Potential Land Acquisition be received; and

That Confidential Verbal report from Ed Brennan, CAO regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board and a proposed or pending acquisition or disposition of land by the municipality or local board – Potential Land Acquisition be received; and

That Confidential Verbal Report from Ed Brennan, CAO regarding personal matters about an identifiable individual, including municipal or local board employees, labour relations or employee negotiations – Public Office Holders – OPS to OPP Transition; and

That staff proceed as directed.

Carried Unanimously

10. Adoption of Minutes of Previous Council Meeting

Resolution 2020-292

Moved by Councillor Sherwood

Seconded by Councillor Andrews

That the minutes of the following meetings be received:

2020-08-10 Council and Closed Council

2020-08-06 Special Council

Carried

11. Presentation, Petitions and/or Delegation

11.1 Heather Hayes, Orangeville Food Bank

The delegation by the Orangeville Food Bank was rescheduled to the following Council meeting.

11.2 Larry Kurtz and Josh Leitch, Orangeville Blues and Jazz

Councillor Sherwood declared a conflict on this item. (I am a volunteer (voting member) of the Orangeville Blues and Jazz.)

Councillor Sherwood did not participate in discussion or voting on this matter.

Larry Kurtz Orangeville Blues and Jazz requested that Council maintain the \$17,500 Community Grant Program Funding for Orangeville Blues and Jazz.

Resolution 2020-293

Moved by Councillor Post

Seconded by Councillor Taylor

That Orangeville Blues and Jazz Festival be provided with \$13,125 which is to be funded from the \$100,000 that was allocated for COVID-19 funding requests at the March 23, 2020 Council meeting.

Carried Unanimously

11.3 Rob Taylor, Orangeville Otters, Alder Recreation Centre Pool

Andrew Perry, Orangeville Otters outlined his concerns with respect to a possible pool closure in Orangeville and indicated his preference for an 8 lane pool and for a polished stainless steel system.

12. Staff Reports

12.1 Alder Recreation Centre Pool Liner Replacement (CMS-FP-2020-007)

Resolution 2020-294

Moved by Deputy Mayor Macintosh

Seconded by Councillor Taylor

That report CMS-FP-2020-007, titled Alder Recreation Centre Pool Liner Replacement dated September 14, 2020 be received;

And that Council approve capital funding in the amount of \$3 million dollars for the replacement and expansion of the 6 lane 25 metre lap pool to 8 lanes and replacement of the leisure pool liner to a polished stainless steel system including replacement of the waterslide with a waterplay feature within the Alder Recreation Centre Pool facility;

And that Council direct staff to include an option to install a 200 sq. ft. therapy pool within the existing deck floor space at Alder if the cost can be covered within the \$3 million allocation;

And that Council approve funding in the amount of \$125,000, to be funded from General Capital Reserves, to prepare design specification for the tender and project management of the Liner replacement project;

And that Council approve the transfer of \$500,000 from Parks and Recreation Reserves and \$1.75 million from General Capital Reserves;

Yes (5): Mayor Brown, Deputy Mayor Macintosh, Councillor Andrews, Councillor Post, and Councillor Taylor

No (2): Councillor Peters, and Councillor Sherwood

Carried (5 to 2)

12.2 Section 357 and 358 Property Tax Adjustments (CPS-TF-2020-005)

Resolution 2020-295

Moved by Councillor Post

Seconded by Councillor Sherwood

That report CPS-TF-2020-05, dated September 14, 2020, with respect to Section 357 & 358 Property Tax Adjustments for 2017, 2018, 2019 & 2020 be received;

And that Council authorize reduction in property tax totalling \$64,840.20 as a result of assessment review.

Carried Unanimously

12.3 Electronic Participation and Proxy Voting (CPS-CL-2020-023)

Resolution 2020-296

Moved by Councillor Taylor

Seconded by Councillor Peters

That staff bring forward a by-law to amend By-law 064-2017, being a By-law to govern the proceedings of Council and its Committees to provide that committee chairs and secretaries may attend committee meetings remotely.

Yes (6): Mayor Brown, Councillor Andrews, Councillor Peters, Councillor Post, Councillor Sherwood, and Councillor Taylor

No (1): Deputy Mayor Macintosh

Carried (6 to 1)

Resolution 2020-297

Moved by Councillor Sherwood

Seconded by Councillor Taylor

That report CPS-CL-2020-023 regarding Electronic Participation and Proxy Voting be received;

And that staff bring forward a by-law to amend By-law 064-2017, being a By-law to govern the proceedings of Council and its Committees to provide for electronic participation for members of Council, for Council consideration and approval.

Yes (6): Mayor Brown, Councillor Andrews, Councillor Peters, Councillor Post, Councillor Sherwood, and Councillor Taylor

No (1): Deputy Mayor Macintosh

Carried (6 to 1)

Resolution 2020-298

Moved by Councillor Peters

Seconded by Councillor Taylor

That staff bring forward a by-law to amend By-law 064-2017, being a By-law to govern the proceedings of Council and its Committees to provide for proxy voting for members of Council, for Council consideration and approval.

Yes (3): Mayor Brown, Councillor Peters, and Councillor Taylor

No (4): Deputy Mayor Macintosh, Councillor Andrews, Councillor Post, and Councillor Sherwood

Defeated (3 to 4)

13. Correspondence

Resolution 2020-299

Moved by Councillor Post

Seconded by Councillor Taylor

That the correspondence listed below, be received:

13.1. Town of Mono, July 28, 2020, Investment in Rural Broadband

13.2. Kyle Seebach, MP, Dufferin-Caledon, August 20, 2020, Broadband as Essential Service

13.3. Township of East Garafraxa, Notice of Passing of a Zoning By-Law Amendment

13.4. Dufferin County, August 14, 2020, Diversity Training Program

Carried

14. Committee/Board Minutes

Resolution 2020-300

Moved by Deputy Mayor Macintosh

Seconded by Councillor Peters

That the minutes listed below be received:

14.1. Committee of Adjustment, 2020-07-08

14.2. Orangeville Police Services Board, 2020-04-21, 2020-05-19, 2020-06-16,
2020-07-21

Carried

15. Notice of Motion Prior to Meeting

15.1 Councillor Sherwood, Santa Claus Parade

Resolution 2020-301

Moved by Councillor Sherwood

Seconded by Councillor Andrews

Whereas Council was recently advised that the KinClub has withdrawn from organizing the 2020 Santa Claus parade due to the COVID-19 Pandemic and the inability to obtain insurance for hosting a parade during this time;

And Whereas Town Council wishes to consider the options and costs associated with hosting and organizing a drive-by Santa Claus event in November 2020;

Now therefore be it resolved that Council hereby direct staff to report back on the options of hosting and organizing a drive-by, virtual or some alternate format for a Santa Claus event in November 2020 in accordance with Public Health guidelines and requirements and the associated costs.

Yes (6): Mayor Brown, Deputy Mayor Macintosh, Councillor Andrews, Councillor Peters, Councillor Post, and Councillor Sherwood

No (1): Councillor Taylor

Carried (6 to 1)

16. Notice of Motion at Meeting

None.

17. New Business

Councillor Andrews indicated that there is a BEDAC meeting on September 22 where they will be discussing the tourism strategy and action plan and the COVID-19 recovery plan.

Councillor Post advised that a missing and murdered indigenous women walk is being held on October 4, 2020 which will involve rolling road closures.

Councillor Post also advised that Indigenous Persons Day will be held virtually on Saturday, September 19, 2020.

Deputy Mayor Macintosh extended congratulations to Mayor Brown on the successful summer concert series.

Councillor Peters advised that Sustainable Orangeville is partnering with the Rotary Club and hosting Make Orangeville Shine on Saturday, September 19, 2020.

Councillor Peters also indicated that nominations for environmental awards have reopened and that a tree planting event is being planned for October.

18. Question Period

Shirley Ramsey provided comments on the aquatic programs and pools in Orangeville and asked that Mr. Osmond speak again about the ventilation issues at the pool.

19. Pass By-Laws

Resolution 2020-302

Moved by Deputy Mayor Macintosh

Seconded by Councillor Andrews

That the by-laws listed below be read three times and finally passed:

19.1. A by-law to authorize the entering into of an Amended and Restated Unanimous Shareholders Agreement.

19.2. A by-law to amend Sign by-law 28-2013 to allow for a streamlined permit approval process with respect to projection signs in the Heritage Sign Special Policy District within the Downtown BIA

19.3. A by-law to amend By-law 064-2017 being a By-law to govern the proceedings of Council and its Committees

19.4. A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its regular and closed Council meeting held on September 14, 2020.

Carried Unanimously

20. Adjournment

Resolution 2020-303

Moved by Councillor Post

Seconded by Councillor Andrews

That the meeting be adjourned at 9:11 p.m.

Carried

Sandy Brown, Mayor

Karen Landry, Clerk



CANADIAN HEMP FARMERS ALLIANCE
Federal, Provincial & Municipal
SUSTAINABLE DEVELOPMENT PLAN

Our Mission

The Canadian Hemp Farmers Alliance Mission is to tackle the United Nations Sustainable Development Goals by developing Sustainable, Functional hemp based products That help reduce the Need for Fracking for fossil fuels Mining, As well Deforestation

The Canadian Hemp Farmers Alliance is looking to Raise \$3Million fo conduct R&D for processing + formulating on hemp Flower, seeds, grain, Grain oil, Protein, Stalk fibres to make functional hemp based Products :

1. Bio Plastics
2. Pulp and Paper
3. Liquid fuels
4. Solid Energy Pellets
5. Batteries
6. Auto Mobile Parts
7. Building Materials
8. Textile fabrics
9. Soil Remediation Materials

CHFA

Raise \$3M

R&D

- Plastic
- Pulp & paper
- Liquid Fuels
- Energy Pellets
- Batteries
- Auto Mobile Parts
- Building
- Textile fabrics
- Soil remediation mulch

Sell Hemp Recipes to Commercialized Processors and Formulators

Expand Globally



THE GLOBAL GOALS
For Sustainable Development



Examples on Adopting Hemp into the Canadian Federal, Provincial & Municipal Sustainable Development Strategies

The Canadian Federal, Provincial & Municipal governments can open procurement opportunities for their own various government departments who will be the purchasers of the sustainable, functional hemp based products from the formulation facility who will be the sellers.

Ways that the Government Departments can encourage hemp agriculture growth is by purchasing hemp products like:

- 1) Hemp Toilet Paper, Photo copying paper, tissue, paper towels
- 2) Hemp Bio Plastic Cutlery, Plates, Bowls, Straws, Table Cloths,
- 3) Hemp Fibre Uniforms
- 4) Hemp Fibre for insulation for new building development projects
- 5) Hemp Super Capacitor Batteries for all Government + Public auto mobiles that are Electrically powered

By having the Canadian Federal, Provincial & Municipal Governments adopting functional hemp based materials into their Sustainable Development Plans this will help to reduce the global market need for things like fracking for fossil fuels, mining for coal as well deforestation.

This will Encourage other Corporations to adopt functional hemp based products into their Sustainable Development strategies, as well this will encourage agricultural growth and give the (Formulators + Processors + Farmers) the ability to work out a healthy profit sharing contract which allows for farmer + processing + formulation expansion at the same rate which will create over a Million Jobs in the process to tackle the United Nations 2030 Sustainable Development Goals.

Jobs Created by having government departments purchasing hemp products through procurement

New Jobs opportunities that would be created by your municipality would be jobs for: Government, Research & Developers, processors, formulators, agriculture, marketing & business owners within different demographics such as Woman, Youth & Indigenous.

Total CO2 Emissions in Canada for year 2018 & How many acres of hemp is needed to sequester 100% CO2 Emissions

**Canadas CO2 Emissions 2018
= 1.5 Trillion lbs**

**Hemp Acres Needed to
sequester 100% Emissions
= 77.5 Million acres**

- **One Acre of Hemp Sequesters 20,000lbs of CO2 emissions**
- **Canada has 232 Million acres of Agriculture Farm land available for Cultivation as well crop rotations with hemp.**
- **If Canada was to grow one third (1/3rd) of Canadas Total farm land for year 1 this would sequester 100% of all Canadas CO2 Emissions which is 1.5 Trillion Pounds.**
- **If Canada grew 30 Million acres of hemp from years 2020 - 2025 this would sequester 1.5 Trillion pounds of CO2.**
- **If Canada grew 14 Million acres of hemp from years 2020 - 2030 this would sequester 100% of CO2.**
- **If Canada grew 5 Million acres per year from years 2020 - 2050 that would sequester 1.5 Trillion pounds of CO2.**
- **Canada is Currently growing 150,000 acres which contributes to 3 Billion pounds of CO2 sequestration.**

Adopt HEMP into your Sustainable Development Plan!!

CONTACT

dannycarter_15@hotmail.com

www.canadianhempfarmersalliance.com

<https://www.linkedin.com/in/dan-carter-24801476/>

 [CanadianHempFarmersAlliance](#)

Canadian Hemp Farmers Alliance Government Membership Application

The Canadian Hemp Farmers Alliance is developing Canada's Hemp Farmer Cooperative Organization that is recognized by the Canadian National & International federal, Provincial & Municipal governments.

You can become apart of the Canadian Hemp Farmers Alliance Mission which is to Mandate Hemp Cultivation, Processing of Flower, Fibre & Seed, Consumer Product Formulations and Product Research and Development into Canada's Sustainable Development Strategy. The Canadian Hemp Farmers Alliance is consulting to have the Canadian Federal, Provincial & Municipal Government on opening Green Procurement applications where government become the purchasers of the sustainable functional hemp based consumer products.

you will also join the Canadian Hemp Farmers Alliance Mission which is to tackle the Global Sustainable Development Goals by working with Canadian industry Farmers, Processors, Product Formulators, Product Development Researchers, Academia, Government departments & Investors to develop National & International cost competitive sustainable functional hemp based products that help to reduce the global need to further invest into environmentally unfriendly projects like:

- 1) Fracking for Fossil Fuels
- 2) Mining
- 3) Deforestation

These above 3 product materials, for the most part are being developed into consumer 1 use products that are ending up in our landfills, Oceans & Municipal drinking water that is hindering the health of humans, animals, plants, insects & under water life.

The Canadian Hemp Farmers Alliance is consulting with Canadian Federal, Provincial & Municipal governments on behalf of Canadian Hemp Farmers, Processors, Product Formulators and Product Development Researchers to have Hemp become a Mandated crop in Canada for:

- 1) Outdoor Cultivation.
- 2) Processing of flower, fibre & seed.
- 3) Product formulations from the flower, seed, fibre which can be sold as sustainable consumer retail products.
- 4) Product development research within making sustainable functional hemp based products from the flower, fibre & seed.

By signing to become a Member of the Canadian Hemp Farmers Alliance, you are not legally required to grow & sell product through the Canadian hemp farmers alliance but you recognize the plan the Canadian hemp famers alliance is building which is to develop Canada's National & Internationally recognized Hemp Farmers Alliance and to have Hemp become a Mandated Crop in the Canadian Sustainable Development Strategy by logistically partnering with Farmers, Processors, Product Formulators, Product Development Researchers, Academia & Governments to conduct product development research for developing sustainable hemp based products like:

- 1) Plastics
- 2) Pulp and Paper
- 3) Solid Energy Pellets
- 4) Liquid Fuels
- 5) Batteries / Supercapacitors
- 6) Automobile parts
- 7) Building material
- 8) Foods
- 9) Beverage
- 10) Textile fabrics

Government Department:

Persons Name:

Province location:



**Lets End this Together
Join the
Canadian
Hemp Farmers
Alliance**



Dan Carter is the CEO of the Canadian Hemp Farmers Alliance which is Canada's largest and fastest growing hemp farmers cooperative organization.

Dan is a Young World Leader who has a passion for Planet Earth's sustainability, and developing innovative hemp based product developments, as well as the personal drive to break down industry barriers so brand new markets can be established Nationally & Internationally.

Dan has received crafted letters of support from Canadian Federal, Provincial and Municipal governments who are encouraging the Mission and Vision Dan Carter has and to bring his goals to fruition which will help establish a strong Canadian hemp industry.

Dan has been nominated by Global Affairs Canada, the Canadian Trade Commissioner, Export Development Canada, UPs & StartUP Canada as one of Canada's Entrepreneurs of the year for 2019.

Additionally in 2019 Dan was nominated by the municipal government of Bracebridge as Young Entrepreneur of the year. Recently in early 2020 Dan Carter has been informed that he has been nominated by a unknown Canadian entity to receive the Order of Canada which was Established in 1967 by Her Majesty Queen Elizabeth II, the Order of Canada is the cornerstone of the Canadian Honours System and recognizes outstanding achievement, dedication to the community and service to the nation by providing positive environmental, social and economic impacts.

Dan Carter has attended Southern Maine University for - Athletic training while he played NCAA hockey.

Dan went on to sign a professional contract to play hockey up until 2015 in Dayton Ohio.

Dan has also been enrolled with the University of London UK where he has taken multiple courses, one of the courses was on - Global Diplomats & the second course was on - Global Energy and Climate Policy. Dan as well has taken courses at the University of California San Diego for - The Future of Energy.

Dan Carter is a self made Entrepreneur with visions he intends to bring to fruition that help the betterment of the Nation.



Subject: Sign Variance Application – Wall Sign – 54 First Street

Department: Corporate Services

Division: Clerks/By-law

Report #: CPS-CL-2020-25

Meeting Date: September 28, 2020

Orangeville Forward – Strategic Plan

Priority Area: Strong Governance

Objective: Transparent and fair decision-making processes

Sustainable Neighbourhood Action Plan

Theme: Not applicable

Strategy: Not applicable

Recommendations

That report CPS-CL-2020-25, regarding Sign Variance (Wall Sign) – Dr. Hannah Lemke – 54 First Street be received; and

That the sign variance request be denied.

Background and Analysis

On June 15, 2020, John Lemke on behalf of his daughter Dr. Hannah Lemke contacted the By-law Division with respect to erecting new signs at 54 First Street.

John Lemke subsequently provided By-law staff drawings of the proposed signage. Attachment #1 shows the proposed signage. As shown, the applicant's request is to place one (1) ground sign measuring 1.4m X 0.9m and one (1) wall sign measuring 0.6m x 3.0m (1.8 m²).

The subject property being 54 First Street is a corner lot with frontage facing both First Street and Fead Street.

The property has a C5 zoning classification which is subject to the regulations outlined in section 6.3 of Sign By-law 28-2013, as amended. Section 6.3 does not permit a wall sign but allows one (1) ground sign per lot having a maximum sign area of 1.5 m² and a maximum height of 2m.

Ground Sign

The placement of the proposed ground sign is near the sightline of Fead Street and First Street. By-law Division staff circulated the ground sign permit application to Infrastructure Services for review and comment on any potential motorist or pedestrian safety issues. Infrastructure Services staff were satisfied with the proposed placement of the ground sign and as a result a sign permit was issued on June 30, 2020.

Wall Sign

The applicant is requesting approval of a sign variance for a wall sign based on:

- the approval of a sign variance for a wall sign by AC Cannabis Corp located at 59 First Street; and
- that the ground sign may not be visible to motorists

Staff do not support approval of the sign variance request as:

- the approval of a sign variance for a wall sign at 59 First Street was supported as both the provincial and federal government requires signage that clearly identifies the business on the exterior of the authorized cannabis store and a ground sign could not be placed on the property based on its dimensions. A copy of Report CPS-CL-2020-21 is attached for your reference (Attachment 2)
- the approved ground sign is located on a prominent corner in Orangeville that experiences significant pedestrian and vehicular traffic

Should Council wish to approve the sign variance request it is recommended that such approval be conditional upon obtaining a sign permit.

Financial Impact

Revenues have been collected for the sign variance fee of \$200.00.

Respectfully submitted

Prepared by

Andrea McKinney, General Manager
Corporate Services

Chris Johnston, By-law and
Property Standards Officer

Karen Landry, Clerk
Corporate Services

Attachments:

1. Approved Ground Sign and Proposed Wall Sign
2. Report CPS-CL-2020-21

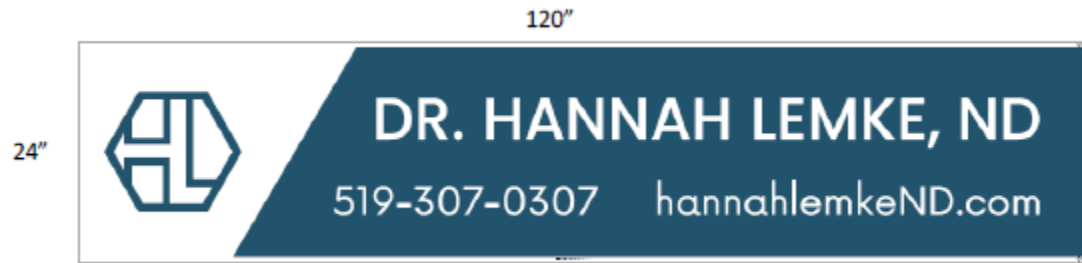
ATTACHMENT #1 – PROPOSED GROUND SIGNAGE - APPROVED



Current



Proposed



Current



Proposed

ATTACHMENT #2 – REPORT CPS-CL-2020-21**Report**

Subject: Sign Variance Application – AC Cannabis Corp.
Department: Corporate Services
Division: Clerks/By-law
Report #: CPS-CL-2020-021
Meeting Date: July 16, 2020

Orangeville Forward – Strategic Plan

Priority Area: Strong Governance
Objective: Transparent and fair decision-making processes

Sustainable Neighbourhood Action Plan

Theme: Not applicable
Strategy: Not applicable

Recommendations

That Report CPS-CL-2020-021, regarding Sign Variance Application – AC Cannabis Corp – 59 First Street be received; and

That Council grant a variance to Sign By-law 28-2013, as amended, to permit three (3) wall signs measuring:

- 3 metres x 0.45 metres, 0.45 metres x 0.45 metres and 0.45 metres x 0.45 metres; and

That the variance approval be conditional on the applicant obtaining a Sign Permit.

Background and Analysis

In 2013, Council passed Sign By-law 28-2013 to regulate the quantity and quality of signs throughout the Town.

In early June 2020, representatives from AC Cannabis Corp. located at 59 First Street approached the By-law Division with respect to placement of Wall Signs on the premise.

The proposal submitted by AC Cannabis Corp. showed three (3) wall signs to be erected. Sign #1 – as shown in attachment 1 - 3 metre X 0.45 metre rectangular wall sign erected above the entryway of the property. Signs #2 and #3 – as shown in attachment 2 – 0.6 metres X 0.6 metres square signs. The construction materials for each sign is a Dibond (aluminium composite sheeting) and will be fastened to the brick wall via industrial screws and fasteners.

By-law Division staff conducted a review of the proposal in conjunction with the regulations of Sign By-law 28-2013, as amended. It was determined under Section 6.3 which outlines the parameters for signage in C5 Zones, which allows for the placement of only **Awning Signs** and **Ground Signs** within this zone. The placement of a Wall Sign is not permitted. As such, a sign permit could not be issued for the applicant.

The Cannabis Licence Act of Ontario provides guidelines and regulations for retail operations to open. The approval process is comprehensive and thorough to ensure consumer protection and regulatory compliance. As part of the approval process, signage is one aspect the Alcohol and Gaming Commission of Ontario reviews. The purpose of a sign review by the AGCO is as follows:

6.1 Licensees must have signage clearly identifying their business on the exterior of the authorized store.

6.2 Advertising may not:

- a. appeal to or target persons under 19 years of age;
- b. promote cannabis or cannabis accessories in a way that is false, misleading, or deceptive;
- c. suggest or imply, directly, indirectly, or by use of endorsements of testimonials, that consumption of cannabis is associated with success, enjoyment of an activity, fulfillment of a goal, or the resolution of a problem;
- d. be associated with medicine, health, or pharmaceuticals;
- e. depict or suggest the illegal sale of cannabis;
- f. associate consumption of cannabis with driving a motorized vehicle, or with any activity that requires care and skill or has elements of danger

Report # CPS-CL-2020-021

Page 3

On July 6, 2020, AC Cannabis Corp. confirmed with By-law Division staff that the AGCO has approved the drawings and rendering for the proposed signage. AC Cannabis Corp. is currently working towards opening the retail storefront as soon as possible to meet the AGCO requirements.

As of April 15, 2019, the operation of a retail cannabis store was permitted in the Town. AC Cannabis Corp. operating as Hempire House will be Orangeville's first retail cannabis store. By-law Division staff support the recommendation proposed by AC Cannabis Corp. for wall signs due to the nature of the proposal and the confirmation of provincial approval.

Financial Impact

Revenues have been collected for the sign variance fee of \$200.00. Additional revenue for the sign permit fee of \$150.00 will be submitted by the applicant upon approval of the variance.

Respectfully submitted

Prepared by

Andrea McKinney, General Manager
Corporate Services

Chris Johnston, By-law and
Property Standards Officer

Karen Landry, Clerk
Corporate Services

Attachments:

1. Proposed Sign #1
2. Proposed Sign #2 & #3

ATTACHMENT #1 – SIGN #1 (STOREFRONT WALL SIGN)



ATTACHMENT #2 – SIGNS # 2-3 (SIDE OF BUILDING WALL SIGN)



South side of property



Northerly side of property

Subject: 2021 Council Meeting Schedule

Department: Corporate Services

Division: Clerk's

Report #: CPS-CL-2020-024

Meeting Date: September 28, 2020

Orangeville Forward – Strategic Plan

Priority Area: Strong Governance

Objective: Transparent and fair decision-making processes

Sustainable Neighbourhood Action Plan

Theme: Corporate and Fiscal

Strategy: Create and integrate sustainability principles into Town policies, processes and practices

Recommendations

That Council adopt the 2021 Council Meeting Schedule, attached as Appendix "A" to report CPS-CL-2020-024.

Background and Analysis

In accordance with Procedure By-Law 064-2017, the annual schedule of Council meetings must be established by a resolution of Council.

1. Statutory Holiday and Conference Dates

The Council Meeting Schedule is set taking into consideration the 2021 Statutory Holidays and the various annual conferences that Council members may attend, including:

- Ontario Goods Road Association (February 21–24)
- Federation of Canadian Municipalities (June 3-6 or June 10 -13)
- Association of Municipalities of Ontario (August 15–18)

2. Council Meetings

Council meetings will take place on Mondays twice per month commencing at 7:00 p.m., with the exception of the months of February, July, August, October and December when there will only be one Council meeting per month to accommodate Statutory Public Holidays, Public Meetings, Budget Meetings and the various conference dates listed above.

3. Budget Meetings

The Budget meetings for the 2021 Budget have been set as follows:

- December 7, 2020
- December 15, 2020
- December 17, 2020
- January 18, 2021
- February 1, 2021

The Budget meetings for the 2022 Budget have been set as follows:

- October 25, 2021
- November 1, 2021
- November 29, 2021
- December 6, 2021

4. Public Meetings

Council, at its July 13, 2020 Council meeting passed Resolution 2020-243 part of which states that public meetings be held on a separate date and time from Council meetings. Accordingly, 9 Public Meeting dates have been set throughout the year. This provides Council members and the public advance notice for any potential public meetings required under legislation or at the request of Council. If there is no need for a Public Meeting, Council will be advised by staff and the website will also be updated. All Public Meetings will commence at 7:00 p.m.

Financial Impact

None

Respectfully submitted

Reviewed by

Andrea McKinney
General Manager, Corporate Services

Karen Landry
Town Clerk, Corporate Services

Prepared by

Tracy Macdonald
Assistant Clerk, Corporate Services

Attachment 2021 Council Schedule



2021 Council Calendar

January						
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OGRA (Feb 21-24)

Council Meeting

Public Meeting

Staff Recognition

Budget

AMO (August 15 – 18)

FCM (June 3-6 or June 10-13)

March Break (March 15-19)

Holiday

Subject: COVID-19 Community Recognition Awards

Department: CAO's Office

Report #: CAO-2020-012

Meeting Date: September 28, 2020

Orangeville Forward – Strategic Plan

Priority Area: Community Stewardship

Objective: Encourage and strengthen participation in the community by people of all ages.

Sustainable Neighbourhood Action Plan

Theme: Social Well-Being

Strategy: Build social networks that encourage well-being and celebrate the community.

Recommendations

That report COVID-19 Community Recognition Awards be received;

And that staff be directed to move forward with the COVID-19 Community Recognition Awards program as outlined.

Background

At the August 10, 2020 Council meeting a motion was brought forth that Council wishes to pay tribute to those deserving residents, businesses and organizations for their outstanding efforts in the Orangeville community during the unprecedented challenging COVID-19 pandemic. Staff was requested to report back in September with a community recognition program that would recognize local efforts by community members during the pandemic.

Analysis

Staff are recommending that the application process follow a similar public call format as many of the other award programs offered by the Town of Orangeville (i.e. Sustainable Orangeville Awards, Senior and Youth Awards etc.).

Online nomination forms will be available on the Town's website and advertised through the Town's marketing portals. It is recommended that online nominations will be received on a continuous basis until the end of the pandemic.

Criteria will be based on nominees displaying one or all the following examples;

- Positive community contribution
- Volunteerism
- Acts of kindness
- Providing an essential service
- Leadership and support within the community

All nominated applicant(s) that meet the criteria requested and showed exemplary support and contribution to the community during the pandemic will be recognized.

As this is an opportunity for us as a community to connect and show our appreciation for the significant and valued work that many members have contributed, it is recommended that all nominees that displayed the criteria for the award are celebrated by receiving a 7" x 9" engraved plaque on behalf of Council. To ensure the recipients receive the deserved recognition and in honour of supporting a positive "pay it forward" movement, their community contribution stories will be shared through the Town's marketing and social media platforms. Recipients can also be invited to attend the start of Council meetings on a quarterly basis.

Financial Impact

As per quotes received a 7" x 9" engraved plaque would cost \$40 plus tax. Additional expenses will be minimal and variable based on the number of nominations received in the form of marketing and staff administration.

Respectfully submitted

Ed Brennan
Chief Administrative Office

Prepared by

Andrea Shaw
Executive Assistant

Attachment 1. N/A

Subject: 2021 Budget Schedule and Direction

Department: Corporate Services

Division: Finance

Report #: CPS-TF-2020-26

Meeting Date: September 28, 2020

Orangeville Forward – Strategic Plan

Priority Area: Strong Governance

Objective: Financial Responsibility

Recommendations

That report CPS-TF-2020-26, dated September 28, Budget 2021 Schedule and Direction, be received;

And that Council endorse receiving a 5-year budget outlook for Operating Budget and a 10-year budget outlook for Capital Budget deliberations;

And that Council approve the inclusion of a cost of living allowance equivalent to the CPI of June 2019 of 2% as a guideline to report a budget for non-union staff salary and benefits in the proposed 2021 budget;

Background

The primary purpose of this report is to provide Council with parameters on which staff will prepare the Budget 2021 framework outlining principles that have been recognized by Council as important policy decisions, as well as highlight budget drivers that will impact the next budget cycle. As Council is aware, with the adoption of multi-year budget process, each year, a new multi-year budget outlook is provided with only the first year being approved by a by-law (i.e. Council will continue to have full discretion on a year to year basis). Providing a Multi-Year Budget Outlook provides several significant benefits including:

- Providing a longer-term funding plan so that longer-term goals can be identified and achieved;
- Understanding the impacts of decisions made in the current year on future years;
- Ensuring the Town budget and outward looking plan are consistent with Council's priorities;
- Ensures the connection between capital project approvals and their operating budget impacts is consistent with the careful planning and improved forecasts of costs and revenues associated with multi-year budgeting;
- Provides citizens with more certainty about the direction for the Town's services, finances and future tax levels;
- Makes more strategic use of Council's time in reviewing budgets and the administration's time in preparing them;
- Instills discipline to control spending plan changes.

On December 16, 2019, Council approved a multi-year operating and capital budget, with the first year in the multi-year budget being approved by a by-law and the subsequent years being adopted in principle.

For the 2021 budget season, it is being proposed that Council will be provided for considerations with another 5-Year Budget Outlook, covering 2021 to 2025 for Operating budget and a 10 year outlook covering 2021-2030 for Capital budget as mandated by [O.Reg 588/17](#).

This report is intended to describe the known pressures and opportunities that will be considered in the development of the proposed Budget 2021 and seeks Council's direction on guidelines to ensure a proposed budget that is in keeping with Council's objectives. Council can provide direction for Budget 2021 development, including confirmation of the 2021 Council priorities and early guidance.

Analysis

Budget Drivers

#1: Pandemic of the Century- Covid_19

Budget 2021 will be developed in an environment of continued uncertainty regarding future COVID-19 impacts expected into 2021, potentially including reduced revenues due to provincial health orders and related closures of facilities; and increased costs due to the Town's response efforts, particularly for the most vulnerable citizens. While this uncertainty makes it challenging to anticipate what 2021 and beyond will look like, there are some changes that we have seen already that have the potential to significantly change the way organizations operate. We have seen a shift to working from home that will influence the future of workspace, and an accelerated transition to online service delivery as examples. Between now and the draft budget, staff will work on aligning current service plans and budgets to support Council priorities adjusted for

COVID recovery. Staff will work to address cost pressures, refine budget estimates, and identify opportunities for cost savings and process improvement.

Staff is diligently monitoring potential Federal and Provincial fiscal stimulus programs and is partnering with other municipalities through the Federation of Canadian Municipalities (FCM) and Association of Municipalities of Ontario (AMO) to ensure that needs of municipalities are represented as the government considers future stimulus packages. These potential funding programs will be considered as the 2021 Operating and Capital budgets are developed to ensure the Town of Orangeville could participate in the programs to support key Council priorities.

#2: Inflationary Measures (CPI) and COLA for Non-Union:

The Consumer Price Index (CPI) produced by Statistics Canada is the most widely used calculation of inflation for Canada, the provinces and municipalities. CPI Measures the overall price change in a fixed basket of goods and services bought by an average Canadian consumer over time. Council will note that in 2020 (approved budget) and 2019 (approved budget) May 2019 CPI and May 2018 was adopted respectively as inflationary increase for cost of living adjustment for non-union employees. CPI Canada and Ontario are trending at negative since the start of the global pandemic. Bank of Canada is forecasting a sharp decline in national GDP around 7.8% in 2020 and predicting a continuing negative trend for CPI for the better part of 2021.

Personnel costs are a major component of the operating budget. Various mitigating factors will be considered when preparing the compensation envelope for the budget. Projected compensation impacts in the proposed 2021 budget will include appropriate assumptions for on-going negotiations of various collective agreements, the impact of annualization for 2020 new hires, and the estimated impacts for benefits and pension based on prior years.

CPI is the most widely used measure for setting annual wage increases. Given the uncertainty around CPI trends in recent months, most municipalities who have adopted multi-year budget process are recommending that a cost of living allowance for 2021 remain the same as equivalent to the CPI rate as of June 2019. Council will note that the Town adopted, in principle, June 2019 CPI rate of 2% in the 2020 multi-year budget documents for each year between 2021-2024. Staff is recommending that the CPI for 2021 remain at the same level as June 2019 CPI of 2%. Council does have the discretion to provide further direction to staff in the matter.

#3: Annual Contribution to Capital Budget

A 10-year capital budget and forecast will be prepared that will identify the investment required to support the anticipated growth in the community as well as the Town's infrastructure maintenance and rehabilitation needs. The starting point for preparing the 2021-2030 budget and forecast will be the 10-year forecast presented and approved in principle through the 2021 budget process. Investing in new and expanded

infrastructure has a significant financial impact on future operating budgets and tax levies. Capital investment in local infrastructure that is constructed by developers and assumed by Towns through new developments also results in ongoing incremental cost. Maintaining a robust Capital Budget funding envelop through incremental increases help support the Town's infrastructure maintenance and rehabilitation needs.

Council provided direction last year to maintain contribution to capital budget at the same level as 2020 budget for the next 10 years. Therefore, no further direction required from Council for the 2021 budget cycle.

#4: Annual Contribution to General Capital Reserves

Reserves are affective resources set aside to provide financial flexibility for current and future capital needs to buffer sharp tax increases. Sensitivity analysis is required to ensure adequate reserve levels are maintained on an annual basis. Adequate Capital Reserves ensure stable and predictable levies; safeguard and optimize existing assets thereby reducing service level interruptions and provide for balance sheet stability and flexibility.

Council provided direction last year to maintain contribution to reserves from tax levy at the same level as 2020 budget for the next 10 years. Therefore, no further direction required from Council for the 2021 budget cycle.

#5: Predictive Grants: Gas tax and OCIF

While the Federal and Provincial funding envelop and allocation for Gas Tax remain unaffected in 2021, the OCIF funding envelop has seen some drastic changes in 2019. OCIF provided steady, long term funding for small, rural and norther communities to develop and renew infrastructure projects. The application-based stream of the funding envelop has been eliminated as of 2019. The formula-based stream ensures funding allocation until 2021 which may be subject to change pending 2021 Provincial budget deliberation. With the potential elimination challenges for the formula based OCIF looming on the horizon, the Town may be looking at an \$800K revenue loss.

#6: Safe Restart Fund (SRF)

On July 27, 2020, as part of the federal-provincial Safe Restart Agreement (SRF), the Ontario government announced that it had secured up to \$4 billion in emergency assistance to provide Ontario's 444 municipalities with the support they need to respond to COVID-19. Under the municipal operating stream, \$1.39 billion will be available to Ontario's municipalities to address operating pressures and local needs. This funding will be allocated in two phases: 50% allocated in Phase 1 for all municipalities, and 50% allocated in Phase 2 for municipalities that require additional funding. Phase 1 of this funding has been allocated on a per household basis and the Town of Orangeville will be receiving a payment of \$673,400 to support COVID-19 operating costs and pressures. The Town will also be receiving \$96,430 for Transit under the same funding envelope.

To be considered for SRF Phase 2 funding, municipalities will be required to submit reports outlining their COVID-19 operating costs and pressures in a template to be provided by the ministry. These reports will be due by October 30, 2020. Municipalities who are eligible and approved to receive funding under Phase 2 will be informed before the end of the calendar year and can expect to receive a payment in early 2021.

#6: Projected 2020 Phased-in Assessment and Real Growth

The Assessment Act requires that MPAC reassess all property values every four years based on the current value assessment (CVA) system. CVA is defined as the amount of money a property would realise if sold at arm's length by a willing seller to a willing buyer. The Province established a phase-in of assessment valuation increases to provide a greater level of stability and predictability and avoid significant fluctuations in assessment values resulting from annual valuation changes. Mandatory phase-in requires that increases in assessed value be distributed equally over four years, while decreases are applied immediately. January 1, 2016 was the most recent valuation date which phases-in increases over the 2017 – 2020 property tax years.

The Ontario government has announced that the 2020 Assessment Update has been postponed. They have indicated that property assessments for the 2021 property tax year will continue to be based on the fully phased-in January 1, 2016 current values. This means property assessments for the 2021 property tax year will be the same as the 2020 tax year, unless there have been changes to one's property. Property taxation is based on the assessed value of properties and in Ontario those assessments are updated every four years. The last assessment update was in 2016 (the "2016 Current Value Assessment (CVA)"), with the Ontario government planning on completing the Ontario-wide reassessment in 2020 for the 2021 taxation year.

The delta between year over year phased in assessments resulting from reassessments every four year along with new assessment growth helps mitigate annual budgetary inflations. While new growth for 2020 will still be reported by Municipal Property Assessment Corporation (MPAC) for the 2021 assessment year, the postponement of reassessment of existing assessment base for the Town of Orangeville may have significant impact on 2021 budget. It is too early to determine the technical aspect of this impact. Staff continues to work closely with MPAC and will report to Council as this information becomes available.

Assessment growth is a result of all the changes that happen to the Town's tax base during a year, including:

- New construction
- Major renovations
- Demolitions
- Property value appeals

Most of the growth in assessment relates to new construction or expansion (meaning additional residents or business). As new development occurs, the Town is responsible

for the maintenance and winter control of additional roadways and other expenses as a result of an increasing population. The growth in assessment helps to mitigate the impact of maintaining existing service levels to a growing base. In a perfect world, growth pays for growth.

MPAC will continue to assess on real assessment growth. Current estimates of real assessment growth for 2020 is forecasted to remain steady at 1%.

2021 Budget Timeline (Special Budget Meetings)

- Draft 2021 Budget Tabled: Dec 7th, 2020
- Capital Budget Presentation: December 15th, 2020
- Operating Budget Presentation and Consolidated Budget Recommendation: Dec 17th, 2020
- Further Budget Deliberation Meeting (if needed): January 18th and February 1st, 2021

Financial Impact

There are no direct financial implications from the recommendations in this report.

Respectfully submitted
Andrea McKinney, GM, Corporate Services

Prepared by
Nandini Syed, MPA, CMM III, CPA, CMA
Treasurer

Attachments:

1. None

Subject: Covid_19 Financial Relief Program

Department: Corporate Services

Division: Finance

Report #: CPS-TF-2020-27

Meeting Date: September 28, 2020

Orangeville Forward – Strategic Plan

Priority Area: Strong Governance

Objective: Financial Responsibility

Recommendations

That report CPS-TF-2020-27, dated September 28, Covid_19 Financial Relief Program, be received;

Background

On April 20, 2020, Council has been presented with the first *Managing the Financial Impact of Covid_19* Report # **CPS-TF-2020-13** providing a high- level financial implication for areas impacted in the immediate aftermath of this ongoing pandemic. Council has been very responsive and proactive in making decisions to mitigate the Town's current financial impact as well as provide relief for businesses and citizens who may be facing financial challenges due to the pandemic. To minimize ongoing financial impacts due to Covid_19, Council gave directives to waive penalties and interest on unpaid property taxes and transit fees for Orangeville Transit starting April 2020 under the Covid_19 Financial Relief Program

Analysis

The Town of Orangeville Council has provided various financial reliefs to our community in terms of waiving transit fees, penalties and interest for taxes as well dedicating additional \$100K through the Community Grant Program that will directly aid the

ongoing recovery plan from Covid_19. To date, six months worth of penalty and interest as well as transit fees have been waived per Council direction, which will expire at the end of September 2020.

Financial Impact

To date, six months worth of penalties and interests have been waived for taxes resulting in a little over \$200K loss of revenue. Transit Revenue loss due to the relief program for the same period is little over \$50K

Respectfully submitted
Andrea McKinney, GM, Corporate Services

Prepared by
Nandini Syed, MPA,CMM III, CPA,CMA
Treasurer

Attachments:

1. None

Subject: Large Trucks on Broadway West of John Street

Department: Infrastructure Services

Division: Public Works

Report #: IS-PW-2020-003

Meeting Date: September 14, 2020

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Provide systems that keep people moving

Sustainable Neighbourhood Action Plan

Theme: Transportation System

Strategy: Promote a shift to more sustainable and efficient transportation options to move people and goods

Recommendations

That report IS-PW-2020-003, Large Trucks on Broadway West of John Street be received;

Option:

And that the Traffic By-law Amendment included as Attachment No. 1 to this report be enacted.

By-laws:

That a By-law to amend Traffic By-law No. 78-2005, as amended, be read a first, second and third time and finally passed.

Background

Over the past several months, a number of complaints have been received regarding large trucks on York Street. Staff have reviewed the matter and provide the following as background. A possible amendment to the Traffic By-law, 78-2005, as amended (the By-law) is presented as an option to mitigate the issue.

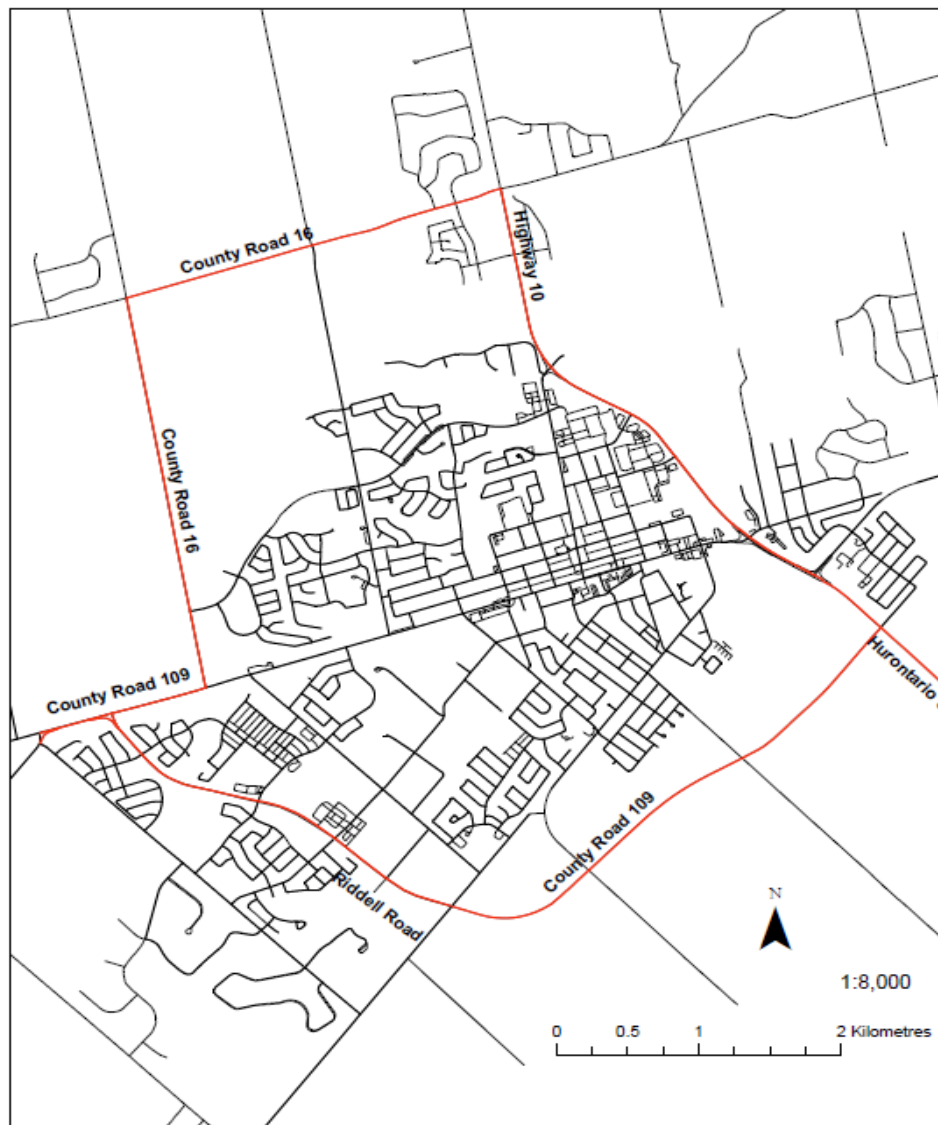
Large trucks (those weighing in excess of 4.6 tonnes) are permitted on all streets in Orangeville, with the exception of those specifically identified in Schedule “J” of the By-law. Note that large trucks are permitted on the roads identified in Schedule “J” if they are making deliveries to a property on that road or if the driver of the vehicle resides on that road. York Street is not identified in Schedule “J” of the By-law and thus large trucks are permitted to use York Street.

That is not to say that York Street is a practical route for large trucks. York Street was recently reconstructed by the Town. Whenever a road reconstruction project is being completed, staff make every effort to bring the road up to current standards. York and Bythia Streets were both narrower than the standard road width and thus staff planned to widen these roads as part of the reconstruction work. Residents of York and Bythia Streets were opposed to widening the roads and ultimately the decision was made to maintain the pre-existing road width, resulting in new roads with sub-standard widths. It is challenging for large trucks travelling on York Street due to the sub-standard road widths on these two streets.

As there are ample options to get around Orangeville using Provincial Highways and County Roads (see Figure 1), staff assume that those large trucks that have been using York Street have a destination in Orangeville and are looking to access the downtown core from the south. A review of changes to the By-law resulting from the construction of the South Arterial Road (the bypass) and roads leading into the downtown core from Town Line in the south reveals why large trucks may be using York Street.

Analysis

When the bypass opened in 2005, Council added Broadway from Town Line/Sherbourne to Dawson to the list of roads upon which heavy trucks are prohibited. Broadway in the past was part of Highway 9 prior to the mid-nineties and heavy trucks travelling through the downtown core on Broadway was a regular occurrence. Once the bypass was complete and provided an alternative truck route, prohibiting heavy trucks on Broadway was approved in an effort to turn Broadway into a pedestrian friendly street.

Figure 1

In addition, John Street was part of provincial Highway 136 until the mid-nineties and was used to access the downtown core. The challenge is that back in the days of Highway 136 and Highway 9, heavy trucks travelling northbound on John Street could continue their journey along Broadway without ever leaving the provincial Highway network that was specifically designed to handle heavy trucks. The current heavy truck prohibition on this part of Broadway prevents that. Trucks travelling north on John Street are notified via signage that trucks are not permitted on Broadway, requiring them to leave John Street before reaching Broadway. The intersection of John Street and York Street is the last intersection prior to reaching Broadway.

Note that none of Bythia, William, Margaret, Mill, Wellington nor Amanda are viable Heavy Truck Routes, leaving only John and Dawson for Heavy Trucks heading to the downtown core from Town Line. Heavy Trucks are prohibited on Dawson between Town Line and Centennial, which leaves only John Street.

An option to mitigate this issue would be to lift the Heavy Truck prohibition on the section of Broadway between John Street and Dawson (maintaining the prohibition between Town Line/Sherbourne and John Street). This would provide a truck route into the downtown core along John Street (as was historically the case when it was provincial Highway 136), but force Heavy Trucks to turn left at Broadway.

Note that staff are providing an amendment to the By-law as an option for Council to consider. As the bypass has been in place for fifteen years, staff are at a loss to explain why large trucks on York Street has become a problem in the past few months. Staff are aware of no recent changes to the Traffic By-law, the road layout or the addition of new businesses that may have led to the issue.

Financial Impact

There is no financial impact associated with recommendations of this report.

Respectfully submitted
Douglas G. Jones, M.E.Sc., P. Eng.
General Manager, Infrastructure Services

Prepared by
Tara Clayton
Manager, Public Works

Attachments:

1. Amending By-law



The Corporation of the Town of Orangeville

By-law Number

A by-law to amend By-law 078-2005 to allow Heavy Trucks on Broadway between Town Line/Sherbourne Street and John Street

Whereas the Municipal Act, S.O. 2001, c.25, S.11, authorizes a municipality to pass by-laws respecting matters within the jurisdiction of highways including traffic and speeding limits on highways;

And whereas Council deems it expedient to amend By-law No. 78-2005, as amended;

Now therefore be it resolved that Council of the Corporation of the Town of Orangeville hereby enacts as follows:

1. That Schedule "J" (NO HEAVY TRUCKS) of By-law 78-2005, be amended by replacing the second clause under "Column 1 Highways" with the following:

Broadway between Town Line/Sherbourne Street and John Street

Read three times and finally passed by Council this 28th day of September, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk

Subject: Water Conservation Plan

Department: Infrastructure Services

Division: Environment

Report #: IS-Env-2020-012

Meeting Date: September 28, 2020

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure, Community Stewardship

Objective: Champion the Environment, Support Innovation

Sustainable Neighbourhood Action Plan

Theme: Natural Resources and the Environment

Strategy: Protect, improve or restore the quality and quantity of water resources

Recommendations

That report IS-Env-2020-012, Water Conservation Plan, be received;

And that the Orangeville Water Conservation Plan be adopted.

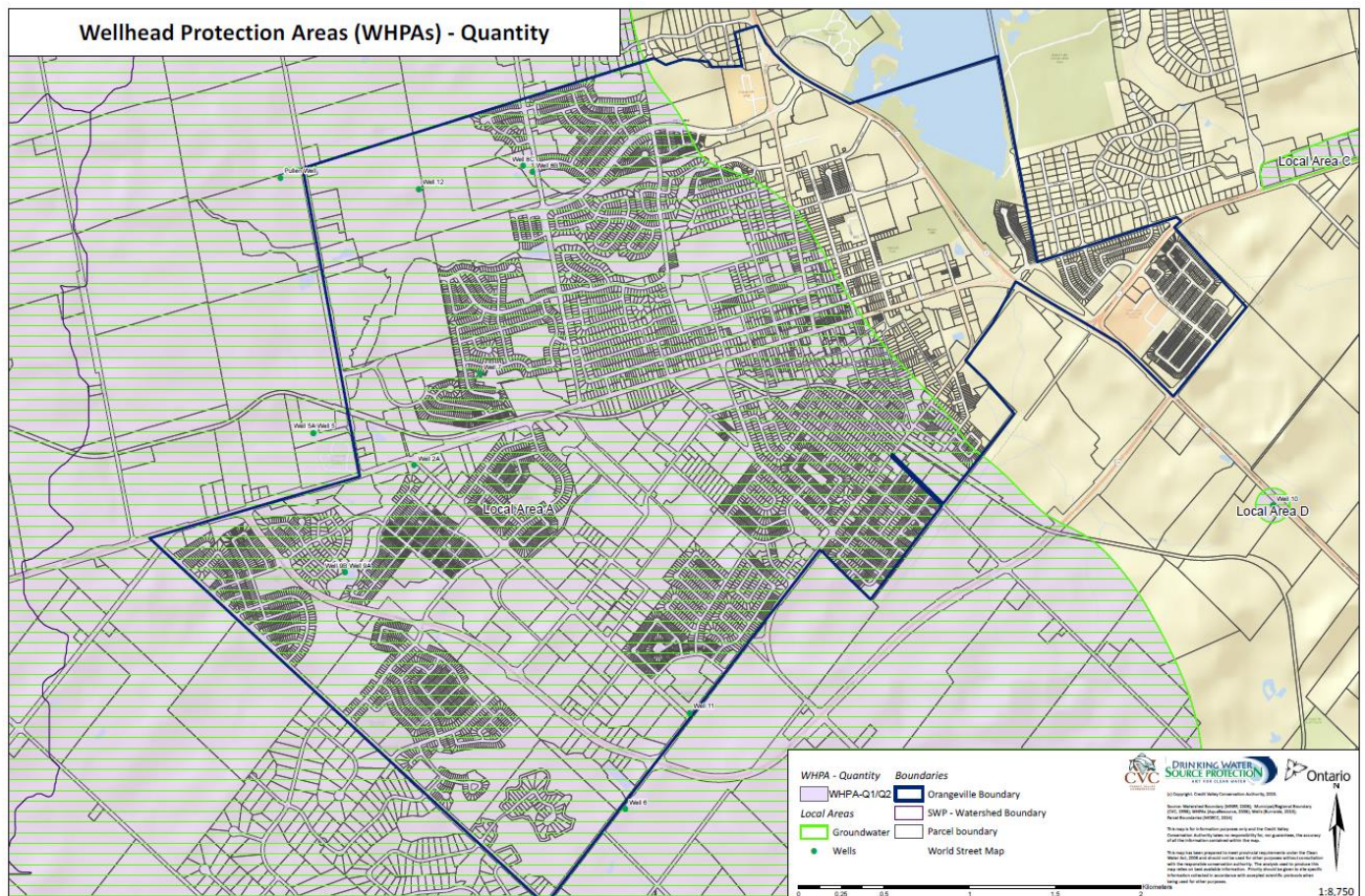
Background and Analysis

The Clean Water Act (Act) was ratified in 2006 following recommendations of Justice O’Conner and the Walkerton Inquiry as part of the multi-barrier approach to protecting municipal drinking water supplies in Ontario. The Act protects the quality and quantity of existing and future drinking water sources from activities identified as drinking water threats. The legislation aims to ensure the long-term sustainability of clean, safe, and abundant drinking water through the development and implementation of policy documents called Source Protection Plans. Policies in the Source Protection Plan set out the actions that must be implemented in order to protect municipal drinking water supplies.

The Town of Orangeville is located within the Credit Valley Source Protection Area and is subject to the source protection plan developed for the Credit Valley – Toronto and Region – Central Lake Ontario (CTC) Source Protection Region. The CTC Source Protection Plan came into effect on December 31, 2015.

Under the Clean Water Act and Source Protection Plan, Orangeville's municipal water supply system underwent a water quantity analysis that evaluated the Town well system's capacity to meet existing and future water demands under a variety of climate and land use change scenarios. The assessment determined that under long-term drought conditions, and future land use build-out scenarios, the Town's current supply system would not be able to sustain the water production rates required to meet demand. As a result, a Wellhead Protection Area for Quantity (WHPA-Q1/Q2) was delineated around the Town's wells. The Wellhead Protection Area for Quantity (WHPA-Q1/Q2) is established to protect the quantity of water required by the Town to meet current and future water supply needs. The Town's WHPA-Q1/Q2 is comprised of land around municipal water wells where new or increased groundwater takings, or changes in groundwater recharge due to land use development could affect the quantity of water available at the well. Figure 1 illustrates the extent of the Wellhead Protection Area for Quantity (WHPA-Q1/Q2) within the Town of Orangeville.

Figure 1. Wellhead Protection Area for Quantity (WHPA-Q1/Q2)



To protect water quantity and safeguard the sustainability of the municipal water supply, Policy DEM-4 in the CTC Source Protection Plan mandates the development of Water Conservation Plans for all municipalities with well supply systems located within a Wellhead Protection Area for Quantity (WHPA-Q1/Q2). Water Conservation Plans are documents that analyze water use data to understand existing water demand trends. The insights gained from these demand analyses are used to set targeted water conservation goals that aim to protect the long-term sustainability of municipal drinking water resources. To achieve the identified goals, Water Conservation Plans put forth conservation initiatives to be implemented over a set timeframe. The Town of Orangeville Water Conservation Plan (the Plan), provided as Attachment No. 1 to this report, aims to satisfy the requirements of source protection policy DEM-4, while also providing added environmental benefits to the Town.

Although the Town has historically implemented several water conservation initiatives, a formal Water Conservation Plan has not been established to date. Existing initiatives to promote water conservation include; a leak detection program for older sections of the Town's distribution system, universal water metering, toilet replacement rebates, a lawn-watering by-law, and a rain barrel sale program. The Plan builds on these existing initiatives, while formalizing water conservation programming in Town.

The key objectives of the Plan include:

- Protecting the long-term viability of the Town's water supply system;
- Eliminating, postponing or deferring the need for capital infrastructure projects and expansions;
- Improving emergency preparedness and increasing the water system's ability to absorb stresses by proactively building water system redundancy, and pumping reliability;
- Building climate change resiliency and improving drought preparedness; and
- Improving operating cost efficiency for the delivery of water supply services.

A key component of the Plan is an analysis of recent and historical water use patterns. Understanding current and historical water demand is essential to identifying areas where conservation efforts will be most beneficial. The key objectives of the Plan, coupled with the findings of the water use analysis inform the conservation goals and performance targets for the Plan. To achieve the identified goals and targets, the Plan proposes several new municipal water conservation initiatives. Table 1 summarizes the goals, performance targets, and proposed conservation initiatives set out in the Plan.

Over the next five years staff will undertake in-depth investigations into the feasibility of the proposed initiatives and move forward with the implementation of initiatives determined to be practicable and effective. Staff will monitor the progress of proposed conservation initiatives on a yearly basis. To remain effective, the Plan will be reviewed every five years and revised as required to update conservation goals and targets, identify new conservation opportunities, and evaluate the success of established initiatives.

Table 1: Town of Orangeville Water Conservation Plan Goals, Targets, and Initiatives

Goal & Performance Target	Proposed Initiatives
<p>Goal: Reduce Unaccounted for Water</p> <p>Target: By 2026, a maximum of 10% of total annual treated water production volume should be attributed to water losses</p>	<ul style="list-style-type: none"> • Explore the feasibility of a district based leak-detection monitoring program; district based leak detection monitoring involves the establishment of “District Metering Areas” (DMAs) to proactively monitor the occurrence of leaks and water losses before they appear at the surface • Implement a water meter replacement program for all meters over 15 years of age with consideration for the implementation of Smart Meters • Establish a non-revenue water quantification program to help determine the true value of real water losses in the distribution system
<p>Goal: Reduce Outdoor Water Use</p> <p>Target: By 2026, a reduction in the maximum day factor (MDF) by 3% from the 2013-2019 average. This would put the target maximum day factor to 1.32</p>	<ul style="list-style-type: none"> • Establish a landscape efficiency and low impact development program to encourage the adoption of “water-wise” landscapes that combine water efficient plants with stormwater management techniques that work to capture and use rainfall run-off from hard surfaces to nourish gardens and lawns • Update Planning documents and guidelines to mandate the inclusion of landscape water efficiency, and low impact development (LID) techniques for new development and re-development applications • Review and revise the lawn watering by-law to a one or two day-per-week restriction; (as per the Ontario Water Works Association Outdoor Water Use Reduction Manual, watering deeply once a week is more beneficial to lawn health than frequent shallow watering). • Establish a phased water restriction policy to be implemented during droughts

<p>Goal: Reduce Indoor Water Use</p> <p>Target: By 2026, a 5% reduction from the 2018 baseline in average daily per capita residential demand from November 1 to April 30th. This would put the target 5 year average daily per capita residential demand from November 1 to April 30th to 158 L/day.</p> <p>By 2026, a 7% reduction in average daily per capita treated water demand from the 2013-2019 average. This would put the per capita daily treated water demand at 293 L/person/day.</p>	<ul style="list-style-type: none"> • Establish and formalize a Water Use Database • Establish a water softener rebate program to encourage the adoption of alternative water treatment technologies, or upgrades to more efficient water softening systems • Explore greywater re-use and rainwater harvesting opportunities at Town facilities for non-potable water uses • Update planning documents and application submission guidelines to mandate the inclusion of water conservation measures into new development and re-development projects; require that development and re-development proposals provide a Water Conservation Plan as part of a complete planning application submission package. Water Conservation Plans should outline how water use is minimized in site, building, and landscape design • Explore feasibility of establishing an Industrial, Commercial, and Institutional water audit program; the program would involve facility water audits for top industrial, commercial, and institutional water users with the goal of identifying water efficiencies and recommendations that owners can undertake to realize water savings
<p>Goal: Enhance rainfall infiltration and aquifer recharge</p> <p>Target : By 2026, complete two pilot projects to restore and enhance groundwater recharge processes on public lands in the Wellhead Protection Area for Quantity (WHPA-Q1/Q2). Pilot projects should utilize a combination of low impact development, naturalization, afforestation, and environmental restoration techniques to achieve an enhancement in groundwater infiltration rates.</p>	<ul style="list-style-type: none"> • Undertake a pilot project to re-naturalize public lands in the Wellhead Protection Area for Quantity (WHPA-Q1/Q2). The re-naturalization and reforestation of lands in the WHPA-Q1/Q2 will help to restore infiltration and groundwater recharge processes by creating areas to capture rainfall runoff, and in turn replenish groundwater aquifers • Undertake a pilot project to include Low Impact Development (LID) and naturalization techniques into the design of a priority Town infrastructure project.

Financial Impact

The Town of Orangeville Water Conservation Plan was developed to meet policy requirements in the CTC Source Protection Plan. The Plan puts forth a number of water conservation initiatives to achieve the goals, targets, and objectives set out in the Plan. A detailed investigation into the feasibility of proposed initiatives, and implementation of practicable initiatives will be undertaken over the next five years. Implementation of conservation initiatives will require different levels of investment. As the work to implement that Plan proceeds, the cost and timing of each initiative will be identified and incorporated into the long term budget forecast.

Respectfully submitted
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General Manager, Infrastructure Services

Prepared by
Irena Kontrec, B.Sc.
Risk Management Inspector,
Infrastructure Services

Attachments:

1. Town of Orangeville Water Conservation Plan



Town of Orangeville Water Conservation Plan

2020

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1. Introduction

Water conservation planning is an important best management practice that aims to manage water demand, reduce consumption, and improve water use efficiency within the municipal water supply system. Water conservation plans analyze historical and current water use data to understand existing water demand trends. The insights gained from these analyses are used to set targeted water conservation goals that aim to ensure the long-term sustainability and protection of municipal drinking water resources.

In the wake of increasing concern over the impacts of population growth and climate change on water supplies, water conservation planning has gained recognition as an important risk management strategy in the operation of municipal water systems. As the municipal water supply for the Town of Orangeville (Town) is obtained exclusively from groundwater aquifers, effective water conservation planning will be key to building resilience in the Town's supply system under increasingly challenging water supply scenarios.

Water conservation programming has been in place at the Town for many years, and several studies have been completed in support of water conservation and efficiency initiatives. Previous efforts by the Town include a Water Efficiency Study (1998) and a Long-Term Servicing Strategy (2004). Both the Water Efficiency Study and the Long-Term Servicing Strategy identified water conservation as an important tool for prolonging the viability of the Town's existing wells and laid the groundwork for much of the conservation programming currently implemented by the Town. This Water Conservation Plan updates these initial efforts while considering recent water usage trends and current data.

1.1 Legislative Framework

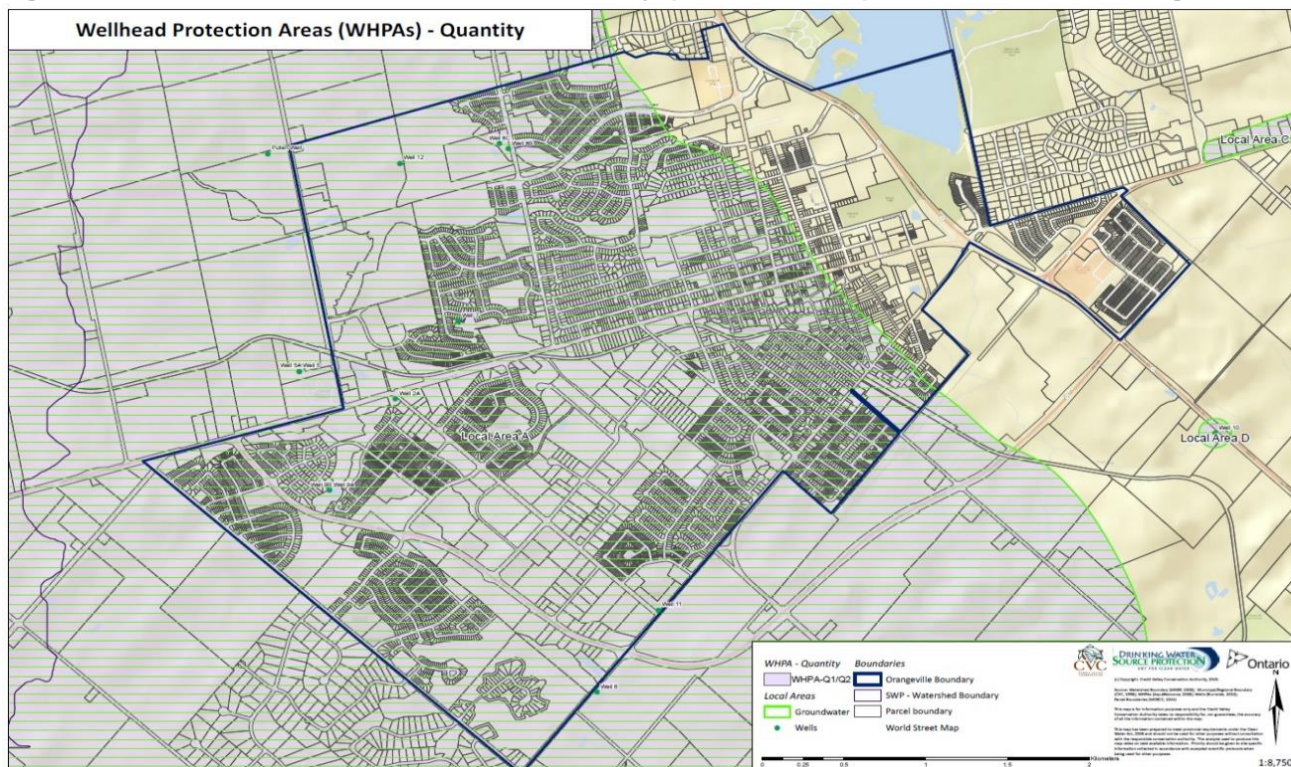
In 2006, the Clean Water Act was passed to protect the quality and quantity of existing and future sources of drinking water in Ontario. The Clean Water Act aims to ensure the long-term sustainability of clean, safe, and plentiful drinking water through the development and implementation of policy documents called Source Protection Plans. Source Protection Plans set out the actions that must be implemented to protect municipal drinking water sources.

The Town of Orangeville is located within the Credit Valley Watershed and is subject to the policies contained in the Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source Protection Plan. As part of the preparation of the CTC Source Protection Plan, Orangeville's municipal water supply system underwent a water quantity analysis in the form of a Tier 3 water budget assessment. The Tier 3 water budget assessment evaluated the system's capacity to meet existing and future water demands under a variety of climate, land use change, and population growth scenarios. This assessment determined that under drought conditions and future land use build-out scenarios, the Town would not be able to sustain the water production rates required to meet forecasted demands. As a result, a Wellhead Protection Area for Quantity (WHPA-Q1/Q2) (Figure 1) was delineated around the Town's wells. The WHPA-Q1/Q2 defines the area where new or increased water takings, groundwater use, or changes in groundwater recharge due to development could affect the quantity of water available at Town wells.

The CTC Source Protection Plan (policy DEM-4) requires municipalities with a well supply located in a WHPA-Q1/Q2 to develop a water conservation plan to help maintain a sustainable water supply. This Water Conservation Plan satisfies the Town's requirements of CTC Source Protection Plan policy DEM-4, while also endeavoring to increase public awareness and support for water conservation initiatives, and to build resiliency and reliability across the Town's water supply systems and infrastructure.

This Water Conservation Plan is also in line with the Town's Strategic Plan (Orangeville Forward, 2017), which commits to sustainable growth, well cared for infrastructure, and a healthy environment.

Figure 1: Wellhead Protection Area for Quantity (WHPA-Q1/Q2) for the Town of Orangeville



1.2 Water Conservation Plan Objectives

1) Ensure the long-term sustainability of the Town's drinking water sources and well supplies

The Town of Orangeville relies wholly on groundwater aquifers to meet the Town's drinking water supply needs. The potential for increased water demand due to the compounding pressures of population growth and climate change will result in increased stress on the Town's water sources and well supplies (AquaResource, 2011). The implementation and continued advancement of water conservation initiatives outlined in this plan will build resilience in the Town's water system and protect the sustainability of the Town's water supplies under increasingly challenging water supply scenarios.

2) Eliminate, downsize, or postpone the need for capital infrastructure projects and additional sources of water supply

Water consumption and demand rates affect how much water must be treated, stored, and transported through the water supply and distribution system. Increases in water demand trigger the need for expansions or upsizing to existing water infrastructure and facilities, as infrastructure design specifications are dependent on water flows (including maximum day, average day, and peak hour demand).

The water conservation initiatives outlined in this Water Conservation Plan aim to maintain or reduce the Town's per capita water demands. Maintaining or reducing per capita water demand will postpone or eliminate the need for water infrastructure and facility expansions, thereby deferring the capital and operating costs associated with the expansion of water infrastructure. Maintaining or reducing water consumption will help to safeguard the sustainability of existing water supplies, thereby reducing the potential need for the development of new water supplies in the future.

3) Improve operating cost efficiency for the delivery of water supply services

Reduced water use can lower the operation and maintenance expenses associated with the pumping, treatment, and distribution of water. Efficiencies realized through reductions in water demand and consumption can increase the Town's capacity to support future growth and reliably provide water supply services into the future.

4) Improve drought preparedness and build climate change resiliency

Future climate projections for Orangeville indicate that extreme heat events will become more frequent and prolonged. This, coupled with a projected decline in total summer precipitation may introduce new risks for the Town (Environment and Climate Change Canada, 2019; LAMPS, 2019). The long-term sustainability of groundwater supplies relies on sustained aquifer recharge through infiltration of surface precipitation. Changes in climatic conditions coupled with increasing land development have the potential to reduce aquifer recharge rates, presenting sustainability issues over time. Water conservation efforts improve emergency preparedness and increase the water system's ability to absorb external stresses, thus ensuring the availability of safe water yields during times of increased water stress.



2. Water System & Supply

The Town supplies water to approximately 30,000 residents, serving a total of 9,337 residential and multi-residential accounts and 480 commercial, institutional, and industrial accounts. The current water distribution system services an area of approximately 13.15 km², encompassing the majority of Town with the exception of the currently undeveloped north-western portion of Town. Planned growth for the Town projects a population of 36,490 by 2031, and an expansion of the service area to cover approximately 14.6 km². In addition to an expected expansion to the service area, intensification of development within the Town's existing urban core is also expected, with an accompanying increased demand on existing services. To meet the requirements of a growing population and to build system redundancy, the Town is completing an Environmental Assessment to identify and develop a new water supply source.

Currently, the Town relies entirely on groundwater from twelve (12) municipal wells located in nine (9) well fields (Table 1). The majority of the Town's wells are located to the north and west end of Town, with the exception of Well 10 which is situated just outside of the Town's southern-eastern boundary, in the Town of Caledon. Nine of these wells are situated in the semi-confined dolostone bedrock aquifers of the Amabel and Guelph Formations, and the remaining three wells are in unconfined overburden aquifers. While the total permitted pumping capacity in the Town's current Permit to Take Water (PTTW) for all of the wells connected to the Town's municipal system is 17,394.16 m³/day, operating experience and analysis of pumping and water level data indicates that the safe or recommended pumping capacity is currently only 15,032 m³/day.

The Town also owns and operates four (4) water storage reservoirs with a total usable storage capacity of 15,920 m³. A new water storage facility may be required in the near future to ensure sufficient water storage is available for future growth in the northwest area of Town.



Table 1: Orangeville Municipal Wells - Depths, Aquifer Setting, Permitted Pumping Rates

Well	Depth (m)	Aquifer	Type	Classification	Maximum Permitted Pumping Rate (m ³ /day)	Safe Pumping Capacity (m ³ /day)**	Average Day Pumping Volume (2019)
2A	38.7	Guelph/Amabel	Semi-confined	GUDI	878	820	270*
5,5A	17.7	Overburden	Unconfined	GUDI with effective in-situ filtration	6,000	6,000	3,291
6	48.8	Guelph/Amabel	Semi-confined	Groundwater	3,600	1,728	1,879
7	47.2	Guelph/Amabel	Semi-confined	Groundwater	1,310.4	1,310	913
8B,8C	76.2	Guelph/Amabel	Semi-confined	GUDI	656	654	425
9A,9B	17.4	Guelph/Amabel	Semi-confined	GUDI with effective in-situ filtration	878.4	878	604
10	60.9	Overburden	Unconfined	GUDI with effective in-situ filtration	1,452.96	1,296	862
11	54.8	Guelph/Amabel	Confined	Groundwater	1,309	1,037	756
12	49.4	Guelph/Amabel	Semi-confined	GUDI with effective in-situ filtration	1,309	1,309	846

* Well 2A only operates for six months per year (April to September inclusive), as per the current PTTW. The average day volume calculated above is based on a twelve-month period (365 days). The April to September average day volume is 538 m³/day.

** Based on 2018 Available Supply Capacity Assessment





3. Water Audit

Prior to setting water conservation goals, it is important to understand recent and historical water use patterns to help determine where conservation efforts will be most effective. This section provides a summary and analysis of water production and metered water use data for the Town.

3.1 Water Meters

Water usage data is collected through both process water meters and customer water meters. Process water meters monitor raw (untreated) water production volumes at each municipal well, the amount of treated water entering the water distribution system, and the amount of water exiting storage reservoirs. All process water meters are calibrated annually by third party contractors and are maintained as required to continue operating within the margin of error designated for each meter. Customer water meters are installed at water service connections on private property and are not tested for accuracy unless requested by the customer.

As of December 2019 there are a total of 9,817 metered water service connections in the Town's water distribution system. The majority (94%) of these meters service single family residential properties, with the remainder (approximately 6%) servicing a diverse range of industrial (1.1%), commercial (3.2%), institutional (0.6%), and multi-residential (1%) properties. The first residential water meters in Town were installed in 2002, just prior to the initiation of the universal water metering program launched in January of 2003. Since then, all new developments (including residential, industrial, commercial, and institutional) have been outfitted with water meters. The age of customer meters ranges from new to approximately 18 years old. To date, the Town has not undertaken any large-scale water meter replacement work. Many of the customer meters installed at the initiation of the water metering program are now due for replacement and Town staff are in the process of initiating a Town-wide water meter replacement program. As meters age there is a tendency to under-report on water usage amounts, resulting in an underestimation of the amount of water being used. Replacement of old meters in Town will improve the accuracy in the reporting of water usage rates throughout Town.

3.2 Historical Water Usage

Water production and metered customer usage data from 2013 through to 2019 has been compiled using Town water production records, as well as billing data collected by Orangeville Hydro. This information is considered the baseline and will be used to evaluate the performance of future water conservation efforts.

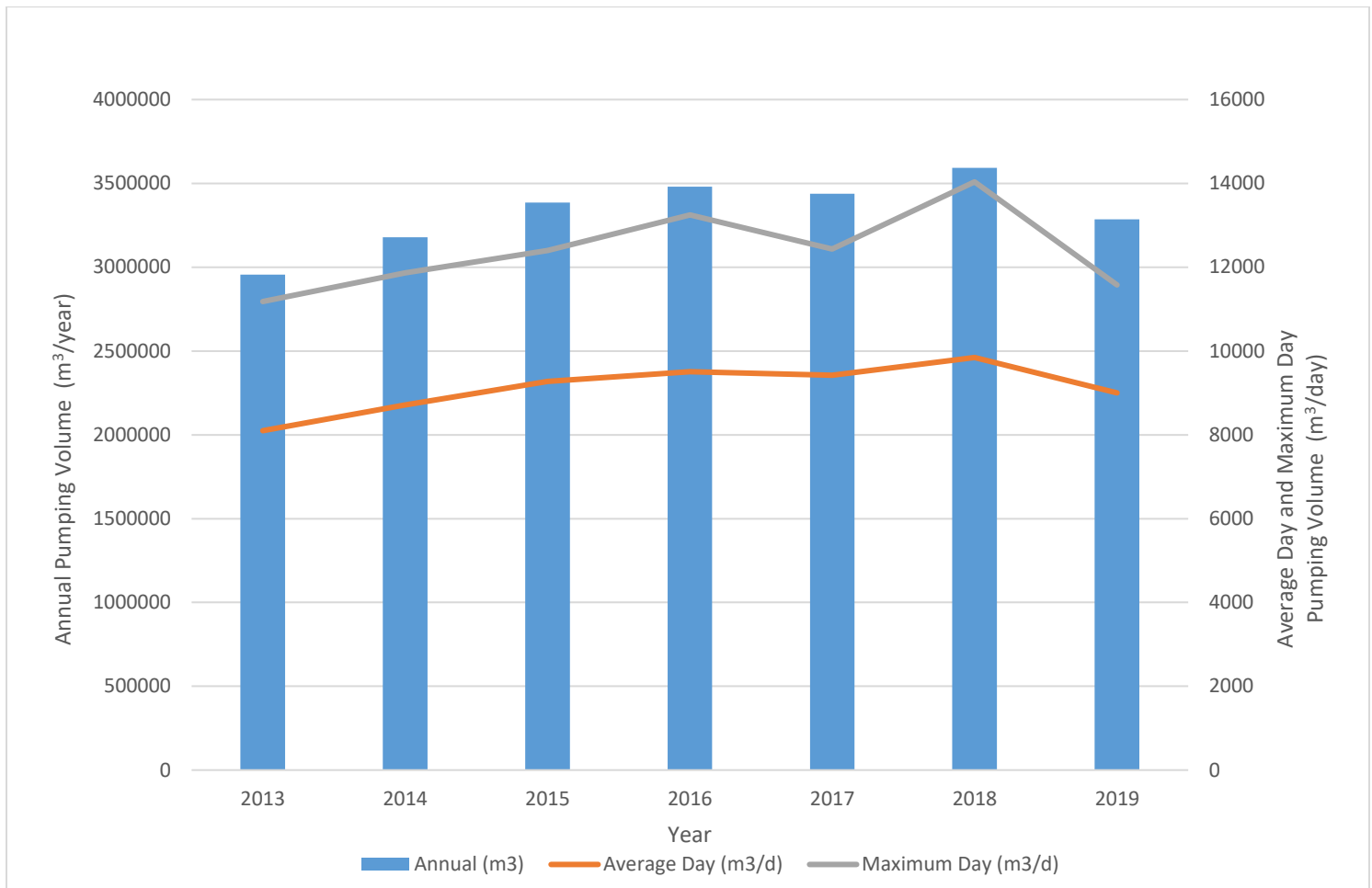
3.2.1. Water Production

As discussed above, the Town's process water meters measure both raw (untreated) water and treated water volumes. Raw water production rates include water used for water supply system maintenance work, such as backwashing filters and conducting well efficiency tests, while treated water volumes represent the potable water sent from the water treatment facilities to the Town's water distribution system. Treated water volumes represent the amount of water used by customers, for distribution system maintenance (e.g. watermain flushing), and to fight fires. The treated water volume also includes water lost due to leaks in the distribution system.

Annual raw water production data from 2013 through 2019 is presented in Table 2 and Figure 2. This data indicates that water production (m^3/year) has fluctuated over the last seven years, despite a steady growth in population. Annual, average, and maximum day production generally increased from 2013 to 2016 and reached a seven year high in 2018. Conversely, in 2017 and 2019, a decline in production rates can be observed across all three parameters. This annual variability in production may, in part, be attributed to seasonal variations. As an example, the drop in production observed in 2017 may, to some degree, be attributed to a decrease in outdoor water use due to the above normal rainfall experienced during the spring and summer months of that year. However, regardless of the influence of seasonal variations and population growth, it is important to note that some degree of annual pumping variability is expected due to the continuously varying demands which are inherent to municipal water systems. This inherent variability is best observed in 2019, when the annual treated water production declined by approximately 9% from the previous year, despite an increase in population and an absence of any notable seasonal anomalies.

Table 2: Raw Water Production Volumes

Year	Town population	Annual Production Volume (m^3/year)	Average Day Production (m^3/day)	Maximum Day Production (m^3/day)	Average Daily Production Volume Per Capita (L/person/day)
2013	27,921	2,956,310	8,099	11,181	290
2014	28,390	3,178,990	8,710	11,865	307
2015	28,658	3,386,229	9,277	12,399	324
2016	28,937	3,480,347	9,509	13,248	330
2017	29,048	3,438,849	9,422	12,437	324
2018	29,986	3,593,509	9,845	14,037	328
2019	30,225	3,286,146	9,003	11,580	298

Figure 2: Raw Water Production Volumes 2013 - 2019 (Annual, Average Day, & Max. Day)

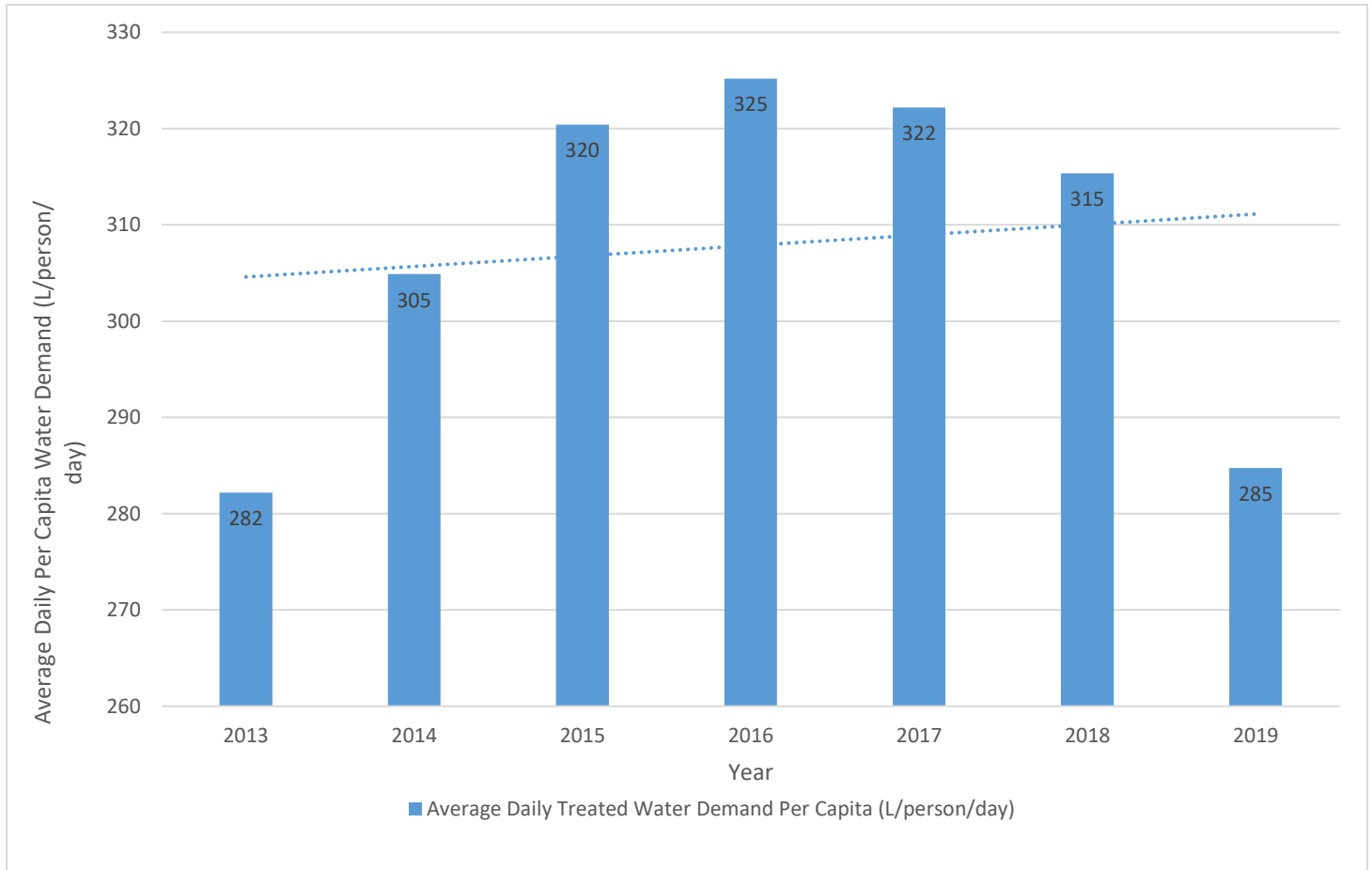
A review of annual treated water volumes from 2013 through 2019 indicates that year to year treated water volumes have also fluctuated (Table 3). To better understand treated water demand trends, per capita calculations are used to estimate average daily treated water demand per person. Looking at average per capita treated water demand can provide an indication of whether water production is increasing simply due to population growth, or if actual water demand is increasing across Town. The per capita treated demand value is a good indicator of average water demand trends as it discounts the amount of water that is lost or used before it is pumped into the distribution system.

Table 3: Annual Treated Water Production Volumes and Per Capita Consumption of Treated Water

Year	Annual Treated Water Production (m³)	Population	Annual Treated Volume Per Capita (m³/person/year)	Average Daily Treated Water Consumption Per Capita (L/person/day)
2013	2,943,184	27,921	103	282
2014	3,159,237	28,390	111	305
2015	3,351,604	28,658	117	320
2016	3,434,696	28,937	119	325
2017	3,415,991	29,048	118	322
2018	3,451,668	29,986	115	315
2019	3,141,496	30,225	104	285

As presented in Table 3 and Figure 3, per capita treated water demand values in Town have varied over the last several years, ranging from a low of 282 L per person per day in 2013 to a seven year high of 325 L/person/day in 2016 (Figure 3). This variability in per capita demand further illustrates that population increase is not the only factor influencing water production and consumption rates across the municipality.

Figure 3: Average Daily Per Capita Treated Water Demand

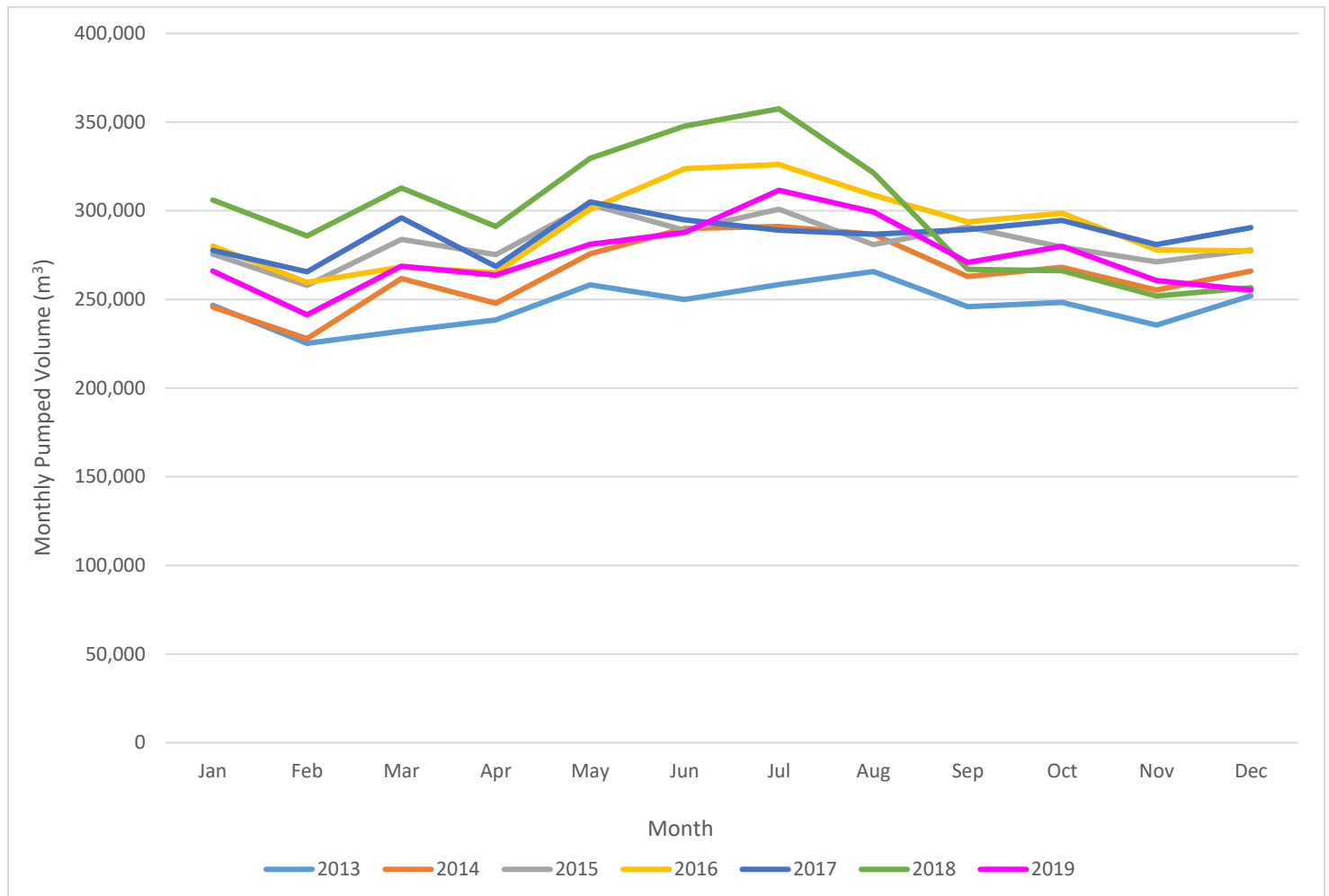


An analysis of monthly raw water production data over the last seven years reveals a pattern in seasonal water production trends (Table 4, Figure 4). Production typically increases through March and then drops in April before increasing and peaking through the summer months when discretionary water use is highest. Production drops again in September, increasing slightly through October before dropping again in November and increasing slightly through to December. Generally, the lowest production rates during the year are observed in the months of February and November.

An exception to this general monthly trend is observed in 2017, when production rates fell between the months of May through October. This reduction in spring and summer water usage may in part be due to the high rainfall and below average temperatures experienced during the summer of 2017. A slight variance to the general summer usage trend is also observed to a lesser extent in 2013 and 2015, where month to month production during the spring and summer was more variable than other years.

Table 4: Monthly Raw Water Pumping Volumes: 2013 – 2019 (m³/month)

Month	Pumping Volumes (m ³ /month)						
	2013	2014	2015	2016	2017	2018	2019
Jan	246,704	245,771	275,611	280,124	277,718	306,110	266,009
Feb	225,221	227,858	257,864	259,618	265,583	285,803	241,307
Mar	232,073	261,710	283,803	268,261	296,015	312,811	268,710
Apr	238,385	247,884	275,297	265,069	268,599	291,084	263,660
May	258,139	275,717	303,487	300,813	304,981	329,491	281,104
Jun	249,927	289,970	289,060	323,786	294,814	347,685	287,701
Jul	258,365	291,130	300,922	326,083	289,093	357,482	311,550
Aug	265,720	286,671	280,903	308,823	286,762	321,455	299,330
Sep	245,899	262,872	290,862	293,777	289,298	266,900	270,861
Oct	248,333	268,032	279,514	298,610	294,580	266,158	279,877
Nov	235,470	255,327	271,105	278,054	280,923	251,915	260,717
Dec	252,074	266,048	277,801	277,329	290,483	256,615	255,320
Totals	2,956,310	3,178,990	3,386,229	3,480,347	3,438,849	3,593,509	3,286,146

Figure 4: Monthly Raw Water Pumping Volumes: 2013 – 2019 (m³/ month)

3.2.2. Metered Water Usage

Almost all water connections (99.6%) to the Town system are metered. The only exceptions are thirty-seven (37) properties where conditions were not conducive to the installation of a water meter, or where property owners refused to consent to the installation of a water meter. Although not metered, these properties are billed for water usage on a flat rate basis.

Metered water usage data is tracked and categorized into four key sectors: industrial, commercial, institutional, and residential (Table 5, Figure 5). In 2019 residential usage accounted for 75% of the total metered usage in Town, with 67% attributed to single residential dwellings, and 8% attributed to multi-residential dwellings. Commercial usage makes up 11% of total metered usage, while industrial and institutional uses each account for 8% and 6% of total metered consumption, respectively (Figure 6).

Table 5: Annual Metered Water Usage by Sector (m³/year)

Year	Metered Usage by Sector (m ³ /year)				
	Industrial	Commercial	Institutional	Residential	Total
2013	161,654	307,404	172,320	1,839,534	2,480,912
2014	161,354	283,863	181,129	1,901,411	2,527,755
2015	154,961	270,613	134,729	1,803,326	2,363,629
2016	191,251	293,534	128,248	1,900,548	2,513,580
2017	277,516	276,892	149,759	1,769,657	2,473,824
2018	217,393	277,738	156,459	1,861,331	2,512,921
2019	197,836	274,647	154,478	1,827,454	2,454,415

Figure 5: Industrial, Commercial, Institutional, and Residential Metered Water Usage (2013 – 2019)

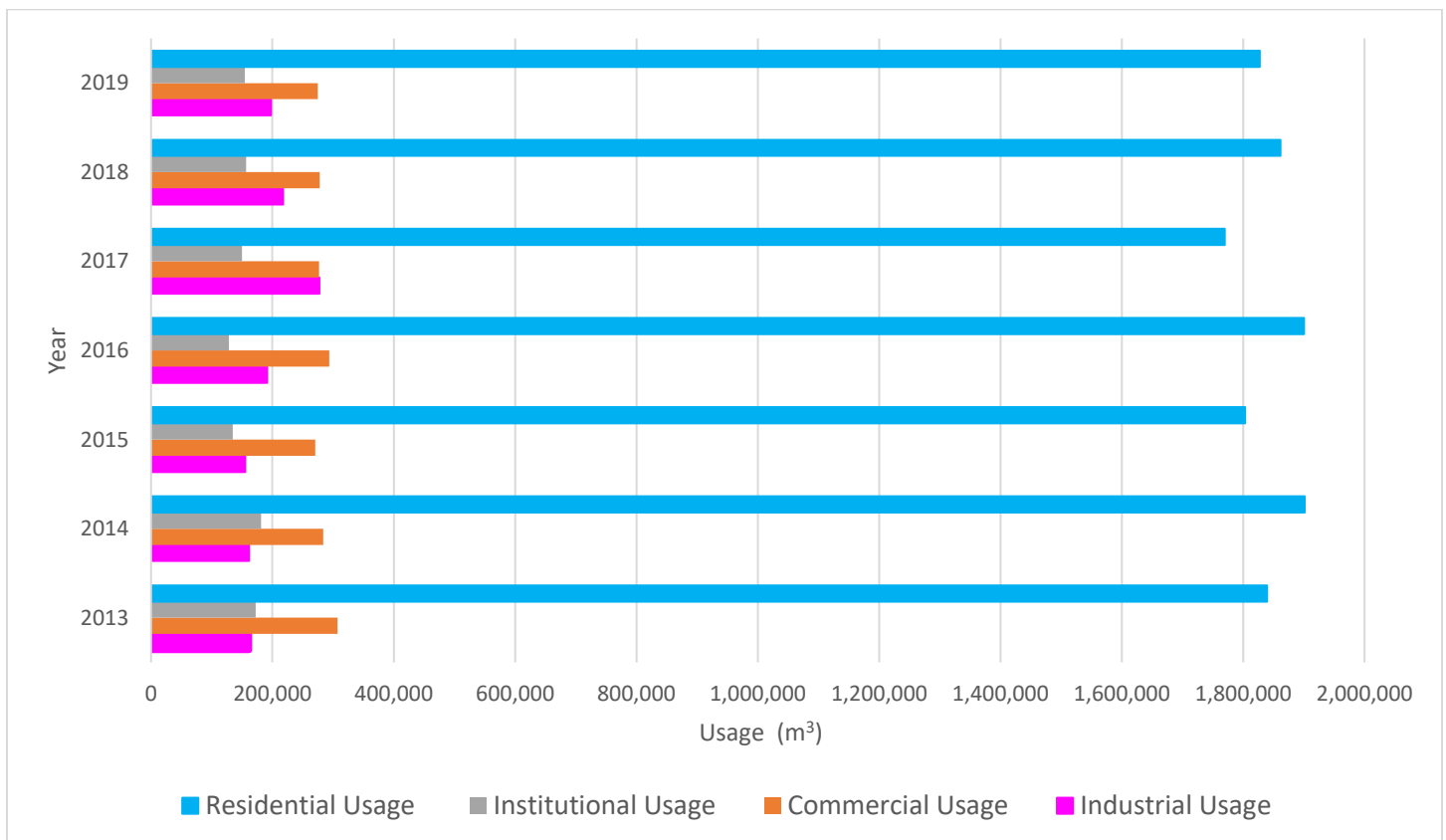
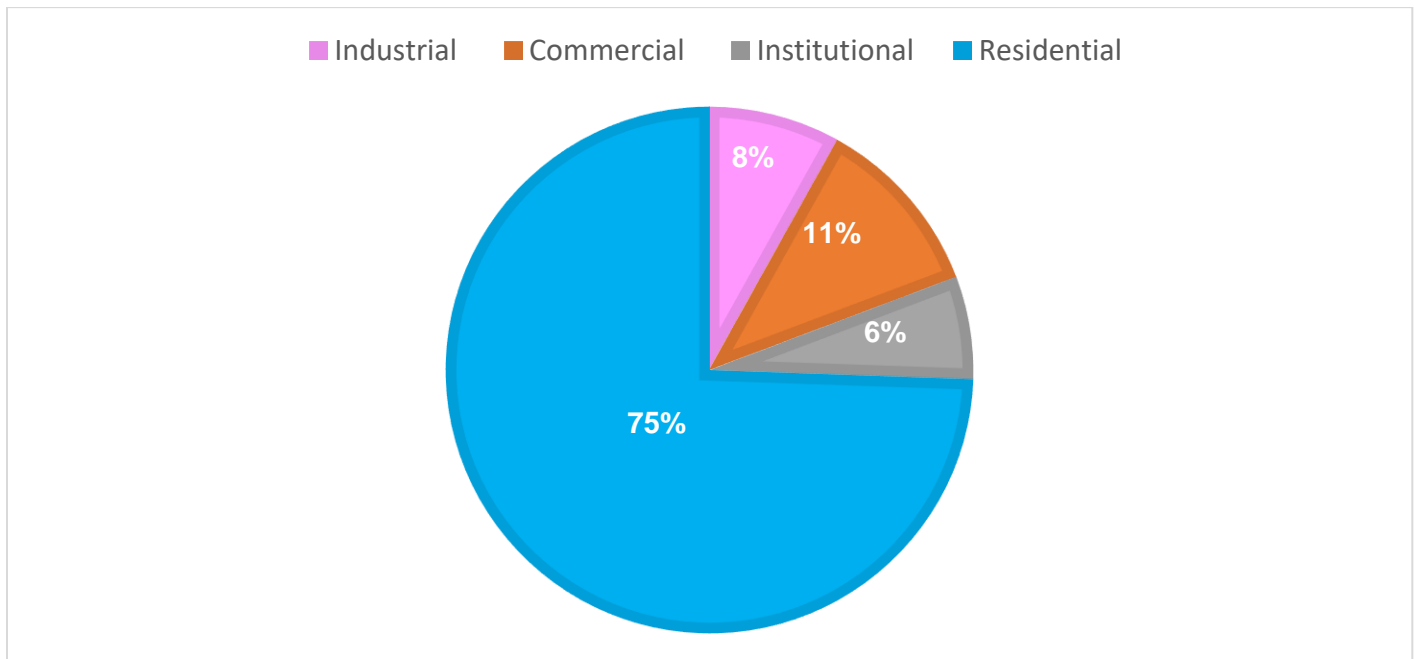


Figure 6: Metered Water Usage by Sector (2019)

Further analysis of the total residential metered usage indicates that residential consumption in Town has varied from 2013 through 2019, even though the resident population has steadily increased (Table 6, Figure 7). This suggests that population growth is not the sole driver of residential water consumption trends in Town. Once annual precipitation data are factored into this analysis, it can be observed that in general, annual residential water consumption rates increase when there is less total annual precipitation (Figure 9).

Analysis of average per capita residential usage over the last seven years indicates a general declining trend in per capita residential water consumption (Figure 8). This is in line with nationwide residential water use trends which suggest that as residents upgrade to more efficient appliances and fixtures, indoor residential water demands are declining (Water Research Foundation, 2016). However, after most residents have switched to water efficient fixtures, this decline in water demand is expected to plateau.

Table 6: Residential Usage per Capita

Year	Population	Total Residential Usage (m ³ /yr.)	Annual Per Capita Residential Usage (m ³ /yr.)	Average Daily Per Capita Residential Usage (L/person/day)
2013	27,921	1,839,534	66	181
2014	28,390	1,901,411	67	183
2015	28,658	1,803,326	63	172
2016	28,937	1,900,548	66	180
2017	29,048	1,769,657	61	167
2018	29,986	1,874,009	62	171
2019	30,225	1,827,454	60	166

Figure 7: A Comparison of Residential Water Usage to Population (2013 -2019)

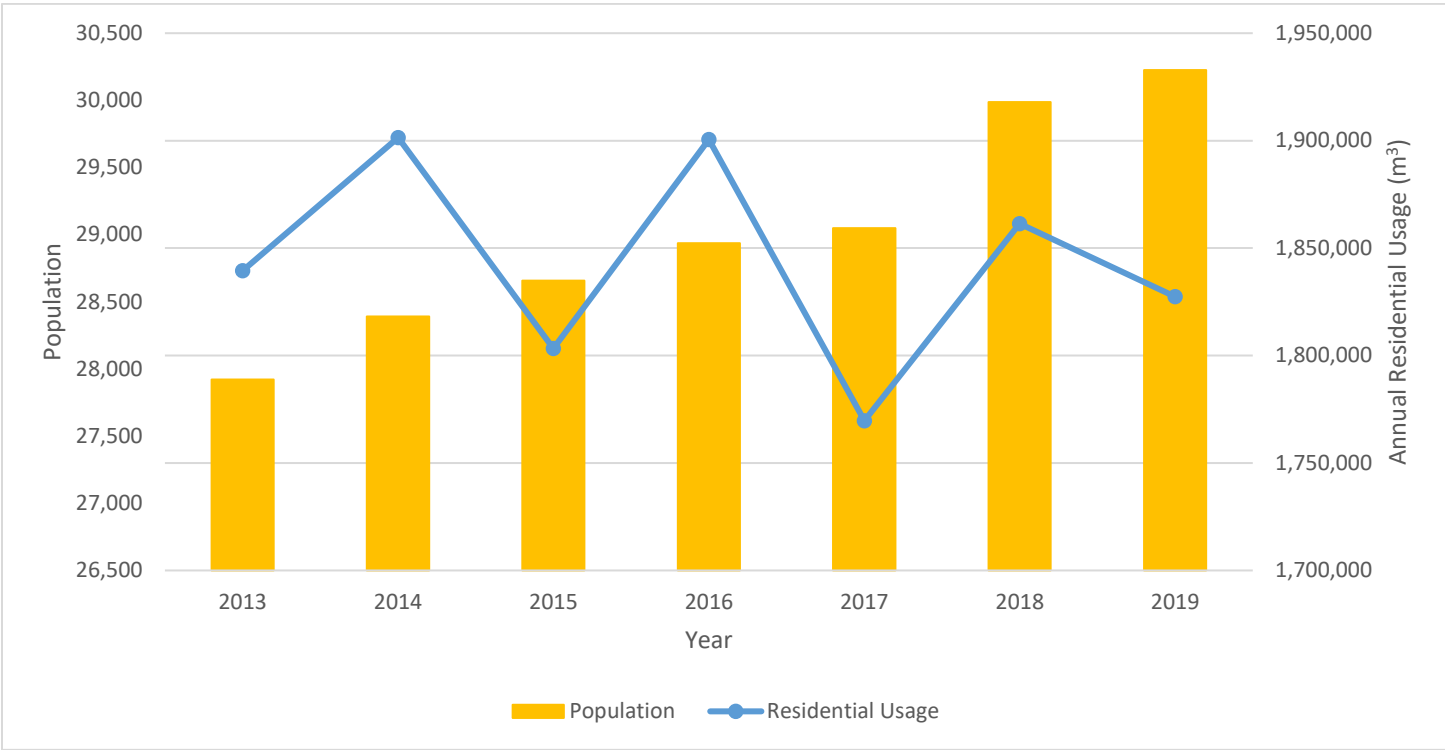


Figure 8: Residential Usage Per Capita (L/person/day)

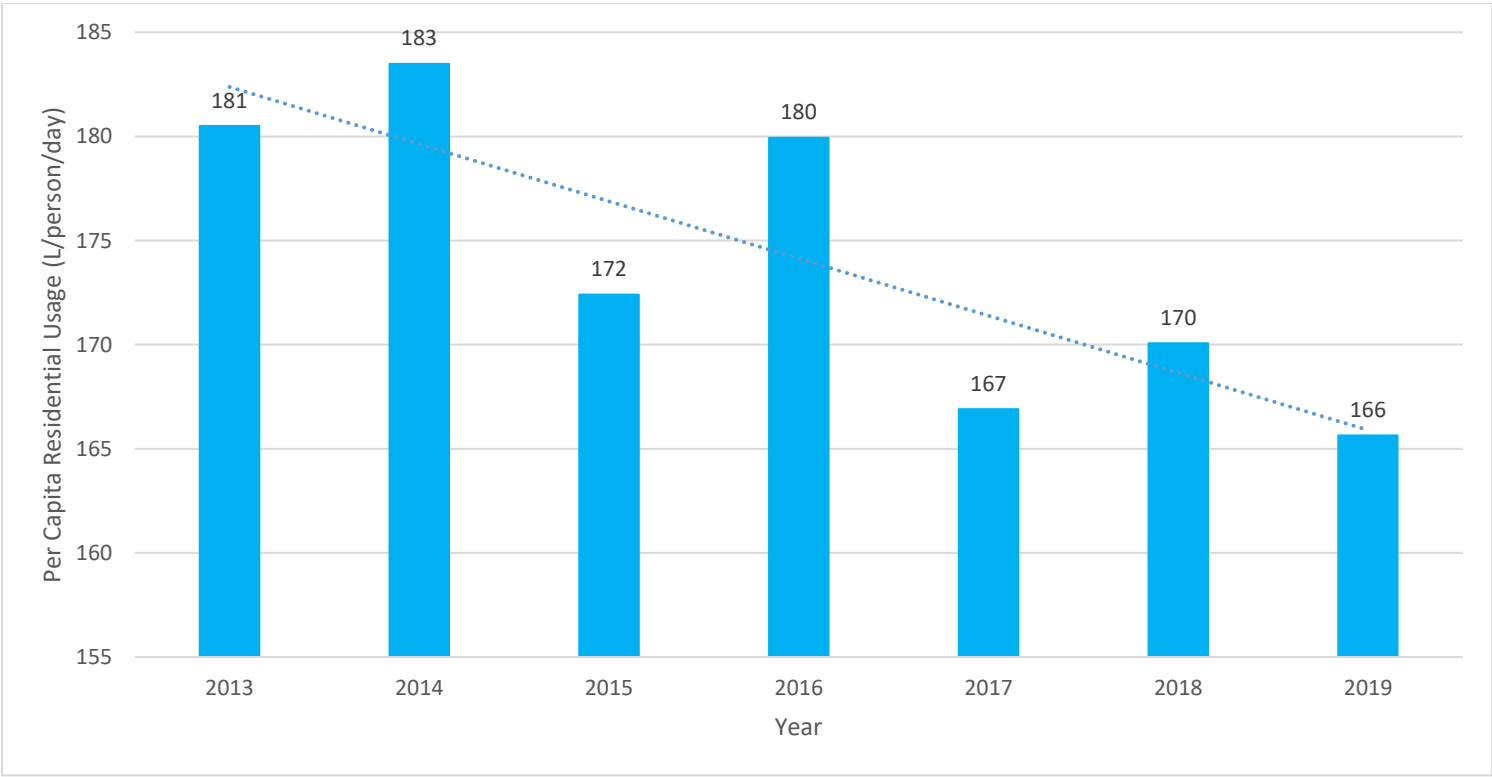
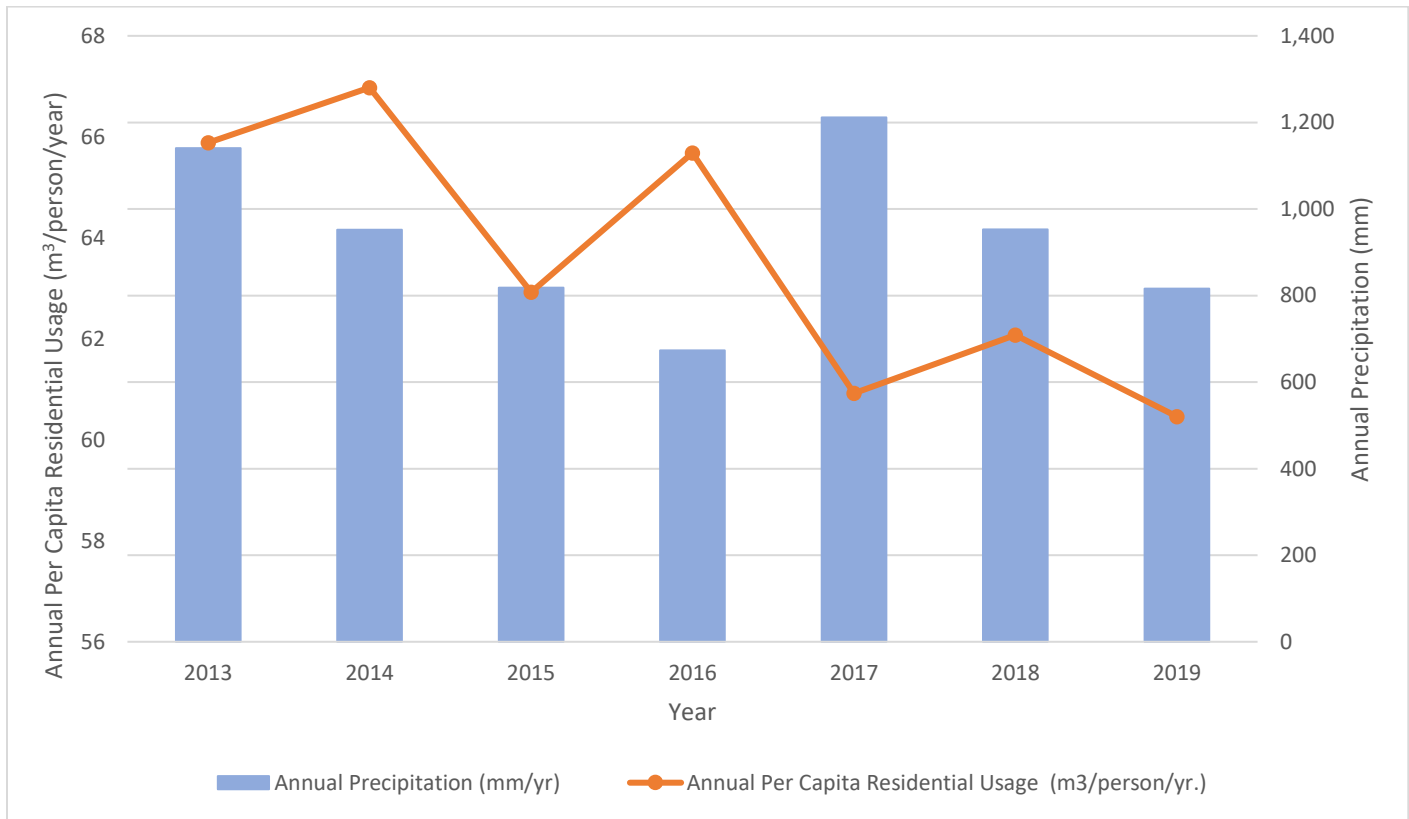


Figure 9: A Comparison of Average Annual Per Capita Residential Usage to Total Annual Precipitation

3.2.4 Top User Analysis

An analysis of the top water users can inform where conservation efforts can be targeted to achieve meaningful impact and significant water savings. In 2019, residential usage accounted for the largest portion of water usage, however the top individual water users are industrial, commercial, and institutional customers. Industrial, commercial, and institutional (ICI) properties comprise approximately 5% of the total number of water service connections in Town and account for 25% of total metered water usage; of that 25%, the top ten individual customers account for 43% of the total water used by the ICI sectors.

Table 9 lists the top 10 individual water users in each sector and their annual water usage in 2019. As presented in Figure 12, the top water users in the Town of Orangeville by industry/organization type are food manufacturing/processing facilities, plastics manufacturing/processing facilities, senior living and long-term care homes, and healthcare administration. The individual users highlighted in Table 9 represent the top 10 overall individual water users in Town.

Table 7: Top Water Users by Sector (2019)


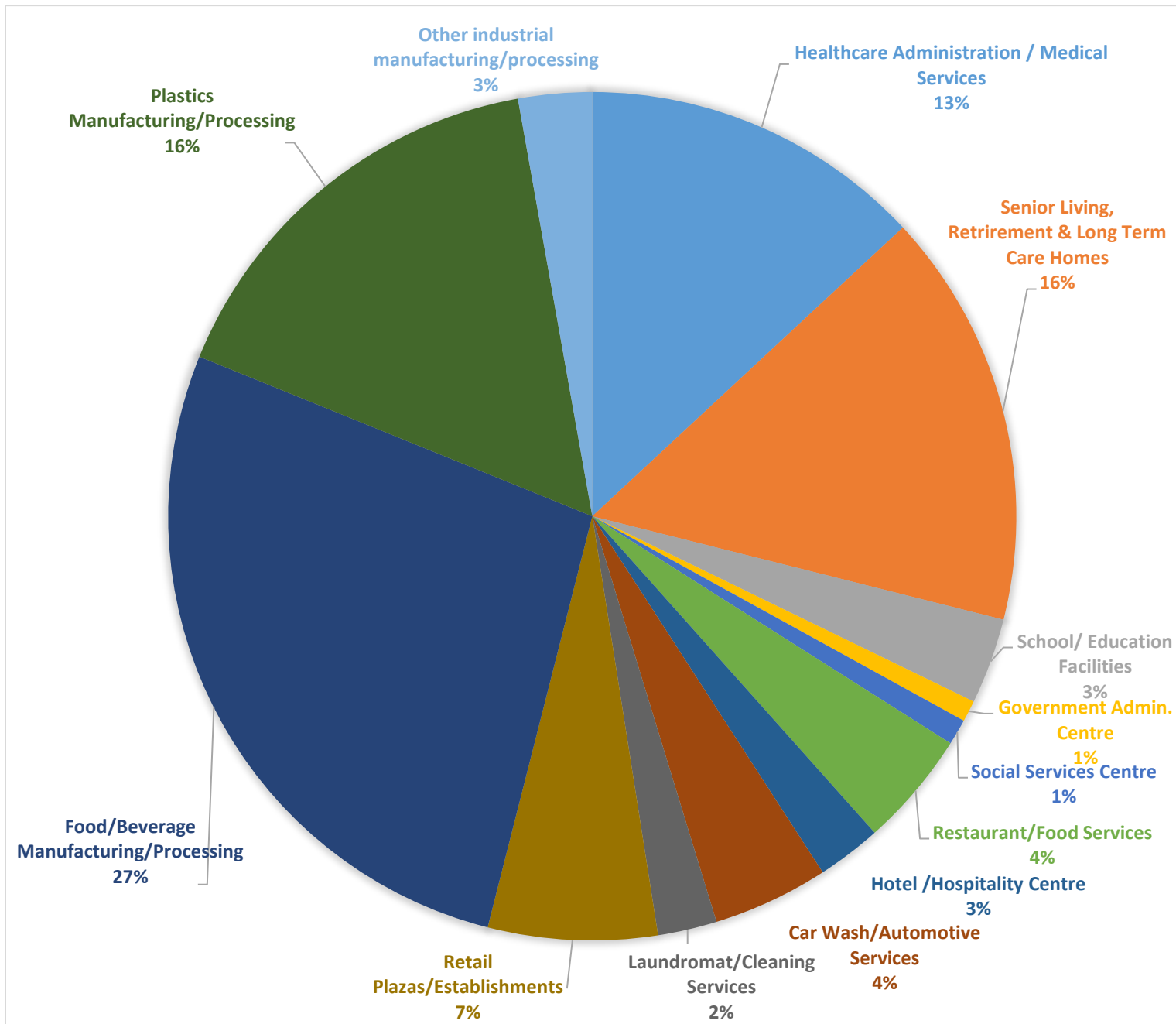
Sector	Top 10 Water Users by Sector	2019 Water Usage (m ³ /yr)
Institutional	Healthcare Administration Centre	45,517
	Senior Living/ Long-term Care Home	35,750
	Senior Living/ Long term Care Home	12,632
	Senior Living/ Long term Care Home	10,121
	School/ Educational Facility	5,545
	School /Education Facility	3,845
	Social Services Centre	3,631
	Government Administration Centre	2,989
	Healthcare Administration/ Medical Services Centre	2,800
	School /Educational Facility	2,702
Commercial	Restaurant/ Food Services	10,495
	Hotel/ Hospitality Centre	9,060
	Car Wash/ Automotive services	8,779
	Laundromat/ Cleaning Services	8,320
	Car Wash/ Automotive Services	7,515
	Retail Plaza	6,629
	Retail Plaza	6,274
	Restaurant/ Food Services	5,805
	Retail Establishment	5,460
	Retail Plaza	5,459
Industrial	Food/ Beverage manufacturing/ processing	59,141
	Food/ Beverage manufacturing/ processing	36,085
	Plastics manufacturing/processing	32,180
	Plastics manufacturing/ processing	13,705
	Plastics manufacturing/ processing	11,490
	Food/Beverage manufacturing/ processing	5,123
	Industrial Hardware/ Parts manufacturing	4,560
	Steel fabrication/ Industrial Equipment Manufacturing	3,652
	Asphalt /Concrete processing	2,163
	Plastics manufacturing/processing	1,913
*  Highlighted cells identify top 10 overall individual users in Town.		

Figure 10: Distribution of Water Usage Amongst Top Water Users in the ICI Sector



3.2.3. Non-Revenue Water

Water use in Orangeville can be classified into two categories: revenue water and non-revenue water. Revenue water includes all water usage that is both billed and metered, while non-revenue water refers to the portion of treated production water volumes that is not captured through billing data from service line water meters and includes water used for Town operations, as well as real and perceived water losses such as pipe leakages and under-reporting water meters. Non-revenue water can be classified into three key categories, including unbilled authorized consumption (metered, or non-metered), apparent water losses, and real water losses (Table 8). The activities that comprise each category are outlined below:

Table 8: Revenue and Non-Revenue Water

Treated Water	Authorized Consumption	Billed	Metered Consumption: <ul style="list-style-type: none"> • Service line meter customers • Bulk water customers 	Revenue Water
			Unmetered Consumption: <ul style="list-style-type: none"> • Flat rate customers 	
		Unbilled	Unmetered Consumption: <ul style="list-style-type: none"> • Fire fighting & training • Flushing of Mains & sewers • Cleaning storage tanks • Parks irrigation • Ice pad flooding • Construction • Frost protection 	Non-Revenue Water
	Water Losses/ Unaccounted for Water		Metered Consumption: <ul style="list-style-type: none"> • Town facilities • Well filter backwash 	
		Apparent	Unauthorized Consumption: <ul style="list-style-type: none"> • Theft from hydrants • Illegal connections 	
			Meter Inaccuracies: <ul style="list-style-type: none"> • System input errors • Under-reporting by aging water meters 	
		Real	System Leakage: <ul style="list-style-type: none"> • Watermains (including breaks) • Overflows at storage tanks • Leakage on service connections • Leakage on distribution and transmission mains 	

Table 9 and Figure 11 compare annual treated water production volumes to total metered usage from 2013 – 2019, while Figure 12 presents non-revenue water as a percentage of total treated water production. From 2013-2019 non-revenue water made up between 16% to 29% of total treated water production. Figure 11 illustrates that non-revenue water use significantly increased from 2013 to 2015. From 2015 to 2018, non-revenue water demand stayed largely consistent, accounting for between 27% - 29% of total treated water production. In 2019, total metered usage was comparable to previous years, but total treated production dropped, indicating a slight decrease in non-revenue water.

Understanding and minimizing the proportion of non-revenue water that is attributed to water losses and unaccounted for water is essential to effective water conservation programming. In order to better define true water losses and unaccounted for water in the Orangeville system, it is necessary to first quantify unbilled, authorized consumption to the greatest extent possible. Unbilled authorized consumption includes metered authorized usage, including water used at Town facilities, as well as unmetered authorized usage, such as water used for parks irrigation, firefighting, and watermain flushing. Metered authorized water usage at Town facilities was quantified to the greatest extent possible for 2013-2019. However, as unmetered authorized water usage was not available for 2013 through 2019, the unmetered authorized water consumption volumes quantified in 2012 for activities such as parks irrigation, hydrant flushing, and flat rate consumption were used to estimate unmetered authorized consumption for 2013 through 2019. Together the metered authorized usage at Town facilities, and the estimated unmetered authorized water usage were used to derive an overall estimated unbilled authorized consumption value (Table 9). It is important to note that the estimated 2013-2019 unbilled authorized consumption values do not include water used for construction, frost protection work, or firefighting, as these volumes are highly variable from year to year, and consumption volumes from one year do not serve as a reliable indicator of consumption volumes in other years. Water usage associated with these activities was not available for 2013-2019, and could not be reliably estimated based on previous years; as a result, the unmetered authorized consumption estimates are to some extent underestimated.

Inferred non-revenue authorized water usage values for 2013-2019 were used to estimate water loss and unaccounted for water values in the Orangeville system. As presented in Table 9, estimates of unaccounted for water in the Orangeville system are between 13 - 27% for 2013-2019. It is important to note that these unaccounted for water values are somewhat overestimated, as they also include unmetered authorized water takings for fire-fighting, frost protection, and construction activities. Quantifying non-revenue water usage and minimizing water loss are critical components of an efficient and sustainable municipal water supply system. A key goal of this Plan will be to accurately enumerate non-revenue water volumes and reduce water loss.

Table 9: Non-Revenue Water

Year	Annual Treated Volume (m³/year)	Total Metered Usage (m³/year)	Non-Revenue Water (m³/year)	Percent (%) Non-Revenue Water	Estimated Unbilled, Authorized Water Usage *	Estimated Unaccounted for Water (m³/yr)**	Estimated Percent (%) Unaccounted for Water**
2013	2,943,184	2,480,912	462,272	16%	83,633	378,639	13%
2014	3,159,237	2,527,755	631,482	20%	149,013	482,470	15%
2015	3,351,604	2,363,629	987,975	29%	94,452	893,523	27%
2016	3,434,696	2,513,580	921,116	27%	92,067	829,049	24%
2017	3,415,991	2,473,824	942,167	28%	75,453	866,714	25%
2018	3,451,668	2,512,921	938,747	27%	113,117	825,630	24%
2019	3,141,496	2,454,415	687,081	22%	94,773	592,308	19%
<p>* Values calculated using metered water usage + estimates of non-metered usage based on 2012 unmetered, authorized usage data; estimates exclude authorized usage for firefighting and training, frost protection, and consumption for construction and building purposes</p> <p>** Unaccounted for Water estimates include real and apparent water losses in addition to some unmetered, authorized usage for firefighting, construction, and frost protection.</p>							

Figure 11: Annual Production vs. Metered Usage (2013 – 2019)

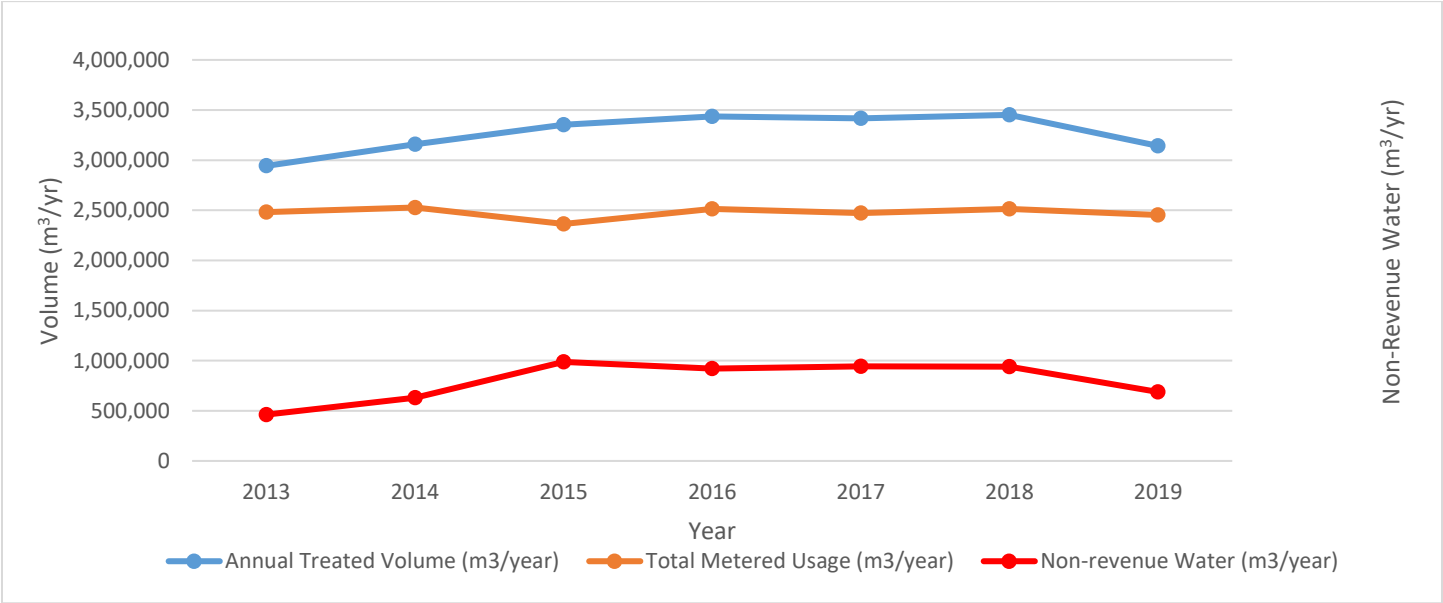
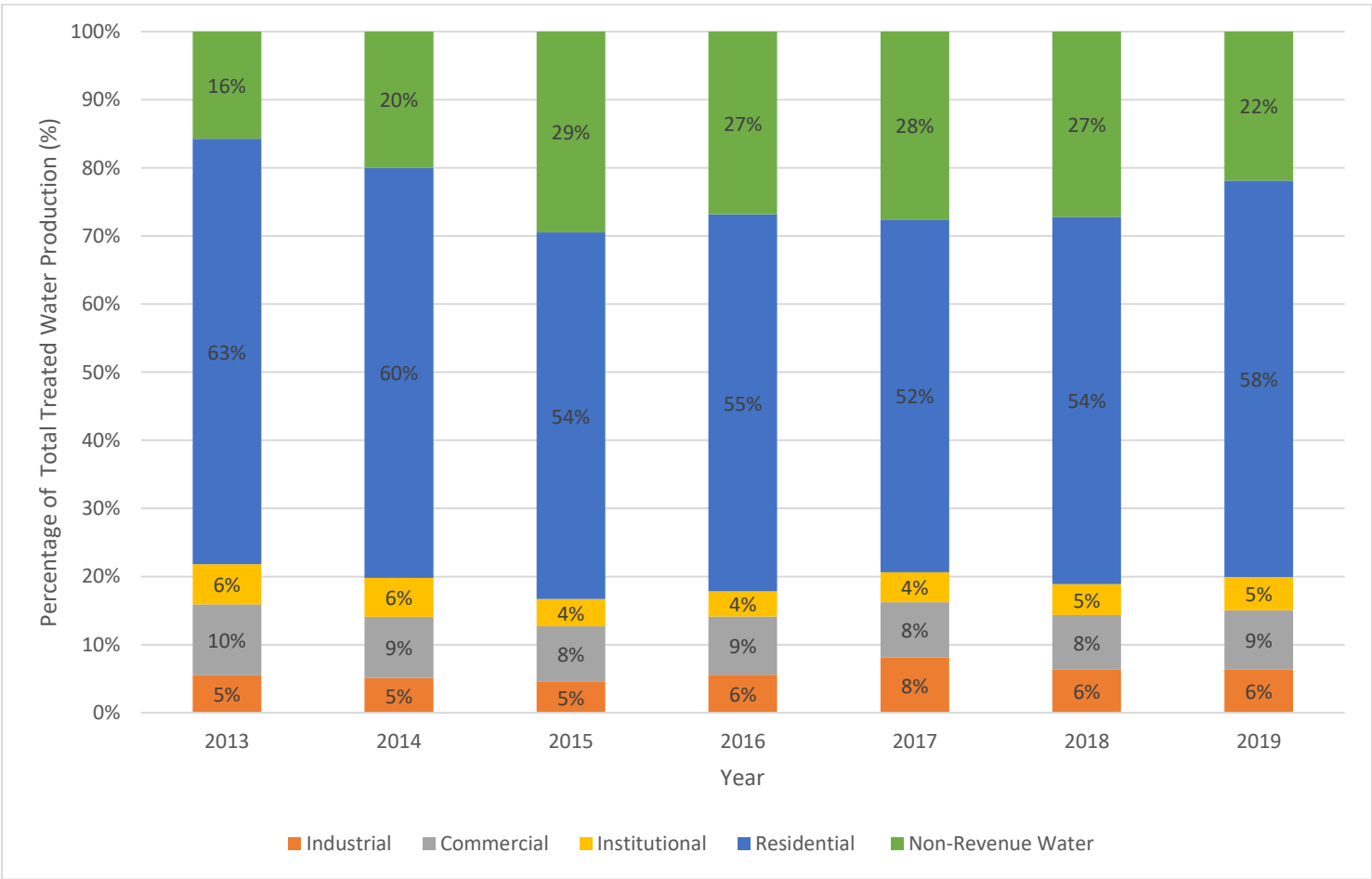


Figure 12: Metered Water Demand and Non-Revenue Water as a Percentage of Total Treated Water Production



4. Existing Water Conservation Programs & Practices

Many of the water conservation programs already in place in Orangeville are the result of recommendations made in past water efficiency and servicing studies completed by the Town. The Town intends to continue implementing many of the existing water conservation programs currently in place, but the efficacy of these programs will be evaluated on an annual basis. The following section provides an overview of conservation programs currently in place.

4.1 Leak Detection

The Town actively implements a leak detection and repair program on an annual basis. Over the past three years, the Town has surveyed between 5 to 10 km of watermain annually, or approximately 50-75% of the metallic pipes in the distribution system. This program generally prioritizes older sections of the distribution system and trouble areas where past watermain breaks have occurred, or where resident complaints of wet lawns or leaky basements and running sump pumps have been received.

Contractors using sonic leak detection have performed the leak detection surveys for the Town in the past. This methodology involves listening for leaks on hydrants, valves, and fittings, and moving sequentially through a prioritized area of the water distribution system. Results from the leak detection surveys have identified some minor leaks in the system, which were repaired upon detection. The repair of these minor leaks has been essential to preventing more significant and potentially critical leaks in the system.

4.2 Water System Upgrades and Operation

The Town of Orangeville actively maintains and upgrades equipment and infrastructure for the efficient operation of the Town's water supply and distribution system, replacing approximately 200 m of old watermain each year. Prioritization is generally given to watermain with a break history or at end of (or past) useful service life.

The Town also conducts well efficiency testing (step drawdown tests) every 2 years, and performs rehabilitation work as required. Routine inspections, maintenance, repairs and rehabilitation are also performed for all water storage facilities as required.

Routine calibration is performed on all flow meters connected to the Town's system. A number of water flow meters for the Town's supply system have recently undergone replacement and upgrades.



4.3 Water Rates

The most significant water conservation initiative in Town has been the implementation of Universal Water Metering for all residential, industrial, commercial, and institutional properties. Prior to the adoption of the Town-wide metering program in 2003, industrial, commercial, and industrial customers were metered while residential properties were charged a flat rate fee for water usage. The introduction of universal water metering has resulted in a 20% reduction in the average per capita daily water demand (based on a 7 year average) and, despite population growth, the Town has also seen a decrease in the maximum day demand by approximately 30% since the introduction of water metering (based on a 7 year average) (Table 10).

Table 10: Average Daily Per Capita Production and Maximum Day Demand (2002 vs. 2013 – 2019)

Year	Average Daily Per Capita Production (L/cap/day)	Maximum Day Demand (m ³ /day)
2002	390	17,980
2013	290	11,181
2014	307	11,865
2015	324	12,399
2016	330	13,248
2017	324	12,437
2018	328	14,037
2019	298	11,580

The Town's Water and Wastewater Rates By-law (By-law 020-2015) establishes the applicable water rates on a per cubic metre basis and is reviewed and updated every 5 years. The Town establishes its volumetric water rates through the completion of a water rates study. The goal of the rates setting exercise is to provide adequate revenues to operate the utility in a fiscally sound manner with rates designed to recover the full costs associated with providing the water service, while also maximizing motivations for conservation. The most recent update to the Water and Wastewater Rates By-law was completed in January 2020 and establishes volumetric rates up to and including the year 2024. To encourage conservation, the current by-law uses an increasing block rate structure where the consumer pays increased rates for consumption beyond an established volume threshold. Usage in excess of the established block threshold is charged 35% more for each cubic meter used above and beyond the established block rate threshold. Prior to 2020, the block rate threshold for residential meters was set to 50 m³/month. In an effort to further encourage conservation, the by-law was revised in 2020 to lower the residential block rate threshold to 20 m³/month. Separate rate blocks (or thresholds) are established for different meter sizes. The Town's block rate structure and current water rates are provided in Tables 11 and 12 below, respectively. Water rates continue to be an important water conservation measure for the Town, as well as being the key mechanism for funding the continued operation and maintenance of the Town's water supply service.

Table 11: Volumetric Block Rate Thresholds (2020)

Meter Size	Water Consumption/ Month	Wastewater Consumption/ Month
5/8" & 3/4"	>20m ³	>20m ³
1"	>100m ³	>100m ³
1 1/2"	>500m ³	>500m ³
2'	>1,000m ³	>1,000m ³
3"	>3000m ³	>3000m ³
4"	>6,000m ³	>6,000m ³

Table 12: Town Water Rates (2020)

Year	Customer Type	Water Per Cubic Metre Rate	Wastewater Per Cubic Metre Rate	Total Per Cubic Meter Rate
2020	Residential	\$2.12	\$1.90	\$4.02
	Non-Residential	\$2.23	\$1.99	\$4.22
	Bulk Water Purchases	\$2.78	n/a	\$2.78

4.4 Lawn Watering By-Law

By-Law Number 21-2005, passed by Council on March 21, 2005 regulates lawn and garden watering in Town to help ensure that adequate water supply is available for use by residents, businesses and industry. The By-Law is in force throughout the year and permits lawn and garden watering under the following conditions.

- Properties with even numbered addresses may water lawns and gardens on even numbered calendar dates, between the hours of 5:00 a.m. and 8:00 a.m. and between the hours of 7:00 p.m. to 10:00 p.m.
- Properties with odd numbered addresses may water lawns and gardens on odd numbered calendar dates, between the hours of 5:00 a.m. and 8:00 a.m. and between the hours of 7:00 p.m. to 10:00 p.m.



4.5 Toilet Replacement Program

On October 3, 2005, Council approved the recommendation of staff to implement a Toilet Replacement Program as part of the Town's overall water conservation initiatives. This program established a rebate of \$50 for every 13 L or 20 L per flush toilet that was replaced with a 6.0 L per flush toilet. While the program focused on the Town's residential sector, rebates were also issued for institutional, commercial, and industrial replacements.

In 2012, the Ontario Building Code (OBC) was updated to include regulations for water consumption per flush for sanitary fixtures. Maximum water consumption per flush cycle flow rates for sanitary fixtures in a Group C Occupancy (new residential construction) is now set at 4.8 L per flush. High efficiency water closets which provide a dual-flush cycle option of 4.1 L (or less) and 6.0 L flushes are also deemed to comply with the new OBC regulations (i.e. the effective flush volume is less than 4.8 L). Rebate applications for these higher efficiency replacement toilets have been accepted as of January 1, 2014.

As of March 4, 2014, the Town revised the program such that only WaterSense® certified toilets be eligible for a rebate under Town's toilet rebate program. These toilets are rigorously tested and have an effective flush volume of 4.8 L or less. The amount of rebate was also increased to \$60 for these more efficient toilets at that time.

With the update to the Ontario Building Code, many of the commercially available toilet models now conform with the 4.8 L flush volume standard. As a result, water efficient toilets are now commonly being installed in both new housing developments, and by residents replacing old toilet fixtures. Given that the installation of water efficient toilets has largely become standard practice, the impact of these toilets on reducing water demand is expected to plateau. The Town intends to review the viability of continuing the toilet rebate program into 2021.

Table 13: Toilet/Water Closet Replacements (2013 – 2019)

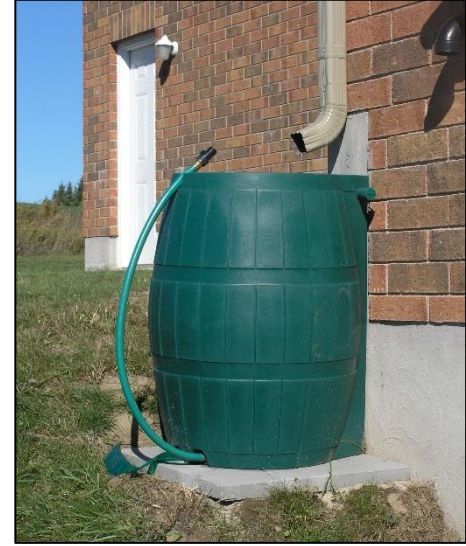
Program Year	Number of Toilet/Water Closet Replacements
2013	286
2014	182
2015	133
2016	112
2017	279
2018	86
2019	159
Total:	1237

4.6 Rain Barrels

Using rain water to water flower beds and gardens reduces the amount of water that has to be pumped and treated and saves the consumer money. Rain barrels are designed to collect fresh rain water from the roof of the house and have screens to keep leaves and most insects out of them. Rain barrels are purchased by the Town in bulk and re-sold to residents “at cost”. The rain barrel resale program has been in effect since 2010, with 730 sold in total over the last ten years. The Town intends to continue to undertake and promote the rain barrel program.

Table 14: Rain Barrel Sales (2010 – 2019)

Year	No. of Barrels Sold
2010	192
2011	78
2012	46
2013	57
2014	35
2015	70
2016	105
2017	44
2018	50
2019	53
Total:	730



4.7 Public Education

Town source water protection staff coordinate a number of public education initiatives aimed at raising awareness and uptake of water conservation practices. The Town’s Source Water Protection website page provides extensive information on water conservation techniques. Staff also employ traditional media (including brochures, newspaper ads, pamphlets) and social media to conduct outreach and keep water conservation top of mind for residents. Staff also attend community events to educate the public on the Town’s source protection program and conservation actions. Staff intend to continue to implement and advance public education efforts.

5. Water Conservation Goals & Performance Targets

In order to establish an effective water conservation program, it is important to define specific conservation goals and targets. Table 13 highlights the water conservation goals and targets of this Water Conservation Plan. The defined goals and targets layout the strategy to achieve the greater objectives of the Water Conservation Plan as outlined in Section 1.1. A future evaluation of the Town's success at meeting the defined goals and targets will allow for adaptive management of the Town's water conservation initiatives and programs, and the inclusion of additional measures and actions as needed.

Table 15: Water Conservation Goals and Targets

Goal	Target
1) Reduce unaccounted for water Unaccounted for water makes up a substantial proportion of the total water production volume and therefore represents a significant impact on associated operating, treatment, and maintenance costs. Reductions in unaccounted for water will reduce annual system operation and maintenance costs. The water saved by reducing unaccounted for water will become available to build redundancy in the supply system, thereby increasing system resilience.	By 2026: a maximum of 10% of total annual treated water production volume should be attributed to water losses.
2) Reduce outdoor water use Outdoor water use has a significant impact on maximum day demand for a municipality's water system. The maximum day demand value represents the maximum water consumption during any one day of the year, and is the key parameter used to evaluate the need for water infrastructure expansions. Reducing maximum day demand will help postpone or eliminate the need for near-term infrastructure upgrades and expansions.	By 2026: a reduction in the maximum day factor (MDF) by 3% from the 2013-2019 average. This would put the 2021-2025 average target maximum day factor to 1.32.
3) Reduce indoor water use Indoor water use accounts for the largest proportion of water demand in Town. Given the significance of indoor water use on the Town's overall water demand rates, the success of the Town's water conservation efforts will largely depend on reducing indoor water use across both residential and ICI (industrial, commercial, and institutional) sectors.	By 2026: a 5% reduction from the 2018 baseline in average residential daily per capita demand from November 1 to April 30 th . This would put the 5 year average target daily per capita residential demand from November 1 to April 30 th to 158 L/day. By 2026: A 7% reduction in average daily per capita treated water demand from the 2013-2019 baseline. This would put the per capita daily treated water demand at 293 L/person/day.
4) Enhance rainfall infiltration and aquifer recharge Recharge of groundwater takes place when precipitation and snowmelt percolates through soil to reach the water table. Increasing urbanization reduces groundwater recharge rates due to the construction of hard surfaces that act impede water from percolating through soil. The impacts of climate change coupled with increasing urbanization may further exacerbate stress on groundwater recharge processes. Increasing infiltration by enhancing and restoring opportunities for increased water capture in key areas will improve natural aquifer recharge and protect the long-term viability of drinking water supplies under water stress scenarios.	By 2026: Complete two pilot projects to restore and enhance groundwater recharge processes on public lands in the Wellhead Protection Area for Quantity. Pilot projects should utilize a combination of low impact development, naturalization, afforestation, and environmental restoration techniques to achieve an enhancement in groundwater infiltration rates.

6. Water Conservation Initiative Evaluation

In order to achieve the goals and targets set out in Section 5, the Town will need to introduce new conservation initiatives to supplement the existing conservation programs outlined in Section 4. A comprehensive review of recommended water conservation standards and practices for the municipal sector was undertaken during the preparation of this Plan. The following section identifies and describes the initiatives and management practices determined to be best suited to help the Town meet the specific water conservation goals set out in Section 5.

6.1. Initiatives to Reduce Unaccounted for Water

Analysis of water production data and billed customer usage indicates that in 2019 unaccounted for water made up an estimated 19% of total treated water production. As discussed in Section 3.2.3, the primary sources of unaccounted for water in Orangeville are predicted to be:

- real water losses and leakage from the Town's distribution system
- perceived water losses due to water metering under-reporting
- unbilled, non-metered authorized water usage for essential services including fire department training and emergency response
- water main and sewer flushing
- frost protection services, and
- water used for construction and building purposes

Environment Canada's Municipal Water Use Report indicates that municipal system water losses due to leaks, meter errors, system flushing, and maintenance work, on average account for 13% of total treated water production across Canadian municipalities and vary from a low of 6% to a high of 19%.

Although the Town's unaccounted for water estimate is on the higher end of this spectrum at 19%, it should be noted that this estimate includes unmetered authorized water usage for fire fighting, construction, and frost protection work; therefore the true water loss value is somewhat less than 19% of total treated water production. Notwithstanding, water losses still account for a considerable portion of the Town's total treated water production. A reduction in water losses is critical to the success of municipal water conservation efforts. In addition to lowering operation, treatment, and maintenance costs, water saved by reducing unaccounted for water becomes available to build redundancy in the supply system, in turn increasing system resilience. The following sections summarize a number of recommended initiatives to minimize water loss and unaccounted for water within the municipal distribution network.



6.1.1. Leak Detection Program

As discussed in Section 4.1, the Town of Orangeville conducts leak detection work annually and routinely checks for leaks during other system maintenance work. The current scope of the leak detection program includes surveying several kilometers of older, higher risk metallic water mains annually using sonic leak detection methodologies to identify and pinpoint leak locations. The program is an effective way of preventing significant water waste and should be expanded in the future to include leak detection work on non-metallic water mains in Town; this will require the employment of alternative leak detection methodologies capable of surveying non-metallic pipes.

Future expansions to the leak detection program should focus on exploring the feasibility of setting up district based, ongoing leak detection monitoring to further identify and reduce system water losses. District metering in water systems involves the establishment of “District Metering Areas” (DMAs) to proactively monitor the occurrence of leaks and water losses before they appear at the surface. The “District Metering Area” technique involves temporarily closing selected valves to divide the water distribution system into districts and measuring the flow demand in each district during a specified period of time. The actual measured flow into each area or “district” is then compared with a calculated legitimate usage demand which establishes the typical metered usage in the district based on proven usage allowances or actual meter readings. Areas with a large discrepancy between the calculated legitimate demand and the actual measured flow tend to have a high level of unaccounted for water. Detailed leak detection surveys are then performed in areas with large discrepancies. This approach enables the effective prioritization of leak detection efforts in addition to detecting leaks that would not have been discovered by traditional leak detection methods. A targeted leak detection program can reduce the overall leakage in the distribution system by 25%-40% (City of London, 2014).

Additional benefits of the district metered area leak detection method include:



- A transition from a reactive to a proactive management approach to leakage and water main breaks.
- Water that is saved increases system capacity which can be used accommodate future increases in demand, or build system redundancy and resilience during emergencies and drought
- The collection of more accurate and timely water use data that assists in the management of the water system without the need to conduct special flushing programs;
- Better overall knowledge of the distribution system;
- Reduced pumping and treatment costs;
- Reduced property damage due to the proactive management approach which repairs leaks before they result in water main breaks;
- Reduced risk of water contamination (City of London, 2014)

6.1.2. Water Meter Maintenance and Replacement Program

In January 2003 the universal water metering program was fully implemented and operational in the Town of Orangeville. Since implementation, significant reductions in per capita demand have been realized and water metering coupled with water rates continues to be an important strategy for encouraging efficient water use amongst residents. Since the inception of the water meter program 18 years ago, many of the water meters installed at program initiation are now due for replacement.

Older water meters underestimate water usage and result in under-reported readings and errors. A Town-wide replacement of water meters is an important strategy for addressing unaccounted for water and meter reading

errors and inaccuracies. To ensure continued accurate readings from water meters, the Town intends to implement a replacement program with the goal of replacing all meters in Town by 2024. The water meter replacement program should be coupled with the introduction of a long-term water meter asset management and replacement program. The asset management program should at a minimum, track the installation date of all meters in Town, and set out a replacement schedule to guide staff with the planning of future meter replacement initiatives.

As part of the next Town-wide water meter replacement initiative, staff should evaluate the feasibility of introducing meters with advanced data transfer functionality. The manual touchpad meter systems currently in place across Town require meter readings to be manually collected by staff. In contrast, ‘Smart’ meters with advanced data transfer capabilities are equipped with transmitters that allow for the automatic upload of water meter data to a centralized database on a set schedule decided by the Town. Smart meters eliminate manual meter reading expenses in addition to minimizing meter reading error. When coupled with the adoption of data management software, Smart meters can provide Town staff with greater access and working control of water meter data. Depending on the frequency at which data is recorded, Smart meters can also provide greater insight into consumption trends, allowing for better system understanding and control.

Smart metering can be coupled with the deployment of a customer account website where service users can view their consumption data. Customer access to regularly updated water consumption data provides the added benefits of increased awareness of water usage, faster detection and notification of abnormally high water use within the home, and more accurate water use profiles.

With the initiation of the next water meter replacement initiative, the Town should also consider launching a meter accuracy testing program. Meter testing programs test the accuracy of a designated number of water meters on a scheduled basis. During the test, staff run water through the meter at different volumes and check the amount of water registered on the meter against the amount of water used in order to determine the efficiency of the meters. As meters age, accuracy testing will help inform estimates of water loss due to underperforming meters and assist staff with planning and budgeting for future replacement initiatives.

6.1.4. Non-Revenue Water Quantification Program

Authorized non-revenue water refers to unbilled water usage that is authorized by the Town. The major sources of authorized non-revenue water takings include:

- Water use by the Fire Department for training and emergency response,
- Sewer system flushing and well efficiency testing
- Public parks and garden irrigation
- Water use at Town facilities
- Water use for construction and building activities

All of the above activities have the potential to consume significant amounts of water and should therefore be quantified. On-going quantification of these non-revenue authorized water uses would also provide a more accurate understanding of the true value of real water losses and unaccounted for water in the distribution system.

Going forward the Town should improve data collection procedures for authorized, non-revenue water takings. Actions to improve non-revenue water usage data collection and tracking include:

- Working with the fire department to initiate a procedure for collecting, recording, and reporting water usage data for fire fighting and training exercises
- Establishing a protocol for systematically quantifying, recording, and reporting water used for distribution and sanitary sewer flushing activities, well efficiency testing, and well filter backwash water

- Working with facilities and parks staff to identify opportunities to track water usage and establish a procedure for collection, recording, and reporting usage data to Town water staff
- Regularly maintaining up-to-date records of metered water usage at Town facilities
- Requiring construction and building contractors to report the volume of water obtained from hydrants to the Town

6.2 Initiatives to Reduce Outdoor Water Use

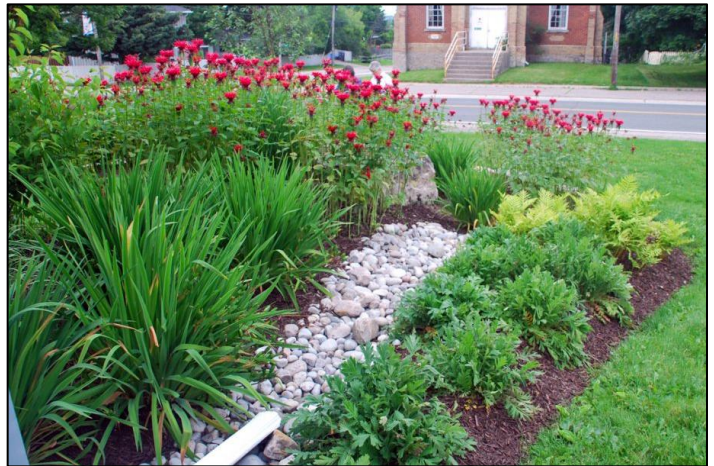
Water supplies are typically under greater stress during warmer months when higher temperatures and dry conditions increase the potential for drought events, and water demand escalates due to seasonal discretionary water uses such as lawn irrigation and pool filling. Seasonal stress on the Town's water supplies is expected to be exacerbated under a changing climate, with projections indicating that Orangeville could experience more prolonged and intense summer heat events coupled with a decline in total summer precipitation (LAMPS, 2019; Environment and Climate Change Canada, 2019). Given local climate change projections, conservation initiatives that encourage the reduction of outdoor water use will be essential to building system resiliency and maintaining reliable water yields under increased water stress scenarios.

The most significant impacts of seasonal water use such as summer lawn/garden watering, and pool filling are on maximum day demand values. The maximum day demand value represents the maximum water consumption during any one day of the year, and is the key parameter used to evaluate the need for water infrastructure expansions. Typically, the maximum day demand occurs in summer when outdoor discretionary water use is highest. A key objective of this Water Conservation Plan as outlined in Section 1.1 is to eliminate or postpone the need for water infrastructure expansions. In order to ensure maximum day demand does not exceed the capacity of existing infrastructure under population growth scenarios, reductions in outdoor water use will need to be achieved. The following section identifies a number of initiatives the Town may choose to implement in order to reduce outdoor water use.

6.2.1 Landscape Water Efficiency and Low Impact Development Program

Implementation of programming to encourage the adoption of efficient landscaping and low impact development practices would reduce discretionary water use for irrigation purposes. An effective landscape efficiency and low impact development program should encourage "water-wise" landscapes that combine water efficient plants with stormwater management techniques that work to capture and use rainfall run-off from roofs and hard surfaces to nourish gardens and lawns, while replenishing groundwater supplies, and mitigating against flooding.

In order to demonstrate commitment and garner public support for landscape efficiency programming, the Town should lead by example and consider implementing low impact development and water efficiency practices on Town properties. In addition to modeling positive water conservation behaviors, municipal adoption of landscape efficiency and low impact development practices will serve as an invaluable educational tool for raising awareness and buy-in for landscape water conservation practices. Consideration should be given to the following initiatives:



- Demonstration sites and gardens at highly frequented locations, such as public parks, recreation centers, and Town Hall
- Implementation of large-scale rainwater harvesting infrastructure and use of rainwater for irrigation at Town parks and properties

- Partnerships with local garden centres to promote the use of native and water efficient plant species and low impact development landscaping practices
- Landscaping consultations with residents to promote the adoption of water efficient landscaping and low impact development techniques
- Incentive programs to encourage the installation, adoption, and continued maintenance of low impact development features such as rain gardens, soakway pits, infiltration trenches, permeable paving, and downspout disconnections; promotion of the rain barrel program should be continued
- Public education through promotional messaging via social media platforms, Town website, and brochures should be continued

To advance the uptake of water efficiency landscaping and low impact development measures across the Town, the Town's Official Plan, Zoning By-Law, and Town development standards and guidelines should be revised and updated to strengthen the implementation of low impact development and landscape water efficiency techniques in the development and re-development approval process. An example of this approach could include changes to the zoning by-law to introduce limitations on impermeable surface areas of properties and/or minimum permeable area and landscaping area requirements. Town development standards and guidelines should require the use of alternative paving materials to allow for increased infiltration where increases in paved areas are proposed. Requirements for downspout disconnections, water efficient landscaping, and direction of runoff to infiltration features such as soakaway pits, infiltration trenches and chambers, bioretention facilities, enhanced swales, and other low impact development measures should also be incorporated into site development guidelines, engineering standards, and application submission requirements.



6.2.2 Lawn Watering By-Law Review

To reduce peak summer demands the Town currently implements a lawn watering by-law which requires that properties with even numbered addresses to restrict lawn watering activities to even numbered calendar dates, and odd numbered addresses to restrict watering to odd numbered dates. In both cases, watering is restricted to the hours of 5:00 am to 8:00 am and 7:00 pm to 10:00pm.

The Ontario Water Works Association (OWWA) Outdoor Water Use Reduction Manual, 2008, provides an update to the practice of lawn-watering restrictions and suggests that odd/even watering restrictions can promote over-watering by reminding people to water on their designated days. The suitability of odd/even restrictions in Ontario has also been called into question, with many suggesting that it is not necessary for property owners to water their lawn every second day. Moreover, it is widely accepted that watering deeply once or twice a week is more beneficial to lawn health than frequent shallow watering. A movement away from odd/even water restrictions towards a one-day-per-week restriction has been a growing trend across municipalities in Ontario.

It is recommended that the Town consider revising the existing lawn-watering by-law to a one or two-day per week restriction. This practice should help curb maximum day demand, and when combined with the time-of-day restriction should ensure peak hour demand does not exceed system capacity. An accompanying promotional and education campaign should be put in place in advance of by-law implementation to allow residents and businesses to adjust their watering practices.

6.2.3 Phased Water Restriction Policy & Procedure

Climate projections for the Town of Orangeville indicate a potential decline in summer precipitation leading to increased risk for local drought conditions (LAMPS, 2019). To build emergency preparedness and increase resiliency in the face of a changing climate, the Town should develop a phased water restriction policy and procedure to guide the implementation of water restrictions during times of drought and water stress. The aim of a phased water restriction policy is to reduce demand for drinking water through specific water restriction measures that become increasingly more restrictive. The stages of the restriction policy and procedure are generally activated in successive order but can also be activated immediately in any order. Examples of restrictions may include lawn watering bans, car-washing bans, swimming pool or hot tub filling restrictions, operating restrictions on splash pads, and limitations on other non-essential water uses.

Restrictions are activated with the goal of ensuring a sustainable supply until the concerns that caused activation of the restriction have been resolved. Water restrictions are intended to deal with short term problems and are not designed to bring about long-term reductions in usage.

6.3 Initiatives to Reduce Indoor Water Use

According to Environment Canada's Report on Municipal Water Use, households consume about 60% of the potable water produced in Ontario with an estimated 95% of this consumption occurring indoors (Environment Canada, 2010). In Orangeville, approximately 75% of metered usage is attributed to household usage, with the largest portion of that usage occurring indoors for use by toilets, washing machines, showers, faucets, and water softeners. Given the significant proportion of water demand attributed to indoor residential water use, conservation initiatives aimed at reducing residential indoor water demand will be essential to achieving the conservation objectives outlined in this Water Conservation Plan.

Industrial, commercial, and institutional (ICI) uses account for approximately 25% of metered water usage in Town. Most of this usage is attributed to indoor water uses associated with various industrial processes and other general indoor uses. Despite only accounting for a quarter of metered water usage, a small number of ICI properties make up a significant portion of all ICI water demand. Conservation initiatives targeted at top water users could yield significant overall water savings. The following section summarizes a number of recommended initiatives to reduce indoor water use in Town.

6.3.1 Establish and Formalize a Water Use Database and Water Use Data Review Protocol

The Town of Orangeville contracts Orangeville Hydro to conduct monthly meter readings to compile and record customer usage data. The collected monthly metered usage data is provided to the Town on an annual basis. Water production data is collected and recorded by the Town. Going forward it is recommended that the Town compile both production and metered usage data into a common database and update the database on a regular basis while performing regular analysis on water supply/usage trends. Performance of regular analyses could provide a better understanding of water demand trends as well as provide early indication of leaks and other operational discrepancies in the distribution system.

6.3.2 Water Softener Rebate

Water softeners are widely used across Town to address hard water issues resulting from the mineral rich aquifer sources that supply the Town's wells. Water softeners work by exchanging hardness ions (calcium and magnesium) for salt (sodium) ions. This ion exchange occurs within the resin tank of the water softener when water flows through the resin beads and hardness ions trade places with salt ions. Water softeners regenerate

to remove the hardness ions that have accumulated in the resin beads and recharge the beads with salt. During this regeneration process the softeners use water to recharge the resin that removes the minerals from the water. Older “time-based” softener models regenerate at set increments, whereas new, more efficient on-demand systems monitor the amount of water used in the household so that the system can regenerate only when needed. By regenerating only when it is needed, on-demand systems use less water, less salt, and less energy, saving the property owner operating costs, as well as helping reduce water consumption (City of Guelph, Region of Waterloo, 2019).

The implementation of a water softener rebate program would encourage property owners with older time-based softener systems to upgrade to higher efficiency “on-demand” softener systems or seek alternative technologies that work to reduce scale build-up without the use of salt or water. Alternatives such as the Template Assisted Crystallization (TAC) or Nucleation Assisted Crystallization (NAC) systems have been shown to reduce scale buildup on water heater elements by over 90 per cent, matching the effectiveness of salt-based water softeners. The NAC/TAC units operate by using polymer beads to convert the hard minerals in water into microscopic crystals that do not form scale on appliances or pipes (City of Guelph, Region of Waterloo, 2019). Since these alternative systems do not require salt or water to operate, they lower water demand and help to address water quality issues by eliminating additional salt loadings into wastewater effluent and therefore reduce impacts on local waterways.

6.3.5 Rainwater Harvesting & Greywater Reuse Program

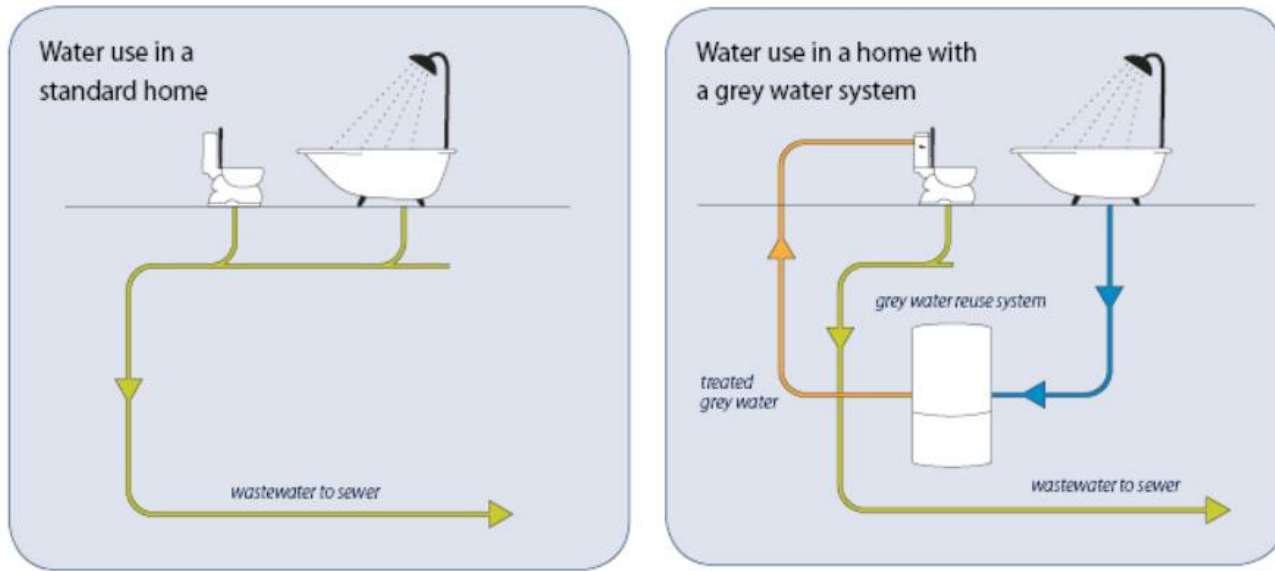
The Town should explore the feasibility of implementing rainwater harvesting and greywater re-use facilities on Town properties. Rainwater harvesting involves collecting rainwater from a roof or other surface and storing it in large cisterns for later use in toilets, urinals, and for irrigation.

Greywater harvesting systems collect water from showers, baths, or sinks, treat (filter and disinfect) the water collected, and resupply it for toilet flushing or other non-potable uses. In standard plumbing systems the water used to flush toilets is the same quality as the water we drink. Potable water is not required for this function. As toilet flushing represents a significant water use in public recreational facilities, using reclaimed greywater from showers, sinks, and other water uses eliminates the use of potable water for toilet flushing, resulting in annual water and wastewater cost savings.

In order to demonstrate commitment to water conservation and gain insight into the feasibility of greywater and rainwater harvesting systems, the Town should explore the feasibility of implementing rainwater harvesting or greywater reuse at municipal facilities for non-potable water uses including toilet flushing, fleet vehicle and equipment washing, and site irrigation.

To advance the adoption of rainwater harvesting and greywater reuse infrastructure and technologies in new developments and re-development projects in Town, the Planning Division, through site development conditions and planning guidelines should consider requiring new subdivision, condominium, and ICI developments to provide a Water Conservation Plan that outlines how water use is minimized in building and site design. Significant water use efficiencies can be achieved when consideration is given to factors such as water reuse, water efficient fixtures, and landscape design.

Figure 13: Standard Home Plumbing System vs. Greywater System (City of Guelph, 2019)



6.3.5 Implement a Water Audit Program for Industrial, Commercial, and Institutional Properties

As discussed in Section 3.2.4, the top ten individual Industrial, Commercial, and Institutional (ICI) water users in Town account for 41% of all ICI water use in Town. Reducing consumption amongst the top water users in Town has the potential to result in significant water savings.

To reduce ICI water use, the Town should consider implementing a water auditing program targeting top water users in the ICI sector. Industrial, commercial, and institutional water audits involve a comprehensive review of all processes and technologies pertaining to water consumption at a given facility. Audits are generally performed by a qualified professional who identifies and provides a list of recommendations that the client can undertake in order to realize water savings.

Once the audit is complete, encouragement towards implementation of identified recommendations is often necessary. Approaches to encourage the uptake can include the establishment of a recognition program for organizations that implement the recommendations identified through the audit. Alternatively, the Town may consider developing a capacity buy-back program that provides financial incentives to organizations for the installation of water efficiency technology that in turn increases the Town's capacity to supply others. The incentive offered is dependent on the amount of water saved by the technology upgrades. To qualify, the water savings must be sustained and must be the result of a change in process or equipment rather than a change in water usage.



6.4 Initiatives to Enhance Rainfall Infiltration and Aquifer Recharge

Increasing urbanization and changing climatic conditions affect the natural process of aquifer recharge. The maintenance of aquifer recharge is critical to the long-term viability of the Town's drinking water aquifers. Recharge of groundwater takes place when precipitation and snowmelt percolates through soil to reach the water table. Increasing urbanization throughout the Town has reduced groundwater recharge rates due to the construction of hard surfaces that impede water from percolating through soil. Increasing urbanization coupled with the impacts of climate change has the potential to further exacerbate stress on groundwater recharge processes (AquaResource, 2011; Environment and Climate Change Canada, 2014). It is projected that Orangeville will experience an increase in total precipitation during the winter, spring and fall but a decrease in summer precipitation (LAMPS, 2019). Projections also indicate that the nature and patterns of local precipitation events may have greater impact on communities than changes in the total amount alone. The number of days with precipitation exceeding 10mm and 20mm is projected to increase steadily overtime, indicating an increase in the intensity of rainfall events. Predicted changes in the length and intensity of dry and wet seasons indicate that even with an overall increase in precipitation, rain may fall more intensely over shorter periods, extending dry spells (United Nations, 2014). Maintaining and where possible enhancing aquifer recharge and storage is one of the most important measures that can be implemented to mitigate impacts of increasing water stress to municipal groundwater supplies from increasing urbanization and climate change. Increasing infiltration by restoring opportunities for increased water capture in key areas will improve natural aquifer recharge from rainfall runoff and work to maintain the natural water balance, in turn protecting the long-term viability of drinking water supplies. The following section summarizes recommended initiatives to increase and enhance groundwater recharge processes in Town.

6.4.1 Investigate and implement opportunities to restore and enhance the urban tree canopy and naturalized areas in the Wellhead Protection Area for Quantity

Urban naturalization creates sustainable landscapes by returning an altered urban site to a more natural condition through the use of trees, shrubs, and flowers that are native to the area. Naturalized areas are inherently low maintenance, self-renewing, and help restore critical landscape functions. Naturalized spaces such as urban forests, tree clusters, meadows, and pollinator gardens allow water to permeate through soil and work to filter the sediment and pollutants of runoff, before recharging the underlying groundwater system. The high retention capacity of vegetation also makes naturalized spaces an important method of managing urban storm water by decreasing run-off rates and mitigating against floods. Apart from the groundwater recharge and stormwater mitigation capabilities, naturalized areas also contribute to improved living environments by improving air quality, and creating habitats for urban biodiversity (United Nations, 2018).

The Town should investigate the feasibility of a pilot project to increase the urban tree canopy and naturalize public lands in the Wellhead Protection Area for Quantity (WHPA-Q1/Q2). The naturalization and reforestation of lands in the Wellhead Protection Area for Quantity will help to restore infiltration and groundwater recharge processes by creating areas to capture water, in turn supporting the replenishment of groundwater aquifers and helping to maintain the long-term sustainability of the Town's drinking water supplies.



6.4.2 Incorporate Low Impact Development Infrastructure and Urban Naturalization Techniques into Town Infrastructure Projects

Low Impact Development (LID) uses design strategies that mimic the natural movement of water to replenish groundwater and manage stormwater runoff, while urban naturalization creates sustainable landscapes through the use of native plant species that work to restore critical landscape functions such as groundwater recharge and stormwater attenuation on urbanized sites. While conventional methods of stormwater management collect and convey stormwater directly into the storm sewer system, LID and naturalization techniques collect and infiltrate run-off close to the source of runoff. This decreases the volume of runoff entering the storm sewer and in turn replenishes local groundwater supplies while also enhancing the Town's resilience to flooding and erosion.

The Town should consider the inclusion of LIDs and naturalization techniques into the design of future Town infrastructure projects. Road reconstructions, parking lot retrofits, and parks and recreation properties all provide excellent opportunities for implementation of LIDs and nature-based landscaping. LIDs in public spaces can also educate the public about water conservation initiatives and demonstrate the Town's commitment to sustainable infrastructure.





7. Implementation Plan

The following section outlines several of the proposed conservation initiatives described in Section 6 and developed in support of the water conservation goals and targets outlined in Section 5.

The outlined initiatives build on the Town's existing conservation efforts and have been developed based on research and reviews of similar initiatives undertaken in other Canadian municipalities.

Each proposed initiative is assessed against the following parameters:

- 1) Implementation Difficulty:** this parameter accounts for staffing, materials and resources required, implementation timeframe, and real and perceived barriers (including administrative, economic, and social barriers). The values of each parameter were combined to calculate a weighted average "difficulty" rating for each outlined conservation initiative.
- 2) Cost of development and implementation:** the estimated total cost of development and implementation including additional staffing wages, material, equipment, and project administration costs
- 3) Water Savings:** the estimated volume of water saved per year in m³/year if the identified water conservation initiative is implemented.

The Town intends to undertake efforts to implement the recommended initiatives in the coming years. Implementation of initiatives will be subject to budget availability and council approval. Staff intend to undertake further research and feasibility analyses for all initiatives outlined below. Following further analyses, initiatives may be amended or removed from the implementation plan. Conversely, new initiatives may be added if deemed appropriate.

Detailed calculations for ratings of each initiative are presented in Appendix A.

7.1. Proposed Conservation Initiatives – Cost, Water Savings, and Implementation Schedule

Table 16: Proposed Water Conservation Initiatives

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
			<ul style="list-style-type: none">• 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers• 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers• 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers	<ul style="list-style-type: none">• 1-3= \$0 – \$30,000/yr• 4-6=\$30,000 - \$100,000/yr• 7-10=\$100,000/yr +	<ul style="list-style-type: none">• 1-3 = 0-5,000m³/yr• 4-6 = 5,000 – 15,000m³/yr• 7 -10 = 15,000m³/yr+		
Goal: Reduce Unaccounted for Water Target: By 2026, a maximum of 10% of the total annual treated water production volume should be attributed to water losses	Explore the feasibility of district based leak detection monitoring (District Metering Areas)	District based leak detection monitoring involves the establishment of “District Metering Areas” (DMAs) to proactively monitor the occurrence of leaks and water losses before they appear at the surface. The technique involves temporarily closing selected valves to divide the water distribution system into districts and measuring the flow demand in each district during a specified period of time. The measured flow is then compared against the theoretical flow. If a significant difference between flow volumes is found, targeted leak detection action is taken to further pinpoint and repair the leak. District based leak detection monitoring allows for the collection of more accurate and timely water use data that assists in the better management of the water distribution system. Prior to implementing permanent DMAs, the Town should consider piloting a temporary DMA program. The pilot program would involve the use of a mobile testing unit to conduct limited flow analyses across non-permanent DMAs. Performance data gathered through the pilot program would present staff with a snapshot of the existing condition of the Town’s water distribution network (i.e. a high leakage threshold would indicate poor water line condition and a need for additional monitoring). This preliminary data would allow staff to assess whether investment into a permanent DMA program is warranted.	Rating = 8.2	Rating = 8	Rating = 10	<ul style="list-style-type: none">• Program planning, design, and pilot: 2021 – 2023• Program implementation: 2023 – ongoing	<ul style="list-style-type: none">• Lead: Infrastructure Services, Public Works• Supporting: Infrastructure Services, Environment

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
Goal: Reduce Unaccounted for Water Target: By 2026, a maximum of 10% of the total annual treated water production volume should be attributed to water losses	Customer Water Meter Replacement	Water meters installed at the initiation of the Town's water metering program are now due for replacement. Aging water meters under-report water usage and result in inaccurate readings. Most the Town's water meters are now 18 years old with many reaching the end of their life expectancy. A Town-wide replacement of water meters is an important strategy for addressing unaccounted for water, and meter-reading inaccuracies and errors. At a minimum, the Town should complete replacement work for all water meters installed at the initiation of the water metering program (e.g. all meters installed prior to 2003). An ongoing water meter replacement program should be implemented for all meters over 15 years of age. Strong consideration should be given to the implementation of Smart Meters. Smart meters have advanced data transfer capabilities that allow for the automatic upload of water meter data to a centralized database on a set schedule decided by the Town. Smart meters minimize meter reading error. When coupled with the adoption of data management software, Smart meters can provide Town staff with greater access and working control of water meter data. Depending on the frequency at which data is recorded, Smart meters can also provide greater insight into consumption trends, allowing for better system understanding and control.	<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 	<ul style="list-style-type: none"> • Program planning and design: 2021-2022 • Program implementation (meter replacement work): 2022 - 2024 + (ongoing annual replacement program for meters over 15 yrs. old) 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment • Supporting: Infrastructure Services, Public Works

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
Goal: Reduce Unaccounted for Water Target: By 2026, a maximum of 10% of the total annual treated water production volume should be attributed to water losses	Non-Revenue Water Quantification Program	<p>Authorized non-revenue water refers to unbilled water usage that is authorized by the Town. Major sources of authorized non-revenue water include water used by the Fire Department for training and emergency response, water used for water and sewer system maintenance work and well efficiency testing, public parks and garden irrigation, water usage at Town facilities, and water used for construction and building activities. Together these uses account for a significant portion of the Town's water demand. An on-going non-revenue water quantification program should be established to more accurately track water usage attributed to these activities. An accurate understanding of non-revenue water use will help determine the true value of real water losses in the distribution system and establish a foundation for future non-revenue water conservation initiatives.</p>	<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 	<ul style="list-style-type: none"> • Program development: 2021 • Implementation: 2021 – ongoing 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment • Supporting: Community Services, Facilities and Parks, Orangeville Fire Department • Supporting: Infrastructure Services, Public Works

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
Goal: Reduce Outdoor Water Use Target: By 2026, a reduction in the maximum day factor (MDF) by 3% from the 2013-2019 average. This would put the target maximum day factor to 1.32	Landscape Consultations - Landscape Water Efficiency & Low Impact Development (LID) Program	Landscape water efficiency and low impact development (LID) programs encourage the adoption of “water-wise” landscapes that combine water efficient plants with stormwater management techniques that work to capture and use rainfall run-off from hard surfaces to nourish gardens and lawns. In addition to nourishing garden and lawns, stormwater management features encourage the replenishment of groundwater and mitigate against flooding. Free-of-charge landscape consultations to educate and help residents identify LID and landscape efficiency opportunities on their properties can advance the adoption of “water-wise” landscaping across Town. During the consultation, a trained landscape advisor visits a resident’s home, inspects their lawn and garden, and provides advice on how to reduce landscape water demands. Residents participating in the program may receive a water-wise gardening kit that can include plant lists, gardening fact sheets, plant seeds, discount coupons from participating garden centres etc..	<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 	<ul style="list-style-type: none"> • Program planning and development: 2021 - 2022 • Implementation: 2022 – 2025 (reassess on yearly basis based on program uptake) 	<ul style="list-style-type: none"> • Lead: Community Services – Facilities & Parks • Supporting: Infrastructure Services, Environment
	Lawn Watering By-Law Review	Revise the existing lawn-watering by-law to a one day per week restriction. This practice should help curb maximum day demand, when combined with the existing time-of-day watering restriction.	Rating = 5	Rating = 2	Rating = 1* *Although this initiative is not estimated to result in direct significant water savings, the implementation of water efficient landscaping and low impact development practices will increase infiltration of rainfall runoff. This will recharge groundwater supplies and reduce stormwater runoff, thereby proactively protecting the long-term sustainability of municipal supply aquifers and mitigating against flooding.	<ul style="list-style-type: none"> • By-Law Revision: 2021 • Resident outreach: 2021 - 2022 • By-Law Implementation: 2022 – ongoing 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment • Supporting: Corporate Services, Clerk’s (By-law division)

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
			<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 		
Goal: Reduce Outdoor Water Use Target: By 2026, a reduction in the maximum day factor (MDF) by 3% from the 2013-2019 average. This would put the target maximum day factor to 1.32	Update Planning documents and guidelines to mandate the inclusion of landscape water efficiency, and low impact development (LID) techniques for new development and re-development applications.	<p>The Town's Official Plan, Zoning By-Law, and development guidelines should be updated to mandate the inclusion of low impact development (LID) and landscape water efficiency practices for new development and re-development applications. To achieve this, the Zoning By-law could be updated to include restrictions on impermeable surface areas for properties and/or minimum requirements for landscaped/vegetated areas. Town planning application submission requirements and development guidelines should be updated to require LID and landscape water efficiency measures to be incorporated into site plans, subdivision plans, landscape plans, and other planning submission documents. Incorporation of landscape efficiency and low impact development (LID) features into Official Plans and Zoning By-Laws is a mandatory requirement under the Source Water Protection Program. Updates to the OP and Zoning By-law will bring the Town's planning and development policies into compliance with the source protection policies and harmonize the Town's planning policy framework with source water protection requirements.</p>	Rating= 2.6	Rating = 1	Rating = 3* * LID features promote direct infiltration of stormwater and recharge municipal supply aquifers. Although they do not translate to significant direct savings in water usage, they proactively ensure supply aquifers are replenished, thereby protecting the long-term sustainability of the water supply. LID features also help mitigate against flooding.	<ul style="list-style-type: none"> • Research and update to OP, Zoning-Bylaw, and planning guideline documents: 2020 -2021 • Implementation : 2021 – ongoing 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Planning Division • Supporting: Infrastructure Services, Environment

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
			<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 		
Goal: Reduce Outdoor Water Use Target: By 2026, a reduction in the maximum day factor (MDF) by 3% from the 2013-2019 average. This would put the target maximum day factor to 1.32	Develop Phased Water Restriction Policy and Procedure	A phased water restriction policy is designed to reduce demand for water during drought, water shortages, or emergency situations through specific water restrictions. The decision to activate more restrictive stages of the procedure is based on reasoned predictions and facts. The intention of water restrictions is to ensure a sustainable water supply until the concerns that caused the deployment of the restriction are addressed. Climate change predictions for the Town of Orangeville forecast the occurrence of more prolonged and intense summer heat events coupled with a decline in total summer precipitation. These conditions increase the potential for drought and stress on the Town's water supply, as water demand typically increases under hot and dry conditions. A phased water restriction policy is a key management tool for ensuring an adequate water supply during times of system stress.	Rating = 2.2	Rating =1	Rating =1 * *Water restrictions are used to deal with emergency water shortages and droughts. Restrictions are an important strategy for proactively protecting water supplies during times of water stress. Restrictions are intended to deal with short-term problems and do not aim to achieve long-term reductions in usage	<ul style="list-style-type: none"> • Policy and procedure development: 2021-2022 • Implementation: 2022 – ongoing as needed 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment • Supporting: Corporate Services, Clerk's (By-law division)

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
<p>Goal: Reduce Indoor Water Use</p> <p>Target: By 2026, a 5% reduction from the 2018 baseline in average daily per capita residential demand from November 1 to April 30th. This would put the target 5 year average daily per capita residential demand from November 1 to April 30th to 158 L/day.</p> <p>By 2026, A 7% reduction in average daily per capita treated water demand from the 2013-2019 average. This would put the per capita daily treated water demand at 293 L/person/day.</p>	Establish and Formalize a Water Use Database	The Town of Orangeville contracts Orangeville Hydro to conduct monthly meter readings and record customer usage data. The collected usage data is provided to the Town on an annual basis. Well production data is tracked, compiled, and collected by the Town. Going forward it is recommended that the Town compile both water production and metered usage data into a common database. Database updates and analyses should occur on a quarterly basis. Performance of regular analyses on the data will provide a better understanding of water demand trends as well as provide early indication of leaks and other operational discrepancies in the distribution system.	<p>Difficulty</p> <ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<p>Estimated Cost</p> <ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<p>Estimated Water Savings</p> <ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 	<ul style="list-style-type: none"> • Database and program development: 2021 • Program implementation: 2022 - ongoing 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment • Supporting: Orangeville Hydro

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
			<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 		
Goal: Reduce Indoor Water Use Target: By 2026, a 5% reduction from the 2018 baseline in average daily per capita residential demand from November 1 to April 30 th . This would put the target 5 year average daily per capita residential demand from November 1 to April 30 th to 158 L/day. By 2026, A 7% reduction in average daily per capita treated water demand from the 2013-2019 average. This would put the per capita daily treated water demand at 293 L/person/day.	Establish a Water Softener Rebate Program	A water softener rebate program will encourage property owners with older time-based softener models to transition to more efficient on-demand models, or adopt alternative technologies that effectively reduce scale buildup without the use of salt or additional water. Traditional water softeners require significant amounts of water to perform the regeneration process required to recharge the resin tank in the water softener. Special incentives for the adoption of more efficient models or alternatives such as the Template Assisted Crystallization (TAC) or Nucleation Assisted Crystallization (NAC) systems could result in significant household water savings. The NAC/TAC units do not require salt or any additional water to operate and instead use polymer beads to convert the hard minerals in water into microscopic crystals, thereby preventing scale buildup on appliances and pipes. In addition to lowering water demand, more efficient softener models and alternative treatment systems prevent additional salt loading into the wastewater effluent stream, thereby reducing negative water quality impacts on local waterbodies.	Rating= 3.5	Rating = 3	Rating = 2 – 7 (Median: 4.5) Note: More efficient water softeners and alternative water treatment systems also reduce the release of salt into the environment, providing savings related to preservation of water bodies, aquatic ecosystems, and infrastructure prone to degradation from salt	<ul style="list-style-type: none"> • Program development: 2020 – 2021 • Program Implementation: 2021 –ongoing (subject to program review) 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment
	Explore greywater re-use and rainwater harvesting opportunities at Town Facilities	Explore the possibility of greywater re-use and rainwater harvesting at Town facilities (e.g. recreation centres, operations centre etc.) for non-potable water uses (e.g. toilets, urinal flushing, equipment washing etc.)	Rating=6	Rating = 1	Rating = 5	<ul style="list-style-type: none"> • Project planning and design : 2021 -2022 • Project implementation: 2022-2023 	<ul style="list-style-type: none"> • Lead: Community Services, Facilities & Parks

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
			<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 		
Goal: Reduce Indoor Water Use Target: By 2026, a 5% reduction from the 2018 baseline in average daily per capita residential demand from November 1 to April 30 th . This would put the target 5 year average daily per capita residential demand from November 1 to April 30 th to 158 L/day. By 2026, A 7% reduction in average daily per capita treated water demand from the 2013-2019 average. This would put the per capita daily treated water demand at 293 L/person/day.	Update planning documents and application submission guidelines to mandate the inclusion of water conservation measures into new development and re-development projects	Through the development approvals process, the Planning department should require that new subdivision, condominium, institutional, industrial, and commercial development proposals provide a Water Conservation Plan as part of a complete planning application submission package. The Water Conservation Plan should outline how water use is minimized in process and site design. Significant water use efficiencies can be achieved when consideration is given to factors such as process water reuse, high efficiency fixtures, building design, and landscape design. The Planning department may enforce the implementation of such measures through subdivision and site plan agreement conditions.	Rating= 2.6	Rating = 1	Rating = 6	<ul style="list-style-type: none"> • Revision to planning guidelines and documents: 2020-2021 • Implementation and enforcement of new planning requirements: 2021 –ongoing 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Planning Division • Supporting: Infrastructure Services, Environment
	Explore feasibility of establishing an ICI Water Audit Program	Complete facility water audits for top industrial, commercial, and institutional water users with the goal of identifying water efficiencies and recommendations that the client can undertake to realize water savings.	Rating=5.4	Rating = 2	*Variable - Water savings will largely depend on degree of program uptake by ICI facilities. Audits will identify opportunities for water savings, however actual water savings will depend on the degree to which ICI facility managers undertake the recommendations identified through the auditing process.	<ul style="list-style-type: none"> • Program planning and RFP development: 2023-2024 • Program implementation: 2024 -2026 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
Goal: Enhance rainfall infiltration and aquifer recharge Target : By 2026, complete two pilot projects to restore and enhance groundwater recharge processes on public lands in the Wellhead Protection Area for Quantity. Pilot projects should utilize a combination of low impact development, naturalization, afforestation, and environmental restoration techniques to achieve an enhancement in groundwater infiltration rates.	Investigate the feasibility of a pilot project to increase the urban tree canopy and naturalize public lands in the Wellhead Protection Area for Quantity (WHPA-Q1/Q2).	Undertake a pilot project to increase the urban tree canopy and re-naturalize public lands in the Wellhead Protection Area for Quantity (WHPA-Q1/Q2). The re-naturalization and reforestation of lands in the WHPA-Q1/Q2 will help to restore infiltration and natural water balance processes by creating areas to capture rainfall runoff, and in turn replenish groundwater aquifers, while reducing stormwater run-off rates and alleviating flooding during significant rainfall events. Examples of potential project options include implementing a combination of re-naturalization techniques including establishment of tree clusters, no mow zones, and xeriscaping (use of drought tolerant vegetation) in place of existing public lawns and turf grounds, medians, boulevards, and other public spaces. The re-naturalization of urban lands significantly reduces the long-term need for irrigation systems, lowers maintenance requirements, and thereby reduces associated costs.	Difficulty <ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	Estimated Cost <ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	Estimated Water Savings <ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 	<ul style="list-style-type: none"> • Project planning and RFP development: 2021-2022 • Project implementation: 2022-2024 	<ul style="list-style-type: none"> • Lead: Community Services, Facilities & Parks • Supporting: Infrastructure Services, Environment
	Incorporate Low Impact Development Infrastructure and Urban Naturalization Techniques into Town Infrastructure Projects	Undertake a pilot project to include Low Impact Development (LID) and naturalization techniques into the design of a priority Town infrastructure project. Road reconstructions, parking lot retrofits, and parks and recreation properties all provide excellent opportunities for implementation of LIDs and nature-wise landscaping. Examples include road reconstruction projects with curbless streets and infiltration trenches, parking lots with bioretention areas, rain gardens in Town right-of-ways, use of permeable rubber in playgrounds and public activity areas, use of bio-retention practices in areas of ponding in parks, use of pervious	Rating = 4.6	Rating = 5 – 7* * The establishment of naturalized areas in place of previously manicured, or unused lawns and turf can significantly lower costs associated with the maintenance of such areas	* Urban re-naturalization, afforestation, and environmental restoration projects promote infiltration of precipitation and recharge municipal supply aquifers. Although they do not translate to direct savings in water usage, they proactively ensure the long-term sustainability of drinking water supply aquifers. Naturalized areas also offer the additional benefits of improving both groundwater and surface water quality, generate organic soils and improve soil health, help mitigate flooding, absorb greenhouse gases, create wildlife habitat, and provide shade to mitigate temperature increases, and contribute to wind velocity reduction (CVC, 2016)	<ul style="list-style-type: none"> • Project planning and RFP development: 2021-2022 • Project implementation: 2022-2024 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment, Transportation & Development • Supporting: Community Services, Facilities & Parks
			Rating= 4.4	Rating = 5 -7	* Low Impact Development and naturalization techniques promote infiltration of rainfall runoff and recharge municipal supply aquifers. Although they do not translate to direct savings in water usage, they proactively ensure that drinking water aquifers are replenished and maintained, thereby protecting the long-term sustainability of the Town's water supply. LIDs and naturalization also provide additional benefits including flood attenuation and surface and groundwater quality improvements	<ul style="list-style-type: none"> • Project planning and RFP development: 2021-2022 • Project implementation: 2022-2024 	

Goal & Target	Initiative	Description of Initiative	Difficulty <ul style="list-style-type: none">• 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers• 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers• 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers	Estimated Cost <ul style="list-style-type: none">• 1-3= \$0 – \$30,000/yr• 4-6=\$30,000 - \$100,000/yr• 7-10=\$100,000/yr +	Estimated Water Savings <ul style="list-style-type: none">• 1-3 = 0-5,000m³/yr• 4-6 = 5,000 – 15,000m³/yr• 7 -10 = 15,000m³/yr+	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
		concrete, asphalt, or other permeable pavement installations in municipal public parking lots.					

7.2. Monitoring & Reporting

To evaluate the success of the Water Conservation Plan, staff will monitor the progress of proposed conservation initiatives on a yearly basis. To remain effective, the Water Conservation Plan will be reviewed every five years and revised as required to update conservation targets and goals, identify new conservation opportunities, and evaluate the success of established initiatives. The Town should also monitor the water conservation practices being implemented in other municipalities and consider successful practices for adoption and adaptation during the five-year review.



8. Definitions

Average Day Demand: Daily average water demand

Aquifer: An underground saturated permeable geological formation that is capable of transmitting water in sufficient quantities under ordinary hydraulic gradients to serve as a source of groundwater supply

Groundwater: Water found beneath Earth's surface in soil pore spaces and in the fractures of rock formations.

ICI: Industrial, Commercial, and Institutional

LID: Low Impact Development; an approach to managing rainfall run-off using landscaping and design strategies that mimic the natural movement of water. LID features collect run-off from hard surfaces such as roofs and infiltrate it on site instead of directing to the municipal storm sewer system.

Maximum Day Demand: The maximum consumption during any one day of the year.

Maximum Day Factor (MDF): Ratio of the maximum flow to the average daily flow in a water system calculated as the maximum day demand divided by the average day demand.

Per Capita use: A quantitative parameter that relates water use in a municipality to the population. It is calculated based on the average volume of water used per day divided by the population served

Potable Water: Treated water suitable for human consumption provided by the municipal waterworks system; water used for drinking and other domestic purposes.

Raw Water: Water that has not received any treatment for drinking

Recharge: The process by which water moves from the ground surface, and subsurface to arrive at the water table

SGRA (Significant Groundwater Recharge Area): An area conducive to infiltration, where an aquifer is replenished when rain and snow fall and seep into the ground. It is identified as specific type of vulnerable area protected under the Clean Water Act (2006)

Stormwater: Water discharged from a surface as a result of rainfall or snowfall

Water Conservation: Water management actions that improve the use of water resources to benefit the municipality's water system, people, and the environment; any actions that results in a reduction in water use, loss or waste

Water Efficiency: Carrying out a function, task, or process with the minimal amount of water feasible.

WHPA: Wellhead Protection Area; the surface and subsurface area surrounding a water well or well field that supplies a municipal water system

WHPA-Q1/Q2: Wellhead Protection Area for Quantity; an area delineated around municipal well supplies where groundwater takings or reductions in groundwater recharge could significantly impact the amount of water extractable at the municipal well supply

9. References

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APPENDIX A: Water Conservation Initiative Analysis

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
Goal: Reduce Unaccounted for Water Target: By 2026, a maximum of 10% of the total annual treated water production volume should be attributed to water losses	Explore the feasibility of district based leak detection monitoring (District Metering Areas)	<p>District based leak detection monitoring involves the establishment of “District Metering Areas” (DMAs) to proactively monitor the occurrence of leaks and water losses before they appear at the surface. The technique involves temporarily closing selected valves to divide the water distribution system into districts, and measuring the flow demand in each district during a specified period of time. The measured flow is then compared against the theoretical flow. If a significant difference between flow volumes is found, targeted leak detection action is taken to further pinpoint and repair the leak. District based leak detection monitoring allows for the collection of more accurate and timely water use data that assists in the better management of the water distribution system.</p> <p>Prior to implementing permanent DMAs, the Town should consider piloting a temporary DMA program. The pilot program would involve the use of a mobile testing unit to conduct limited flow analyses across non-permanent DMAs. Performance data gathered through the pilot program would present staff with a snapshot of the existing condition of the Town’s water distribution network (i.e. a high leakage threshold would indicate poor water line condition and a need for additional monitoring). This preliminary data would allow staff to assess whether investment into a permanent DMA program is warranted.</p>	<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 	<ul style="list-style-type: none"> • Program planning, design, and pilot : 2021 – 2023 • Program implementation: 2023 – ongoing 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Public Works • Supporting: Infrastructure Services, Environment

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	Customer Water Meter Replacement	Water meters installed at the initiation of the Town's water metering program are now due for replacement. Aging water meters under-report water usage and result in inaccurate readings. Most the Town's water meters are now 18 years old with many reaching the end of their life expectancy. A Town-wide replacement of water meters is an important strategy for addressing unaccounted for water, and meter-reading inaccuracies and errors. At a minimum, the Town should complete replacement work for all water meters installed at the initiation of the water metering program (e.g. all meters installed prior to 2003). An ongoing water meter replacement program should be implemented for all meters over 15 years of age. Strong consideration should be given to the implementation of Smart Meters. Smart meters have advanced data transfer capabilities that allow for the automatic upload of water meter data to a centralized database on a set schedule decided by the Town. Smart meters minimize meter reading error. When coupled with the adoption of data management software, Smart meters can provide Town staff with greater access and working control of water meter data. Depending on the frequency at which data is recorded, Smart meters can also provide greater insight into consumption trends, allowing for better system understanding and control.	<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 	<ul style="list-style-type: none"> • Program planning and design : 2021-2022 • Program implementation (meter replacement work) : 2022 - 2024 + (ongoing annual replacement program for meters over 15 yrs. old) 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment • Supporting: Infrastructure Services, Public Works

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	Non-Revenue Water Quantification Program	Authorized non-revenue water refers to unbilled water usage that is authorized by the Town. Major sources of authorized non-revenue water include water used by the Fire Department for training and emergency response, water used for water and sewer system maintenance work and well efficiency testing, public parks and garden irrigation, water usage at Town facilities, and water used for construction and building activities. Together these uses account for a significant portion of the Town's water demand. An on-going non-revenue water quantification program should be established to more accurately track water usage attributed to these activities. An accurate understanding of non-revenue water use will help determine the true value of real water losses in the distribution system, and establish a foundation for future non-revenue water conservation initiatives.	<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 		
			<ul style="list-style-type: none"> • Staffing: no extra staff required, 1 existing staff member with capacity to develop and update database on a regular basis will be required. Co-operation from key staff across multiple Town departments will be required to regularly track and report water usage from various departmental activities Difficulty = 2 • Materials : no new materials required Difficulty =1 • Timeframe: Under 1 year; staff can begin tracking and recording usage immediately Difficulty=1 • Barriers: Maintaining continued cooperation between Town departments Difficulty=2 <p>Rating= 1.6</p>	<p>\$0 - No new additional costs</p> <p>Rating =1</p>	<p>Rating = 1*</p> <p>*Although the initiative will not result in direct water savings, a better understanding of non-revenue water demand will serve to inform the direction of future conservation efforts.</p>	<ul style="list-style-type: none"> • Program development: 2021 • Implementation: 2021 – ongoing 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment • Supporting: Community Services, Facilities and Parks, Orangeville Fire Department • Supporting: Infrastructure Services, Public Works

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
Goal : Reduce Outdoor Water Use Target: By 2026, a reduction in the maximum day factor (MDF) by 3% from the 2013-2019 average. This would put the target maximum demand factor to 1.32.	Landscape Consultations - Landscape Water Efficiency & Low Impact Development (LID) Program	Landscape water efficiency and low impact development (LID) programs encourage the adoption of “water-wise” landscapes that combine water efficient plants with stormwater management techniques that work to capture and use rainfall run-off from hard surfaces to nourish gardens and lawns. In addition to nourishing garden and lawns, stormwater management features encourage the replenishment of groundwater and mitigate against flooding. Free-of-charge landscape consultations to educate and help residents identify LID and landscape efficiency opportunities on their properties can advance the adoption of “water-wise” landscaping across Town. During the consultation, a trained landscape advisor visits a resident’s home, inspects their lawn and garden, and provides advice on how to reduce landscape water demands. Residents participating in the program may receive a water-wise gardening kit that can include plant lists, gardening fact sheets, plant seeds, discount coupons from participating garden centres etc..	<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 	<ul style="list-style-type: none"> • Program planning and development: 2021 - 2022 • Implementation: 2022 – 2025 (reassess on yearly basis based on program uptake) 	<ul style="list-style-type: none"> • Lead: Community Services – Facilities & Parks • Supporting: Infrastructure Services, Environment
	Lawn Watering By-Law Review	Revise the existing lawn-watering by-law to a one day per week restriction. This practice should help curb maximum day demand when combined with the existing time-of-day watering restriction.	<ul style="list-style-type: none"> • Staffing: One (1) seasonal contract staff with expertise in landscaping, horticulture, and water-wise landscape design required to conduct landscape consultations with residents and develop educational materials. Horticulture or landscaping students are ideal candidates for seasonal positions. One existing staff member with capacity to develop core program elements and assist contract staff with development of program will also be required. Difficulty=6 • Materials: Gardening kits containing factsheets, brochures, plant list, info on LID techniques, seeds, coupons for local gardening centres etc. Difficulty = 5 • Timeframe: 2 years for program planning, development, and pilot implementation Difficulty= 4 • Barriers: Possibility for low resident uptake due to perceived implementation difficulty Difficulty = 5 <p>Rating = 5</p>	<ul style="list-style-type: none"> • Staffing: Seasonal contract staff 30\$/hr X 35 hrs./week X 16 weeks = \$16,800/yr. • Materials + Equipment: Up to \$4000/yr. for educational materials, water-wise landscape kits, brochures, and other outreach materials. <p>Total = \$20,800/yr.</p> <p>Rating = 2</p>	<ul style="list-style-type: none"> • Average weekly irrigation demand for single-family home in Orangeville = difference between summer day demand and winter day demand /estimated average landscaped area: $0.069\text{m}^3/186\text{m}^2 = 0.000371\text{m}/\text{m}^2$ per day/household or 2.6mm/week/household • Assuming weekly household irrigation demand is reduced by 80% with the adoption of water-wise landscaping, and program uptake by 12 houses/yr.: <ul style="list-style-type: none"> - 80% of 2.6mm= 2.08 mm of water savings a week/household or - $0.0003\text{m}/\text{day}/\text{m}^2$ - $0.0003\text{m}^3/\text{day} \times 186\text{m}^2 = 0.055\text{m}^3/\text{day}/\text{household} \times 92 \text{ days of summer} = 5.1\text{m}^3$ of savings per household per summer - 61m^3 of water savings per year with participation of 12 houses <p>Rating = 1*</p> <p>*Although this initiative is not estimated to result in direct significant water savings, the implementation of water efficient landscaping and low impact development practices will increase infiltration of rainfall runoff. This will recharge groundwater supplies and reduce stormwater runoff, thereby proactively protecting the long-term sustainability of municipal supply aquifers and mitigating against flooding.</p>	<ul style="list-style-type: none"> • By-Law Revision: 2021 • Resident outreach: 2021 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment • Supporting: Corporate

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			<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 		
			<p>by-law enforcement officer should have the capacity enforce changes to the by-law. Difficulty = 3</p> <ul style="list-style-type: none"> • <u>Materials</u>: Outreach and notification materials (e.g. pamphlets, doorhangers, website update, notice in local papers etc.) Difficulty = 1 • <u>Timeframe</u>: 1-2 yrs. for research, by-law revision, and implementation roll-out Difficulty= 3 • <u>Barriers</u>: Resident pushback and slow uptake due to high level of education and outreach required. By-law officers may have difficulty enforcing by-law. Difficulty= 7 <p>Rating= 3.6</p>	Rating = 2	<p>to irrigation means 563 m³/day can be attributed to residential irrigation activities.</p> <ul style="list-style-type: none"> • In a 2 week period 7882m³ of water use can be attributed to irrigation activities • Under the current by-law can assume that the current irrigation demand (7885m³/2 weeks) is attributed households watering 50% of the time, or 7 days out of a 2 week period. • If by-law is updated to a 1 day per week restriction, this would mean households can only water 2 times every 2 weeks. Household irrigation demand would be reduced to 2252m³/2 weeks, resulting in a savings of 5630m³/2 weeks, or an average of 402m³/day; over the summer watering season this could result in a potential water savings of 36,997m³/year. <p>Rating =10</p>	<ul style="list-style-type: none"> • By-Law Implementation: 2022 – ongoing 	Services, Clerk's (By-law division)
	Update Planning documents and guidelines to mandate the inclusion of landscape water efficiency, and low impact development (LID) techniques for new development and re-development applications.	The Town's Official Plan, Zoning By-Law, and development guidelines should be updated to mandate the inclusion of low impact development (LID) and landscape water efficiency practices for new development and re-development applications. To achieve this, the Zoning By-law could be updated to include restrictions on impermeable surface areas for properties and/or minimum requirements for landscaped/vegetated areas. Town planning application submission requirements and development guidelines should be updated to require LID and landscape water efficiency measures to be incorporated into site plans, subdivision	<ul style="list-style-type: none"> • <u>Staffing</u>: No extra staff required but at least one existing staff member should have the capacity to conduct research, and make updates to the Official Plan, Zoning By-law, application submission requirements, site plan guidelines, and engineering standards. Difficulty = 3 • <u>Materials</u>: none Difficulty = 1 • <u>Timeframe</u>: 1-2 yrs. of research, planning, and revision to planning documents and guidelines Difficulty= 3 • <u>Barriers</u>: May initially receive some pushback from development proponents due to more stringent regulations 	<p>\$0 – no new additional costs Rating = 1</p>	<ul style="list-style-type: none"> • Average irrigation demand per household= 0.069m³/day; assuming a population of 33,000 by 2025, assume 800 new households in town. • Without landscape efficiency and LID measures ,average irrigation demand per household = 0.069m³/day X 800 household = 55.2m³/day X92 watering days = 5078m³ (irrigation demand per summer for new developments) • Conservatively assuming an 80% reduction in irrigation demand due to implementation of water efficiency landscaping and low impact development = 4063m³ in future water savings/ year. <p>Rating = 3*</p>	<ul style="list-style-type: none"> • Research and update to OP, Zoning-Bylaw, and planning guidelines documents: 2020 -2021 • Implementation : 2021 – ongoing 	<ul style="list-style-type: none"> • Leading: Infrastructure Services, Planning • Supporting: Infrastructure Services, Environment

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		plans, landscape plans, and other planning submission documents. Incorporation of landscape efficiency and low impact development (LID) features into Official Plans and Zoning By-Laws is a mandatory requirement under the Source Water Protection Program. Updates to the OP and Zoning By-law will bring the Town's planning and development policies into compliance with the source protection policies and harmonize the Town's planning policy framework with source water protection requirements.	<p>Difficulty= 2</p> <p>Rating= 2.6</p>		* LID features promote direct infiltration of stormwater and recharge municipal supply aquifers. Although they do not translate to significant direct savings in water usage, they proactively ensure supply aquifers are replenished, thereby protecting the long-term sustainability of the water supply. LID features also help mitigate against flooding.		
	Develop Phased Water Restriction Policy and Procedure	A phased water restriction policy is designed to reduce demand for water during drought, water shortages, or emergency situations through specific water restrictions. The decision to activate more restrictive stages of the procedure is based on reasoned predictions and facts. The intention of water restrictions is to ensure a sustainable water supply until the concerns that caused the deployment of the restriction are addressed. Climate change predictions for the Town of Orangeville forecast the occurrence of more prolonged and intense summer heat events coupled with a decline in total summer precipitation. These conditions increase the potential for drought and stress on the Town's water supply, as water demand typically increases under hot and dry conditions. A phased water restriction policy is a key management tool for ensuring an adequate water supply during times of system stress.	<p>• <u>Staffing</u>: no extra staff required, 1 existing staff member with capacity to research and develop policy and procedure. Existing by-law enforcement officers will need capacity to perform inspections and enforce restrictions when restriction procedure is activated Difficulty=1</p> <p>• <u>Materials</u>: Education and outreach materials (website and social media updates, notices in local newspaper and radio ads) Difficulty= 1</p> <p>• <u>Timeframe</u>: 1 year to develop policy and procedure. To be implemented on as needed basis in response to drought and emergency situations Difficulty= 2</p> <p>• <u>Barriers</u>: Resident compliance issues and enforcement difficulties Difficulty= 5</p> <p>Rating = 2.2</p>	<p>0\$ - no additional cost to develop policy and procedure.</p> <p>When restrictions are put in place, minimal advertising and print costs may be incurred for outreach efforts to inform residents that restriction is in place (e.g. newspaper ads, pamphlets, and radio notices).</p> <p>Rating =1</p>	Water restrictions are used to deal with emergency water shortages and droughts. Restrictions are an important strategy for proactively protecting water supplies during times of water stress. Restrictions are intended to deal with short-term problems and do not aim to achieve long-term reductions in usage	<p>• Policy and procedure development: 2021-2022</p> <p>• Implementation: 2022– ongoing as needed</p>	<p>• Lead: Infrastructure Services, Environment</p> <p>• Supporting: Corporate Services, Clerk's (By-law division) By-Law</p>

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
Goal: Reduce Indoor Water Use Target: By 2026, a 5% reduction from the 2018 baseline in average daily per capita residential demand from November 1 to April 30 th . This would put the target 5 year average daily per capita	Establish and Formalize a Water Use Database	<p>The Town of Orangeville contracts Orangeville Hydro to conduct monthly meter readings and record customer usage data. The collected usage data is provided to the Town on an annual basis.</p> <p>Well production data is tracked, compiled, and collected by the Town. Going forward it is recommended that the Town compile both water production and metered usage data into a common database. Database updates and analyses should occur on a quarterly basis. Performance of regular analyses on the data will provide a better understanding of water demand trends as well as provide early indication of leaks and other operational discrepancies in the distribution system.</p>	<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 	<ul style="list-style-type: none"> • Database and program development: 2021 • Program implementation: 2022 - ongoing 	<ul style="list-style-type: none"> • Lead : Infrastructure Services, Environment • Supporting: Orangeville Hydro

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<p>residential demand from November 1 to April 30th to 158 L/day.</p> <p>By 2026, A 7% reduction in average daily per capita treated water demand from the 2013-2019 average. This would put the per capita daily treated water demand at 293 L/person/day.</p>	Establish a Water Softener Rebate Program	A water softener rebate program will encourage property owners with older time-based softener models to transition to more efficient on-demand models, or adopt alternative technologies that effectively reduce scale buildup without the use of salt or additional water. Traditional water softeners require significant amounts of water to perform the regeneration process required to recharge the resin tank in the water softener. Special incentives for the adoption of more efficient models or alternatives such as the Template Assisted Crystallization (TAC) or Nucleation Assisted Crystallization (NAC) systems could result in significant household water savings. The NAC/TAC units do not require salt or any additional water to operate and instead use polymer beads to convert the hard minerals in water into microscopic crystals, thereby preventing scale buildup on appliances and pipes. In addition to lowering water demand, more efficient softener models and alternative treatment systems prevent additional salt loading into the wastewater effluent stream, thereby reducing negative water quality impacts on local waterbodies.	<ul style="list-style-type: none"> • Staffing: no extra staff required , but will require existing staff member with capacity to develop program guidelines and administer rebate program. Difficulty = 3 • Materials: advertising and outreach materials to promote program (e.g. website update, development of rebate form) Difficulty =2 • Timeframe: 2 years for program planning, development, and implementation Difficulty=3 • Barriers: Possible lack of program uptake by Town residents, substantial time commitment for staff to administer the program if uptake is high Difficulty= 6 <p>Rating= 3.5</p>	<p>100 rebates/yr. X \$250/rebate = \$25,000 /yr.</p> <p>Rating = 3</p>	<ul style="list-style-type: none"> • Estimated amount of water used in softener regeneration process = 400 - 600 L • Older softeners can regenerate an estimated 1 -7 times/week. • Low End Estimation: 400L/ regeneration cycle X 1 regeneration cycle/week = 400 L /week X 52 weeks/yr. =20,800 L/yr. • High End Estimation= 600L/regeneration cycle X 7 regeneration cycles /week = 4,200L X 52 weeks/yr . = 218,400L/yr. • Low End: 20,800 L X 100 households = 2,080,000L/yr. (2,080m³) • High End: 218,400 L X 100 households = 21,840,000L/yr. (21,840m³) • Conservatively assuming rebate program for 100 households per year can reduce softener water use by 70% : total water savings = 1,456m³ – 15,288m³/yr. <p>Rating = 2 – 7 (Median: 4.5)</p> <p>Note: More efficient water softeners and alternative water treatment systems also reduce the release of salt into the environment, providing savings related to preservation of water bodies, aquatic ecosystems, and infrastructure prone to degradation from salt</p>	<ul style="list-style-type: none"> • Program development: 2020 – 2021 • Program Implementation 2021 –ongoing (subject to program review) 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment
	Explore Greywater Re-use and rainwater harvesting opportunities at Town Facilities	Explore the possibility of greywater re-use and rainwater harvesting at Town facilities (e.g. recreation centres, Town hall) for non-potable water uses (e.g. toilets, urinal flushing, equipment washing etc.)	<ul style="list-style-type: none"> • Staffing: no extra staff required but 1-2 existing staff will be required to investigate feasibility of program Difficulty = 3 • Materials: greywater systems may require large cisterns for storage, and retrofits to plumbing. Difficulty =6 	<p>Estimate \$20,000 per facility</p> <p>Capital costs spread over 5 years = \$4000/year/facility</p> <p>Rating = 1</p>	<p>Total water use at Alder St. Rec Centre in 2019 was 22,376m³. Assuming that 30% of water used can be greywater, water savings can = 6713m³/yr.</p> <p>Rating = 5</p>	<ul style="list-style-type: none"> • Project planning and design :2021 -2022 • Project Implementation: 2022-2023 	<ul style="list-style-type: none"> • Lead: Community Services, Facilities & Parks

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			<ul style="list-style-type: none"> • Timeframe: 3 years for planning, development, trialing, and implementation Difficulty= 8 • Barriers: Capital costs for installing systems may raise concern. Difficulty= 8 Rating=6				
	Update planning documents and application submission guidelines to mandate the inclusion of water conservation measures into new development and re-development projects	Through the development approvals process, the Planning department should require that new subdivision, condominium, institutional, industrial, and commercial development proposals provide a Water Conservation Plan as part of a complete planning application submission package. The Water Conservation Plan should outline how water use is minimized in process and site design. Significant water use efficiencies can be achieved when consideration is given to factors such as process water reuse, high efficiency fixtures, building design, and landscape design. The Planning department may enforce the implementation of such measures through subdivision and site plan agreement conditions.	<ul style="list-style-type: none"> • Staffing: no extra staff required but at least one existing staff member should have the capacity to conduct research, draft updates to the Official Plan, Zoning By-law, application submission requirements, site plan guidelines, and engineering standards. Difficulty = 3 • Materials: none Difficulty =1 • Timeframe: 1-2 yrs. of research, planning, and initial implementation Difficulty= 3 • Barriers: May initially receive some pushback from development proponents due to additional requirements to complete the planning process Difficulty= 2 Rating= 2.6	None Rating = 1	<ul style="list-style-type: none"> • Assuming a population of 33,000 by 2025, and using the average per capita water production = 314 L/person/day X 3000 new residents = 942,000 additional L/ day (or 942m³) • 942m³/day X 365 days/yr. = additional annual water production of 343,830 m³/yr. required for new residents. • Conservatively assuming a 4% reduction in projected water production due to water conservation and efficiency measures included in new developments = estimated 13,753 m³/yr. of future water savings per year Rating = 6	<ul style="list-style-type: none"> • Revision to planning guidelines and documents: 2020-2021 • Implementation and enforcement of new planning requirements: 2021 –ongoing 	<ul style="list-style-type: none"> • Lead: Infrastructure Services , Planning • Supporting: Infrastructure Services, Environment
	Explore feasibility of establishing an ICI Water Audit Program	Complete facility water audits for top industrial, commercial, and institutional water users with the goal of identifying water efficiencies and recommendations that the client can undertake to realize water savings.	<ul style="list-style-type: none"> • Staffing: Consultant to perform water audits. 1 existing staff member to manage initiative and draft RFP to retain consultant with relevant qualifications Difficulty = 6 • Materials: water savings kit with brochures, factsheets etc. Difficulty =3 • Timeframe: 1 year to retain consultant and develop program, 2 years to perform water audits for top ICI water users 	<p>Estimated consulting fees for water auditing services per facility = \$5000</p> <p>Assuming 3 facilities undertake water audit/yr. = \$15,000/yr.</p> Rating = 2	<p>*Variable - Water savings will largely depend on degree of program uptake by ICI facilities. Audits will identify opportunities for water savings, however actual water savings will depend on the degree to which ICI facility managers undertake the recommendations identified through the auditing process.</p>	<ul style="list-style-type: none"> • Program planning and RFP development: 2023-2024 • Program implementation: 2024 -2026 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment

Goal & Target	Initiative	Description of Initiative	Difficulty	Estimated Cost	Estimated Water Savings	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
			<ul style="list-style-type: none"> • 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers • 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers • 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers 	<ul style="list-style-type: none"> • 1-3= \$0 – \$30,000/yr • 4-6=\$30,000 - \$100,000/yr • 7-10=\$100,000/yr + 	<ul style="list-style-type: none"> • 1-3 = 0-5,000m³/yr • 4-6 = 5,000 – 15,000m³/yr • 7 -10 = 15,000m³/yr+ 		
			Difficulty= 4 • <u>Barriers</u> : Low uptake and response by ICI sectors Difficulty= 8 Rating=5.4				
Goal: Enhance rainfall infiltration and aquifer recharge Target : By 2026, complete two pilot projects to restore and enhance groundwater recharge processes on public lands in the Wellhead Protection Area for Quantity. Pilot projects should utilize a combination of low impact development, naturalization, afforestation, and environmental restoration techniques to achieve an enhancement in groundwater infiltration rates.	Investigate the feasibility of a pilot project to increase the urban tree canopy and naturalize public lands in the Wellhead Protection Area for Quantity (WHPA-Q1/Q2).	Undertake a pilot project to increase the urban tree canopy and re-naturalize public lands in the Wellhead Protection Area for Quantity (WHPA-Q1/Q2). The re-naturalization and reforestation of lands in the WHPA-Q1/Q2 will help to restore infiltration and natural water balance processes by creating areas to capture rainfall runoff, and in turn replenish groundwater aquifers, while reducing stormwater run-off rates and alleviating flooding during significant rainfall events. Examples of potential project options include implementing a combination of re-naturalization techniques including establishment of tree clusters, no mow zones, and xeriscaping (use of drought tolerant vegetation) in place of existing public lawns and turf grounds, medians, boulevards, and other public spaces. The re-naturalization of urban lands significantly reduces the long-term need for irrigation systems, lowers maintenance requirements, and thereby reduces associated costs.	<u>Staffing</u> : Consultant required for project design; contractor may be required for project implementation; Town staff and local volunteer networks may also assist with project implementation. 1-3 existing staff member(s) with capacity to manage consultant, contractors, and volunteers required. Difficulty=6 <u>Materials</u> : Variety of native plant species, trees, shrubs, soil amendments, landscaping materials, machinery, and tools Difficulty = 8 <u>Timeframe</u> : 2 - 3 year implementation depending on scale of project Difficulty= 3 <u>Barriers</u> : Lack of staff buy-in and high capital cost; pushback from residents Difficulty=3 Rating = 4.6	Estimated \$45,000 - \$150,000 depending on size and scale of proposed project Rating = 5 – 7* * The establishment of naturalized areas in place of previously manicured, or unused lawns and turf can significantly lower costs associated with the maintenance of such areas	* Urban re-naturalization, afforestation, and environmental restoration projects promote infiltration of precipitation and recharge municipal supply aquifers. Although they do not translate to direct savings in water usage, they proactively ensure the long-term sustainability of drinking water supply aquifers. Naturalized areas also offer the additional benefits of improving both groundwater and surface water quality, generate organic soils and improve soil health, help mitigate flooding, absorb greenhouse gases, create wildlife habitat, and provide shade to mitigate temperature increases, and contribute to wind velocity reduction (CVC, 2016)	<ul style="list-style-type: none"> • Project planning and RFP development: 2021-2022 • Project implementation: 2022-2024 	<ul style="list-style-type: none"> • Lead: Community Services, Facilities & Parks • Supporting: Infrastructure Services, Environment
	Incorporate Low Impact Development Infrastructure and Urban Naturalization Techniques into Town Infrastructure Projects	Undertake a pilot project to include Low Impact Development (LID) and naturalization techniques into the design of a priority Town Infrastructure project. Road reconstructions, parking lot retrofits, and parks and recreation properties all provide excellent opportunities for implementation of LIDs and nature-wise landscaping. Examples include road reconstruction	<u>Staffing</u> : consultant required to design project; contractors required for project construction. 1 existing staff member required with capacity to manage consultant and contractors Difficulty=6 <u>Materials</u> : construction equipment and materials, machinery, landscaping materials etc. Difficulty = 8	*Estimated \$40,000 - \$140,000 depend on the size and scale of the project proposed and the types of Low Impact Development and naturalization techniques employed in the project design. Rating = 5 -7	* Low Impact Development and naturalization techniques promote infiltration of rainfall runoff and recharge municipal supply aquifers. Although they do not translate to direct savings in water usage, they proactively ensure that drinking water aquifers are replenished and maintained, thereby protecting the long-term sustainability of the Town's water supply. LIDs and naturalization also provide additional benefits including	<ul style="list-style-type: none"> • Project planning and RFP development: 2021-2022 • Project implementation: 2022-2024 	<ul style="list-style-type: none"> • Lead: Infrastructure Services, Environment, Transportation & Development • Supporting: Community Services, Facilities & Parks

Goal & Target	Initiative	Description of Initiative	Difficulty <ul style="list-style-type: none">• 1-3 = no new staff required, materials easy to access/develop/install, 0-2 yr. implementation timeframe, few barriers• 4-6 = consultant, contract staff, part time or overtime staff required, materials may be challenging access/develop/install, 3-5 yr. implementation timeframe, some barriers• 7-10 = full-time staff or ongoing consulting contract required, materials challenging to access/develop/install, 5+ year implementation timeframe, significant barriers	Estimated Cost <ul style="list-style-type: none">• 1-3= \$0 – \$30,000/yr• 4-6=\$30,000 - \$100,000/yr• 7-10=\$100,000/yr +	Estimated Water Savings <ul style="list-style-type: none">• 1-3 = 0-5,000m³/yr• 4-6 = 5,000 – 15,000m³/yr• 7 -10 = 15,000m³/yr+	Proposed Implementation Schedule (*subject to council approval*)	Implementation Lead & Supporting Division(s)
		projects with curbless streets and infiltration trenches, parking lots with bioretention areas, rain gardens in Town right-of-ways, use of permeable rubber in playgrounds and public activity areas, use of bio-retention practices in areas of ponding in parks, use of pervious concrete, asphalt, or other permeable pavement installations in municipal public parking lots.	<u>Timeframe</u> : 1-2 year implementation Difficulty = 2 <u>Barriers</u> = Lack of staff buy-in due to perceived maintenance concerns and high capital costs Difficulty= 4 Rating= 4.4		flood attenuation and surface and groundwater quality improvements		

End of Document

Subject: Update on Uncommitted Reserve Capacity at the Water Pollution Control Plant

Department: Infrastructure Services

Division: Environment

Report #: IS-Env-2020-013

Meeting Date: September 28, 2020

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities

Recommendations

That report IS-Env-2020-013, Uncommitted Reserve Capacity at the Water Pollution Control Plant be received.

Background and Analysis

Each year Infrastructure Services calculates the uncommitted reserve capacity at the WPCP in accordance with the Ministry of Environment (MOE) Procedure D-5-1, Calculating and Reporting Uncommitted Reserve Capacity at Sewage and Water Treatment Plants. Historically these calculations have been used to confirm the remaining capacity at the Water Pollution Control Plant (WPCP) and as justification for allocations of sewage treatment capacity.

In early 2008, Council passed a new Sewage Treatment Allocation Policy, which tied the number of units that may be allocated treatment capacity prior to an expansion of

the WPCP to the D-5-1 calculations that were based on flows to the WPCP in 2006. The rationale for this was that 2006 was a wet year which resulted in very high flows to the WPCP. The policy assumes that the flows to the WPCP in 2006 constitute a worst case scenario, and that by allocating on that basis, the risk of exceeding the rated capacity of the WPCP is minimized.

With the Sewage Treatment Allocation Policy in place, the importance of these annual calculations is reduced. However, it is important that these calculations are completed annually to confirm that the assumptions that form the basis of the Sewage Treatment Allocation Policy remain valid.

The calculations are completed using a full year of flow data. The results of the calculations using the 2019 flows are provided in Table 1. The complete calculations based on the 2019 flows are in Attachment 1 to this report. It should be noted that the uncommitted reserve capacity flow includes an allowance for industrial, commercial and institutional growth in the same proportion as presently exists in the Town. Based on the water consumption records, the ratio of the residential to non-residential flow to the plant is approximately 75% to 25%.

Table 1 Flows at Water Pollution Control Plant

	2018	2018	2017	2016	2015
Plant design capacity (m ³ /d)	17,500	17,500	14,400	14,400	14,400
Total flow to the plant (m ³)	4,095,264	4,252,664	4,554,316	3,824,580	3,738,123
5-year average day per residential unit flow (m ³ /d)	1.03	1.04	1.05	1.03	1.06
3-year average day per residential unit flow (m ³ /d)	1.07	1.06	1.03	1.01	1.05

	2018	2018	2017	2016	2015
Actual recorded average day flow (m ³ /d)	11,220	11,651	12,478	10,450	10,241
Hydraulic reserve capacity (m ³ /d)	6,280	5,849	1,922	3,950	3,424
Residential units with committed capacity	161 units	192 units	220 units	380 units	469 units
Committed plant capacity (m ³ /d) *	390	426	449	611	703
Uncommitted reserve capacity (m ³ /d)	5,890	5,423	1,474	3,340	3,456
Uncommitted reserve capacity	5,728 units	5,201 units	1,398 units	3,240 units	3,260 units
Total precipitation (mm)	816.2	952.4	1211.4	890.2	756.2

* Committed Plant Capacity includes an allowance for the additional flow to the WPCP from the filter backwash at several water treatment sites. While it is no longer planned, an allowance for a Humber College campus on Veterans Way has been included here pending the disposition of the property.

As noted above, higher than average precipitation in 2006 led to high flows to the WPCP, which in turn resulted in the limited uncommitted reserve capacity at the WPCP which now forms the basis of the Sewage Treatment Allocation Policy. In 2019, the flows to the WPCP were less than those experienced in 2006. This confirms that continuing to use the 2006 flows (worst case scenario) as the flow component for the

calculations that are the basis for the Sewage Treatment Allocation Policy is a conservative approach.

The expansion work at the WPCP was substantially complete in June 2018. This increased the available treatment capacity at the WPCP from 14,400 m³/d to 17,500 m³/d, and increased the number of new residential units that can allocated sanitary servicing. With this increase in available treatment capacity, sanitary servicing is not expected to be a limiting factor when allocating servicing capacity for the foreseeable future. Staff suggest it would be appropriate to review and update the Servicing Allocation Policy for Council's consideration to reflect this increased capacity.

Financial Impact

There is no financial impact associated with this report.

Respectfully submitted
Douglas G. Jones, M.E.Sc., P. Eng.
General Manager, Infrastructure Services

Attachments:

1. Water Pollution Control Plant – Available Reserve Capacity as of January 1, 2020

WATER POLLUTION CONTROL PLANT -- AVAILABLE RESERVE CAPACITY -- AS OF JANUARY 1, 2020

NOTE: The following calculations are based on MOE Procedure D-5-1 "Calculating and Reporting on Uncommitted Reserve Capacity at Sewage and Water Treatment Plants".

Section 1

Plant Design Capacity 17,500 m3/d

Section 2

Calculate Average per Capita and per Household Flow

Year	Actual Flow to Plant	Days in Year	No. of Hshlds	Population	Average Flows m3/d								
					Annual Flow	3 Yr Avg	5 Yr Avg	Per Hshld	3 Yr Avg	5 Yr Avg	Per Capita	3 Yr Avg	5 Yr Avg
1995	4,133,919	365	7,210	21,342	11,326			1.57			0.531		
1996	5,086,038	366	7,364	21,797	13,896			1.89			0.638		
1997	4,535,715	365	7,496	22,188	12,427	12,550		1.66	1.71		0.560	0.576	
1998	4,295,408	365	7,782	23,035	11,768	12,697		1.51	1.69		0.511	0.569	
1999	4,264,551	365	8,069	23,964	11,684	11,960	12,220	1.45	1.54	1.62	0.488	0.519	0.545
2000	4,482,889	366	8,388	24,828	12,248	11,900	12,405	1.46	1.47	1.59	0.493	0.497	0.538
2001	4,695,280	365	8,877	26,276	12,864	12,265	12,198	1.45	1.45	1.51	0.490	0.490	0.508
2002	4,532,625	365	9,066	26,835	12,418	12,510	12,196	1.37	1.43	1.45	0.463	0.482	0.489
2003	4,269,438	365	9,303	26,886	11,697	12,326	12,182	1.26	1.36	1.40	0.435	0.462	0.474
2004	4,442,177	366	9,542	27,576	12,137	12,084	12,273	1.27	1.30	1.36	0.440	0.446	0.464
2005	4,405,351	365	9,642	27,865	12,069	11,968	12,237	1.25	1.26	1.32	0.433	0.436	0.452
2006	4,735,282	365	9,682	27,981	12,973	12,393	12,259	1.34	1.29	1.30	0.464	0.446	0.447
2007	3,524,366	365	9,750	28,178	9,656	11,566	11,707	0.99	1.19	1.22	0.343	0.413	0.423
2008	4,389,300	366	9,761	28,209	11,993	11,541	11,766	1.23	1.19	1.22	0.425	0.410	0.421
2009	4,135,162	365	9,851	27,582	11,329	10,993	11,604	1.15	1.12	1.19	0.411	0.393	0.415
2010	4,348,716	365	10,109	28,305	11,914	11,745	11,573	1.18	1.19	1.18	0.421	0.419	0.413
2011	4,181,265	365	10,186	28,520	11,456	11,566	11,269	1.12	1.15	1.13	0.402	0.411	0.400
2012	3,877,666	366	10,303	27,818	10,595	11,322	11,457	1.03	1.11	1.14	0.381	0.401	0.408
2013	4,242,403	365	10,475	28,492	11,623	11,224	11,383	1.11	1.09	1.12	0.408	0.397	0.404
2014	4,173,011	365	10,596	28,821	11,433	11,217	11,404	1.08	1.07	1.10	0.397	0.395	0.402
2015	3,738,123	365	10,678	29,045	10,241	11,099	11,070	0.96	1.05	1.06	0.353	0.386	0.388
2016	3,824,580	366	10,696	28,900	10,450	10,708	10,868	0.98	1.01	1.03	0.362	0.370	0.380
2017	4,554,316	365	10,887	29,500	12,478	11,056	11,245	1.15	1.03	1.05	0.423	0.379	0.388
2018	4,252,664	365	11,065	29,876	11,651	11,526	11,251	1.05	1.06	1.04	0.390	0.392	0.385
2019	4,095,264	365	11,153	30,113	11,220	11,783	11,208	1.01	1.07	1.03	0.373	0.395	0.380

WATER POLLUTION CONTROL PLANT -- AVAILABLE RESERVE CAPACITY -- AS OF JANUARY 1, 2020

NOTE: The following calculations are based on MOE Procedure D-5-1 "Calculating and Reporting on Uncommitted Reserve Capacity at Sewage and Water Treatment Plants".

Section 3

Average Day Flow for 2018 11,220 m3/d

Section 4

Hydraulic Reserve Capacity = Design Capacity - Actual Recorded Avg Day Flow

Rated Capacity	17,500 m3/d
Act Record Flow	<u>11,220 m3/d</u>
Hydraulic Res Cap	6,280 m3/d

Section 5

Residential Units with Committed Capacity

<u>Plan</u>	<u>Committed Units</u>	<u>Unoccupied Units</u>		
Infilling	11	(15 SF Res @ 0.75 SDU/Unit)		
15 Brenda Blvd	9	(14 Apartment Units @ 0.66 SDU/Unit)		
Westview-Block 3	28	(42 condo apts @ .66SDU/Unit)		
15-19 Centre St	16	(24 condo apts @ .66SDU/Unit)		
30/32 Townline	1	(1 Apartment Units @ 0.66 SDU/Unit)		
31 Townline	6	(9 Townhouses @ 0.66 SDU/Unit)		
Cachet Block 92	0	(0 common element townhouse Units @ 0.66 SDU/Unit)		
310 Broadway	29	(44 townhouse units at 0.66 SDU/Unit)		
Chartwell Seniors Ph 2 (Riddell Road)	61	(122 Seniors Units @ 0.50 SDU)		
Humber College (full build-out)	0	+	174	m ³ /day
Water Supply Filter Backwash		+	51	m ³ /day
Total Committed Capacity	161	+	225	m ³ /day

WATER POLLUTION CONTROL PLANT -- AVAILABLE RESERVE CAPACITY -- AS OF JANUARY 1, 2020

NOTE: The following calculations are based on MOE Procedure D-5-1 "Calculating and Reporting on Uncommitted Reserve Capacity at Sewage and Water Treatment Plants".

Section 6

Committed Plant Capacity = No. of Committed Units * 5 Yr Avg Flow per hshld per day

No. of Committed Units	161	
5 Yr Avg Flow / hshld / d	<u>1.03</u>	
Residential Committed Capacity	165	m ³ /day
Humber / Filters	<u>225</u>	m ³ /day
	390	m ³ /day

Section 7

Uncommitted Reserve Capacity = Hydraulic Reserve Capacity - Committed Reserve Capacity

Hydraulic Reserve Capacity	6,280	m3/d
Committed Plant Capacity	390	m3/d
Uncommitted Reserve Capacity	5,890	m3/d

Section 8

No. of Add'l Units that could be serviced = Uncommitted Reserve Capacity / 5 Yr Avg Flow / hshld /d

Uncommitted Reserve Capacity	5,890	m3/d
5 Yr Avg Flow / hshld / day	<u>1.03</u>	
No. of Add'l Units	5,728	
Census Density from Treasury	<u>2.7</u>	ppu
Additional Population	15,466	

Subject: Update on Uncommitted Water Supply Capacity

Department: Infrastructure Services

Division: Environment

Report #: IS-Env-2020-014

Meeting Date: September 28, 2020

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities

Recommendations

That report IS-Env-2020-014, Update on the Uncommitted Water Supply Capacity be received.

Background

The purpose of this report is to advise Council of the uncommitted reserve capacity in the Town's water supply system as of January 1, 2020. The following summarizes the relevant background information on this matter:

1. The uncommitted reserve capacity for the Town's water supply is calculated in accordance with the Ministry of the Environment Procedure D-5-1, Calculating and Reporting Uncommitted Reserve Capacity at Sewage and Water Treatment Plants. Generally, the calculation determines the available supply capacity, and using the historical consumption data calculates the projected demand for unbuilt, but approved, planning applications. The difference between the two is the

uncommitted reserve capacity. A copy of the complete calculations is Attachment 1 to this report.

2. As of January 1, 2020, the calculated uncommitted reserve capacity was 852 m³/day. This volume could service approximately 841 single family homes, or approximately 1,052 town homes. However, it must be noted that this is a theoretical capacity only, and could change quickly, unexpectedly and significantly as a result of changes in the performance of, or water quality from, one of the nine well fields.
3. The uncommitted reserve capacity calculation is based on the agreement the Town entered into with Transmetro Properties Limited when it acquired Well 12 and active planning applications. That agreement requires the Town to reserve supply capacity for a specified number of residential units on specific lands. Currently we are reserving 706 m³/day of supply capacity in accordance with the terms of the agreement over and above the uncommitted reserve capacity listed above.

The agreement also resulted in the allocation that is being maintained for the Humber College lands on County Road 16 (Veterans' Way). While it is no longer planned, an allowance of 174 m³/day has been reserved pending the disposition of the property.

4. The total water use in the Town has dropped significantly since 2003. Attachment 2 shows the annual Maximum Day and Average Day uses for the period from 1998 to 2018, along with the number of households in the Town. The plot shows that while the number of households in Town has continued to increase, the amount of water being used by the Town as a whole has declined. Since 2013 an increasing trend in water demand has been observed as a result of population growth. The water demand decreased in 2017 and 2019, likely due to cooler and wetter summers.
5. The available water supply from the Town's twelve water supply wells has decreased by approximately 1,000 m³/day since 2018. This is due primarily to turbidity issues encountered at Well 6 in fall 2018 and the need to reduce the taking at both Wells 11 and 2A due to increased draw down during pumping. A capital project will be included in the draft 2021 capital budget to evaluate the status of our existing wells and provide recommendations to re-establish lost capacity.

Analysis

Based on the background information provided above, this report suggests that there is currently capacity available in the water supply system to service additional development, however all allocations of water supply capacity should be evaluated on a case-by-case basis. As in the past, the water supply allocation will not be given until the Town is satisfied the project is going to construction.

All new development requires allocations of both water supply and sewage treatment capacity. With the expansion at the Water Pollution Control Plant now complete, available water supply is the limiting factor in servicing allocations. The decline in available water supply due to changes in the safe yield from our wells and trends showing an increase in average day water demand, highlight the importance of securing additional sources of water supply for the Town in the near future.

The Class Environmental Assessment (Class EA) to add an additional source of supply to the Town's water system has been underway for over a year. Pump testing of a potential new well has been completed, hydrogeological computer simulations have been calibrated using the pump test results and the Public Information Centre will be conducted virtually this fall. It is anticipated that the Class EA will be completed in early 2021. The next step will involve securing a Permit To Take Water (PTTW) for the new well from the Ministry of Environment, Conservation and Parks. This may require additional pump testing, monitoring and modeling. Once the PTTW has been secured, detailed design and construction to connect the well to the Town's system will be required. Staff anticipate that this work will not be completed before mid-2022.

Financial Impact

There is no financial impact associated with this report.

Respectfully submitted
Douglas G. Jones, M.E.Sc., P. Eng.
General Manager, Infrastructure Services

Attachments:

1. Water Works – Available Supply Capacity as of January 1, 2020
2. Maximum and Average Day Water Demands – 1998 - 2019

Water Works -- Available Supply Capacity -- As of January 1, 2020**Assumptions**

1. Demand is based on active applications and existing agreements

NOTE: The following calculations are based on MOE Procedure D-5-1 "Calculating and Reporting on Uncommitted Reserve Capacity at Sewage and Water Treatment Plants".

Section 1 - Supply Capacity**Total Available Supply Capacity**

Well No.		Permitted Capacity	Safe Pumping Capacity m3/day					
			1999	2000	2001	2002	2003	2004
2	See Note 1	-	691	691	691	691	691	691
3	See Note 2		0	0	0	0	0	0
4	See Note 3	PE	1,973	1,973	0	0	0	0
5/5a	See Note 4	6,000	4,925	4,925	4,925	4,925	4,925	6,000
6	See Note 5	3,600	3,456	3,456	3,456	3,456	3,456	3,456
7		1,309	1,309	1,309	1,309	1,309	1,309	1,309
8b/8c	See Note 6	657	2,314	2,314	2,314	2,314	2,314	1,519
9a/9b	See Note 7	878	1,376	1,309	1,309	1,309	1,309	1,309
10		1,452	1,452	1,452	1,452	1,452	1,452	1,452
11		1,309	1,309	1,309	1,309	1,309	1,309	1,309
12	See Note 8	1,309						
TOTAL			16,514	18,805	16,765	16,765	16,765	17,045
without Well 5 and 5A				13,880	11,840	11,840	11,840	11,045
without Well 5 or 5A				18,494	16,454	16,454	16,454	15,659

Total Available Supply Capacity (Cont'd)

Well No.		Permitted Capacity	Safe Pumping Capacity m3/day					
			2005	2006	2007	2008	2009	2010
2	See Note 1	-	691	691	691	821	878	878
3	See Note 2					-		
4	See Note 3	PE				-		
5/5a	See Note 4	6,000	6,000	6,000	6,000	6,000	6,000	6,000
6	See Note 5	3,600	3,456	3,456	3,456	3,456	1,500	2,950
7	See Note 6	1,309	1,309	1,309	1,309	1,309	1,309	1,310
8b/8c	See Note 7	657	655	655	655	654	656	656
9a/9b	See Note 8	878	880	880	880	878	878	878
10		1,452	1,452	1,452	1,452	1,453	1,452	1,452
11		1,309	1,309	1,309	1,309	1,309	1,309	1,309
12	See Note 9	1,309			1,309	1,309	1,309	1,309
TOTAL			16,514	15,752	17,061	17,189	15,291	16,742
without Well 5 and 5A				9,752	11,061	11,189	9,291	10,742
without Well 5 or 5A				14,366	15,675	15,803	13,905	15,356

Total Available Supply Capacity (Cont'd)

Water Works -- Available Supply Capacity -- As of January 1, 2020

Well No.		Permitted Capacity	2011	2012	Safe Pumping Capacity m3/day		2015	2016
					2013	2014		
2	See Note 1	[878]	691	691	700	700	778	820
3	See Note 2							
4	See Note 3	PE						
5/5a	See Note 4	6,000	6,000	6,000	6,000	6,000	6,000	6,000
6	See Note 5	3,600	1,000	1,900	2,500	2,289	2,246	2,419
7	See Note 6	1,310	1,309	1,309	1,310	1,310	1,310	1,310
8b/8c	See Note 7	656	655	655	656	656	432	518
9a/9b	See Note 8	878	880	880	878	878	878	878
10	See Note 9	1,452	1,452	1,452	1,452	1,452	1,452	1,296
11	See Note 10	1,309	1,309	1,309	1,309	1,309	1,210	1,037
12	See Note 11	1,309	1,309	1,309	1,309	1,309	1,309	1,309
		16,514	14,605	15,505	16,114	15,903	15,615	15,587
	without Well 5 and 5A		8,605	9,505	10,114	9,903	9,615	9,587
	without Well 5 or 5A		13,219	14,119	14,728	14,517	14,229	14,201

Total Available Supply Capacity (Cont'd)

Well No.		Permitted Capacity	2017	2018	Safe Pumping Capacity m3/day		2021	2022
					2019	2020		
2	See Note 1	[878]	778	820	775			
3	See Note 2							
4	See Note 3							
5/5a	See Note 4	6,000	6,000	6,000	6,000			
6	See Note 5	3,600	2,592	1,728	1,728			
7	See Note 6	1,310	1,310	1,310	1,310			
8b/8c	See Note 7	656	654	654	654			
9a/9b	See Note 8	878	878	878	878			
10	See Note 9	1,452	1,296	1,296	1,296			
11	See Note 10	1,309	1,037	1,037	900			
12	See Note 11	1,309	1,309	1,309	1,309			
		16,514	15,854	15,032	14,850	-	-	-

Note: A Consolidated PTTW which sets the rates for all the wells was issued by the MOE in December 2012. The total taking from all the wells is set at 17,392 m3/d. However, operational experience and ongoing hydraulic analyses show some wells may not be able to sustain that rate, so the available supply capacity is based on what Staff considers to be the current safe pumping rate for some of the wells.

Note 1: The Consolidated PTTW sets the maximum taking from Well 2 at 878 m3/d. 775 m3/d is considered the current safe pumping rate due to declining pumping water levels in

Note 2: Well 3 was decommissioned June 25, 1997. The well is not included in the consolidated PTTW.

Note 3: Council directed Well 4 be discontinued as a source of drinking water September 10, 2001. The well is not included in the consolidated PTTW.

Note 4: The consolidated PTTW sets the maximum taking from Well 5 and 5A combined at 6,000 m3/d. This is considered the safe pumping rate.

Note 5: The consolidated PTTW sets the maximum taking at 3,600 m3/d. Decrease pumping rate from 2,592 to 1,728 m3/d due to lost capacity in the well (Aug. 2018). Pumping levels are steady, but total 2018 water taking was down approximately 19% and flow rates were reduced from 30-32 L/s to 20 L/s. Continue monitoring to confirm if trends continue.

Note 6: The consolidated PTTW sets the maximum taking at 1,310 m3/d. This is considered a safe pumping rate.

Note 7: The consolidated PTTW sets the maximum taking from Well 8B and 8C combined at 656 m3/d, and is considered a safe pumping rate. Rated capacity of the treatment system is 654 m3/d and is the rate used in the above table.

Note 8: The consolidated PTTW sets the maximum taking from Well 9A and 9B combined at 878 m3/d, and is considered a safe pumping rate.

Water Works -- Available Supply Capacity -- As of January 1, 2020

- Note 9: The consolidated PTTW sets the maximum taking from Well 10 at 1,452 m3/d through out the year, except in October and November when the when the rate is reduced to 902 m3/d. Safe pumping remains at 1,296 m3/d; continue monitoring in 2019.
- Note 10: The consolidated PTTW sets the maximum taking from Well 11 at 1,309 m3/d. Safe pumping capacity reduced to 900 m3/day due to declining pumping water levels. Dec. 2018 rehabilitation work did not appreciably improve pumping water levels (based on limited data to date).
- Note 11: The consolidated PTTW sets the maximum taking from Well 12 at 1,309 m3/d, and this is considered a safe pumping rate.

Total Available Supply Capacity **14,850 m3/day**

Note: Previous available supply calculations included a reduction in supply capacity due to filter backwashing. Operational experience shows that is not necessary as filter backwash volumes are not as high as originally expected.

Section 2 Maximum Day, Average Day and Max Day Factor

Historical Records, Max Day, Ave Day and Max Day Factors

Year	Max Day Flow m3/d	Avg Day Flow m3/d	Max Day Factor	5 - Year	Max Day, 5 Yr Avg	Max Day, 5 Yr Max	Number of Households	Population
				Avg Max Day Factor				
1994	15,701	9,740	1.61					
1995	15,500	10,469	1.48	1.55			7,210	21,342
1996	14,330	9,896	1.45	1.51			7,364	21,797
1997	14,805	9,986	1.48	1.51			7,496	22,188
1998	16,183	9,982	1.62	1.53	15,304		7,782	23,035
1999	16,408	10,297	1.59	1.54	15,445		8,069	23,964
2000	13,458	9,577	1.41	1.52	15,037		8,388	24,828
2001	16,092	10,195	1.58	1.53	15,389		8,877	26,276
2002	17,980	10,466	1.72	1.55	16,024		9,066	26,835
2003	14,714	10,189	1.44	1.54	15,730		9,303	26,886
2004	11,118	8,900	1.25	1.51	14,672		9,542	27,576
2005	13,188	9,433	1.40	1.50	14,618		9,642	27,865
2006	12,368	8,765	1.41	1.50	13,874		9,682	27,981
2007	13,135	8,922	1.47	1.49	12,905		9,750	28,178
2008	12,413	8,636	1.44	1.49	12,444		9,761	28,209
2009	11,118	8,400	1.32	1.41	12,444		9,851	27,582
2010	11,062	8,359	1.32	1.39	12,019		10,109	28,305
2011	12,383	8,688	1.43	1.40	12,022		10,186	28,520
2012	12,016	8,623	1.39	1.38	11,798		10,303	27,818
2013	11,181	8,099	1.38	1.37	11,552	12,383	10,475	28,492
2014	11,865	8,710	1.36	1.38	11,701	12,383	10,596	28,821
2015	12,399	9,277	1.34	1.38	11,969	12,399	10,678	29,045
2016	13,248	9,509	1.39	1.37	12,142	13,248	10,696	28,900
2017	12,437	9,422	1.32	1.36	12,226	13,248	10,887	29,500
2018	14,037	9,845	1.43	1.37	12,797	14,037	11,065	29,876
2019	11,580	9,003	1.29	1.35	12,740	14,037	11,153	30,113

Section 3 Hydraulic Reserve Capacity (See Note below).

Hydraulic Reserve Capacity = Available Supply Capacity - Maximum Day Demand.

Year	Avail Supply Cap ¹ Section 1, m3/d	Highest Max Day Section 2, m3/d	Hydraulic Res Cap Supply-High Max Day m3/d	Max Day ² m3/d	Hydraulic Res Cap Supply - 5 Yr Max Day m3/d
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Water Works -- Available Supply Capacity -- As of January 1, 2020

1997	21,280	15,701	5579.00		
1998	21,280	16,183	5097.00	15,304	
1999	18,805	16,408	2397.00	15,445	3,501
2000	18,738	16,408	2330.00	15,037	3,293
2001	16,765	16,408	357.00	15,389	1,728
2002	16,765	17,980	-1215.00	16,024	1,376
2003	16,765	17,980	-1215.00	15,730	741
2004	17,045	17,980	-935.00	14,672	1,315
2005	15,752	17,980	-2228.00	14,618	1,080
2006	16,874	17,980	-1106.00	13,874	2,256
2007	16,881	17,980	-1099.00	12,905	3,007
2008	16,947	17,980	-1033.00	12,444	4,042
2009	15,291	17,980	-2689.00	12,444	2,847
2010	16,742	17,980	-1238.00	12,019	4,298
2011	14,605	17,980	-3375.00	12,022	4,092
2012	16,114	17,980	-1866.00	11,798	4,316
2013	15,903	17,980	-2077.00	11,552	4,351
2014	15,615	17,980	-2365.00	11,701	3,914
2015	15,615	17,980	-2365.00	11,969	3,646
2016	15,587	17,980	-2393.00	12,142	3,445
2017	15,854	17,980	-2126.00	12,226	3,628
2018	15,032	17,980	-2948.00	12,797	2,235
2019	14,850	17,980	-3130.00	12,740	2,110

Note 1: The Available Supply Capacity calculations use the hydraulic reserve capacity that is calculated with the 5 year average maximum day demand to reflect the reduced max day demand as a result of conservation and metering.

Note 2: Max Day is shown as the 5-year average MDD

Section 4 Committed Supply Capacity - Active Applications. See Note below.

Residential

Plan	SF Res @1.0m3/d Average Day	SF Res @ .75m3/d Average Day	Twtnhses @ .6m3/d Average Day	Apts @ .5m3/d Average Day	Condos & Twtnhses @ 0.50 m3/d, Avg Day	Total
Infilling		15				15
15 Brenda			14			14
Westview Condos-Block 3			42			42
15-19 Centre Street			24			24
30/32 Townline			1			1
31 Townline			9			9
60/62 First Street (condo TH)			0			0
Cachet Block 92 Common element			0			0
310 Broadway			44			44
Chartwell Seniors Ph 2 (Riddell Road)				122		122

Water Works -- Available Supply Capacity -- As of January 1, 2020

Total Number of Units (Note 1)	0	15	134	122	0	271
Total Ave Day m3/d	0	11	80	61	0	153
Total Max Day m3/d	0	15	109	82	0	206
= Ave Day *(5-Yr Avg Max Day Fctr)						

Notes: Purchase agreement for the Transmetro well requires Town to provide capacity for 945 residential units from the Transmetro well, over and above supply for Humber, on lands west of Blind Line that are owned by Transmetro Properties and Edgewood Valley, and on O'ville Highlands Phase 1.

Section 4 Committed Supply Capacity , Cont'd

Commercial

Development	Description	Max Day Demand m3/d
33-37 Broadway	1 vacant units	1.2
75 Alder	1 units vacant	1
1 Elizabeth St	1 unit vacant	1
96-98 First St	2 units vacant	2
Total Commercial Max Day Demand		5

Industrial

Development	Description	Max Day Demand m3/d
Florentina Foods (175/185 Centennial)		167
Total Industrial Max Day Demand		167

Estimated max usage of 5,000 m3/month

Institutional

Development	Description	Max Day Demand m3/d
Humber College	Cty Rd 16	174
Total Institutional Max Day Demand		174

Non-Res Total Max Day Demand	346
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Section 5 Total Committed Supply Capacity Maximum Day Demand m3/d

Residential	206
Commercial	5
Industrial	167
Institutional	174
Other	0

Water Works -- Available Supply Capacity -- As of January 1, 2020

Total Committed Supply Capacity	552
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Section 6 Total Uncommitted Reserve Capacity -- Before Transmetro Commitment (See Note Below).

Uncommitted Reserve Capacity = Calculated Hydraulic Reserve Capacity - Committed Supply Capacity

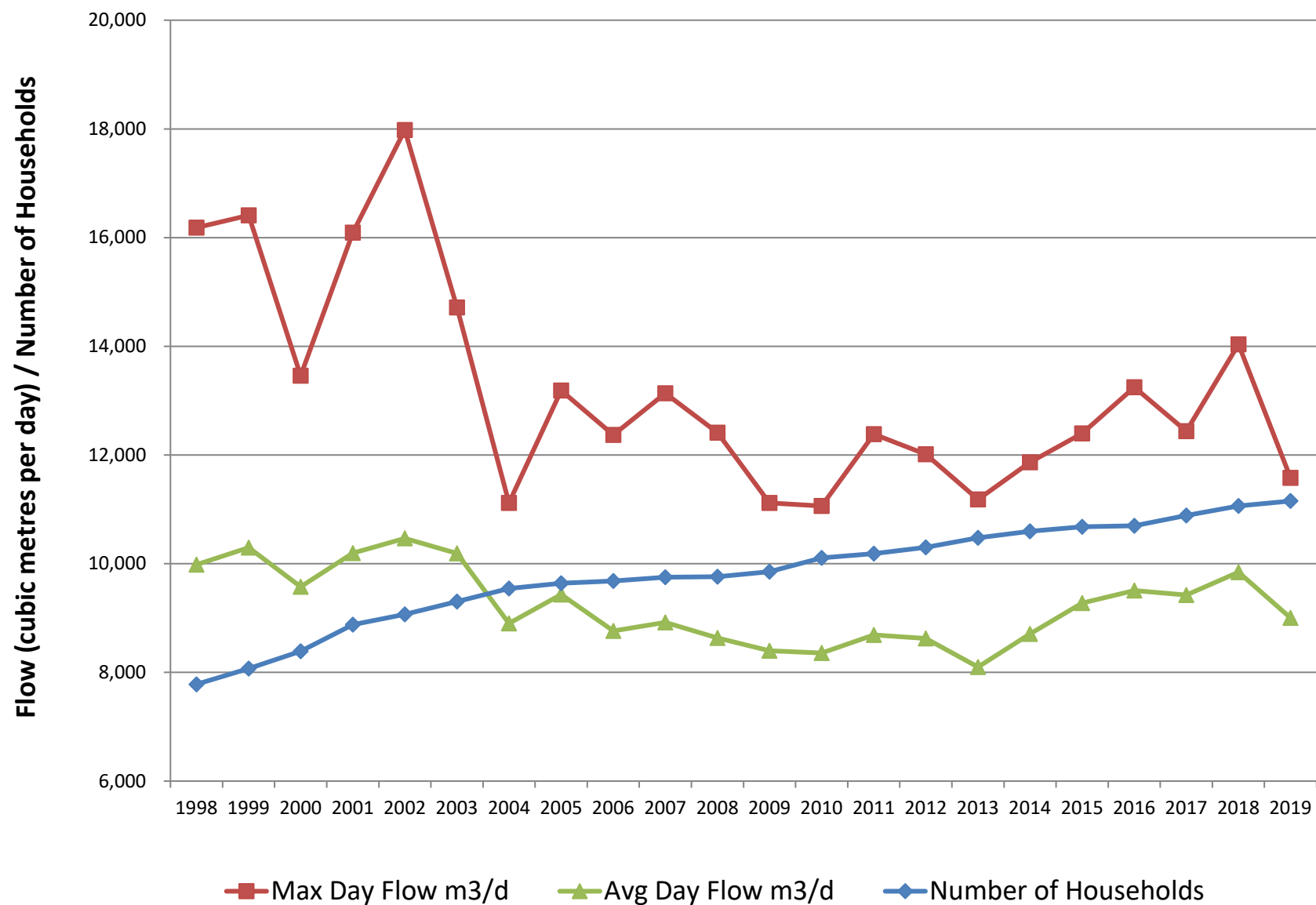
Calculated Hydraulic Reserve Capacity	2,110 m3/d
Committed Supply Capacity, Section 5	552 m3/d
Uncommitted Reserve Capacity -- Before Transmetro	1,558 m3/d

Note: Purchase agreement for the Transmetro well requires Town to provide capacity for 945 residential units from the Transmetro well, over and above supply for Humber, on lands west of Blind Line that are owned by Transmetro Properties and Edgewood Valley, and on O'ville Highlands Phase 1.

Section 7 Total Uncommitted Reserve Capacity -- With Transmetro Commitment

Uncommitted Reserve Capacity -- Before Trans	1,558 m3/d
Total Demand for 945 SF Residential Units of which	
326 units are approved: OH Ph 1 - 103; EV 2A - 58, EV 1B 34;	
Cachet 7M-70 (120 houses, 11 Townhouses) - (945-326) x 0.75 x	706 m3/d
1.52.	
Uncommitted Reserve Capacity with Transmetro agreement.	852 m3/d

Maximum Day and Average Day Water Demands - 1998 - 2019





From: Diana Morris <diana@dufferinbot.ca>

Sent: Thursday, September 3, 2020 11:45 AM

To: Andrea Shaw <ashaw@orangeville.ca>; Sandy Brown <sbrown@orangeville.ca>

Subject: 2020 Business Excellence Awards

Hello Mayor Brown and Andrea,

I hope you both are staying well.

Thank you to the Town for your years of past support of the Business Excellence Awards! I am excited to share with you that the BEAs will go on in 2020 with a bit of a different look and feel.

Businesses have had to change and adapt in 2020 like never before. Over the past six months our local businesses have struggled, reinvented, supported each other, given back, and pressed on. Many have been able to modify and even excel. But all small businesses have faced uncertainties, challenges, and worries during this unprecedented time.

Now we have the opportunity (and responsibility!) to celebrate small business success! Celebrate those who gave back to the community, those who supported their neighbours, those who reinvented and kept their employees working.

Traditionally we celebrate our small businesses with a gala event during Small Business week in October. As we all know, in 2020 Galas and events need to look and be different. This year our celebration of small business will be big! Think 15' screen big! Viewable from your car big! Filling a parking lot big!

And we want you to be part of this. We need your support to make this event happen and to show our businesses that the community stands with them, now more than ever.

Last year, the Town of Orangeville graciously sponsored the Community Builder Award, for a cash

sponsorship of \$1,000. This year, we are hoping the Town would consider **being the venue sponsor for this celebration of business, and provide an in-kind sponsorship of the use of Rotary Park for the evening of October 21st**, similar to the concert in the park series. Music 21 will supply a similar set up for us for this event, and it will bring a much-needed show of community support to our local businesses.

I am attaching more details about the event here, as well as the sponsorship package.

If you would like to discuss this further, please don't hesitate to contact me via phone or email.

Take good care and stay well,



Diana Morris, Accredited Chamber Executive

Executive Director, **Dufferin Board of Trade / Dufferin Biz Hub**

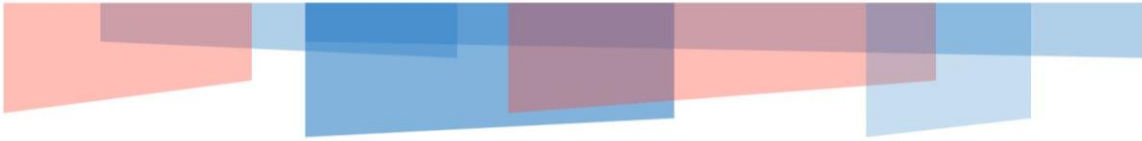
C: 519-261-0352 O: 519-941-0490 ext: 202

E: diana@dufferinbot.ca W: dufferinbot.ca | dufferin.biz

Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Dufferin Board of Trade.



Sponsorship Package 2020



Dufferin Board of Trade

New Business Excellence Awards

Businesses have had to change and adapt in 2020 like never before. Over the past six months our local businesses have struggled, reinvented, supported each other, given back, and pressed on. Many have been able to modify and even excel. But all small businesses have faced uncertainties, challenges, and worries during this unprecedented time.

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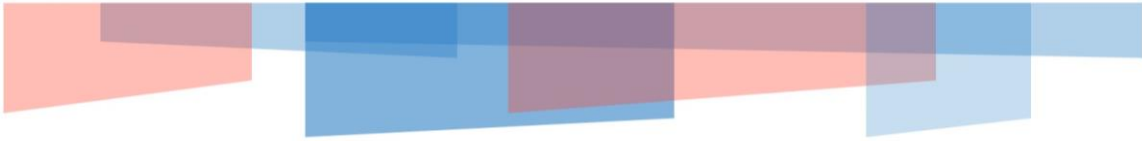
The New BEAs

Nominations Process

The community will be asked to submit nominations for the 2020 Business Excellence Awards from September 1st – 15th. There are eight award categories this year:

- Business of the year – under 10 employees
- Business of the Year – 10 or more employees
- Association of the Year
- Adaptability Award
- Innovation Award
- Workforce Builder Award
- Community Builder Award
- Business Leaders Awards





Nominee Recognition

Nominees will be contacted after the close of nominations and asked to provide their company logo and information, and answer a few questions demonstrating how they fit the award criteria. We will then add all the nominees to the website and tell their stories of success. Nominees will also be recognized and promoted through our social media channels.

Judging Process

The information submitted by nominees will be compiled and sent to a team of judges comprised of Chambers of Commerce and Business groups outside our area and local business leaders. Judges will score the nominees using a matrix and the scores will determine the award winners.

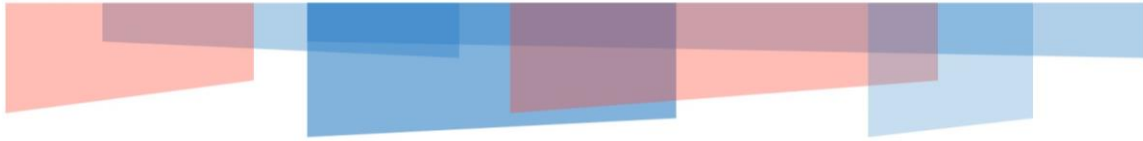
Awards Show

On the evening of Wednesday, October 21st, we will roll out the (figurative) red carpet and host an awards show on a big outdoor screen. The awards show will be the ultimate celebration of local small business. We will feature the nominees, sponsors, award winners, and various community champions on a big screen.

Sponsorship Opportunities

As a Business Excellence Awards sponsor, you are showcasing your support and commitment to excellence in small business in Dufferin. Our sponsors are recognized throughout the entire BEA process – from nominations, to nominee recognitions, to the awards show. You will have the opportunity to get your business in front of hundreds of prospective clients and show the entire community your passion for thinking local, and helping local business. The *new* DBOT Business Excellence Awards will be an opportunity that you will be proud to be a part of.





Sponsors

We've developed sponsor recognition packages that can be tailored to meet your needs. Each opportunity is built to maximize your organization's visibility during the entire BEA process

Title/Gold Sponsor \$3000 – only one available

Benefits

As our exclusive presenting sponsor, your company will receive premium benefits that include:

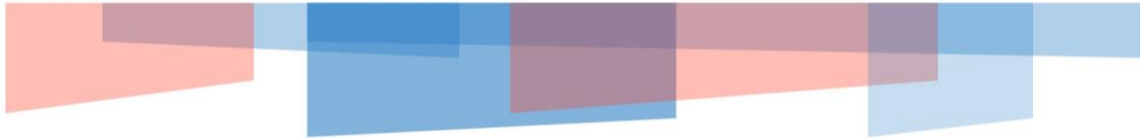
- ❖ Highest level of recognition on our website, social media, and all advertising
- ❖ Recognition begins upon signing of sponsorship agreement and continues throughout 2020.
- ❖ Presenting rights to the DBOT Business Excellence Awards ("The DBOT Business Excellence Awards presented by <company name here>" used when referring to the event)
- ❖ Opportunity to provide a promotional flyer to be given to all event guests advertising your business
- ❖ Logo prominently displayed on event program
- ❖ Company feature in DBOT's highly successful e-newsletter
- ❖ Opportunity to provide branded gift to all Awards Show guests &/or award winners
- ❖ Opportunity to bring and display company signage at the event
- ❖ Company logo prominently displayed at various points during the Awards Show video
- ❖ Opportunity for a video greeting during the Awards Show (up to 60 seconds)
- ❖ Video greetings will be used on our social media and website following the show

Silver Sponsor \$1000 - four available

Benefits

- ❖ Recognition on our website, social media, and various advertising, beginning upon signing of sponsorship agreement, and continuing through the end of October 2020.
- ❖ Company shoutout in DBOT's highly successful e-newsletter
- ❖ Opportunity to bring and display company signage at the event (one standard pullup banner or similar)
- ❖ Opportunity to provide a postcard advertising your business to be distributed to all guests at the event
- ❖ Logo displayed on event program
- ❖ Company logo displayed at various points during the Awards Show video
- ❖ Opportunity for a video greeting during the Awards Show (up to 30 seconds)
- ❖ Video greetings will be used on our social media and website following the show





Bronze Sponsor \$500 - six available

Benefits

- ❖ Recognition on our website, social media, and various advertising, beginning upon signing of sponsorship agreement, and continuing through the end of October 2020.
- ❖ Company shoutout in DBOT's highly successful e-newsletter
- ❖ Opportunity to bring and display company signage at the event (one coroplast or similar sign – 24" x 24")
- ❖ Company logo displayed at various points during the Awards Show video
- ❖ Logo displayed on event program

Award Sponsors Award Sponsors \$750 each – 8 available

- ❖ Company logo on DBOT website near all references to the award you are sponsoring.
- ❖ Opportunity to communicate your message on our social media networks
- ❖ Company logo on the video while presenting the award you are sponsoring
- ❖ Opportunity to provide a congratulatory video message to the award winner and nominees to be played during the awards show.
- ❖ Company logo or name listed on signage displayed at the event
- ❖ Company logo or name listed in event program

None of these fit? We can create a customized opportunity to suit your needs and your budget.

Timeline

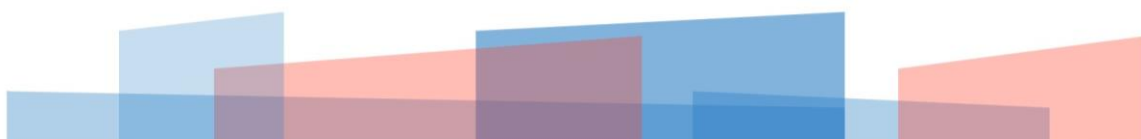
2020 Business Excellence Awards Call for Nominations – deadline September 15th 2020

Business Excellence Awards nominees announced – week of September 21st

Business Excellence Awards winners announced – **October 21, 2020**

Contact us

If you would like to discuss Business Excellence Awards opportunities in more detail, please contact Diana Morris at the office at 519-941-0490, ext. 202 or via email at diana@dufferinbot.ca. We would be happy to meet with you about this exciting prospective partnership!



**THE CORPORATION OF THE
TOWNSHIP OF EAST GARAFRAXA**

**OFFICIAL PLAN
AMENDMENT 8**

**AMENDMENT NUMBER 8
TO THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF EAST GARAFRAXA**

INDEX

PART A – THE PREAMBLE

- 1.0 LOCATION
- 1.1 PURPOSE OF THE AMENDMENT
- 1.2 BASIS OF THE AMENDMENT

PART B – THE AMENDMENT

- 2.0 INTRODUCTION TO THE AMENDMENT
- 2.1 DETAILS OF THE AMENDMENT
- 2.2 IMPLEMENTATION
- 2.3 INTERPRETATION

PART C – THE APPENDICIES

- 3.0 APPENDICIES

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE: The Preamble provides an explanation of Amendment No. 8 to the Official Plan for the Township of East Garafraxa, including purpose, location and background information, but does not form part of this amendment.

PART B – THE AMENDMENT: The Amendment, consisting of text and schedules, designates the proposed changes to the Official Plan for the Township of East Garafraxa and constitutes Amendment No. 8.

PART C – THE APPENDICES: The appendices, if included herein, provide related information to the amendment but do not constitute part of this Amendment.

AMENDMENT NUMBER 8
TO THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF EAST GARAFRAXA

PART A – THE PREAMBLE

1.0 LOCATION

This Amendment applies to the lands of the Township of East Garafraxa in their entirety.

1.1 PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to ensure the Township of East Garafraxa Official Plan is consistent with the Provincial Policy Statement, 2020 (PPS 2020) and to bring the Plan into conformity with the County of Dufferin Official Plan, the Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source Protection Plan; and the Grand River Source Protection Plan.

1.2 BASIS OF THE AMENDMENT

The Amendment reflects the results of a review of the Official Plan designed to ensure that the Plan:

- i) is consistent with the Provincial Policy Statement, 2020 (PPS 2020);
- ii) conforms with the County of Dufferin Official Plan, as consolidated March, 2020;
- iii) reflects consideration of the applicable approved Source Protection Plans established in accordance with the Ontario Clean Water Act, 2006: Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source Protection Plan; and Grand River Source Protection Plan; and
- iv) is updated to reflect a number of housekeeping matters (e.g. complete applications, garden suites, technical consents, parkland dedication).

The review builds on available existing information, including identified issues with the current Official Plan. Public and agency consultation were also a critical component of the Official Plan review.

The review did not address the issue of conformity with the latest Provincial Plans in particular the Growth Plan for the Greater Golden Horseshoe, 2019(Growth Plan 2019) and the Greenbelt Plan 2017. Through a future amendment, the Township will update the Plan to ensure all policies conform to the Growth Plan 2019 and the Greenbelt Plan 2017. The amendment will be developed once the County Official Plan has been reviewed and updated to reflect the changes to the Provincial plans.

AMENDMENT NUMBER 8
TO THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF EAST GARAFRAXA

PART B – THE AMENDMENT

2.0 INTRODUCTION TO THE AMENDMENT

2.1 DETAILS OF THE AMENDMENT

The Official Plan of the Township of East Garafraxa is hereby amended as follows:

2.1.1 By:

- i) Modifying Schedules “A”, “A-1” and “A-2”, Land Use and Transportation, of the Official Plan of the Township of East Garafraxa to update the Environmental Protection designation, as well as a number of other updates, as shown on Schedules 1, 2 and 3 to this amendment;
- ii) Modifying Schedule “B”, Environmental Features, of the Official Plan of the Township of East Garafraxa to update the environmental feature designations, as shown on Schedule 4 to this amendment; and,
- iii) Deleting Schedule “F”, Sourcewater Protection Areas, and replacing it with a new updated Schedule “F”, Source Water Protection Areas, which is found as Schedule 5 to this amendment.

2.1.2 THAT Section 1.1 titled INTENT OF THE PLAN is hereby amended by:

- i) Deleting the year “2031” in the first sentence of paragraph five and replacing it with the year “2036”; and,
- ii) Deleting the phrase “every five years” in paragraph five, and replacing it with the following:

“in accordance with the Planning Act every ten years after it comes into effect as a new official plan, and every five years thereafter, “.

2.1.3 THAT Section 1.2 titled BACKGROUND INFORMATION is hereby amended by:

- i) Deleting in paragraph two the phrase “Statement, 1996, as amended.” and replacing it with the following:

“Statements, 1996, 2005 and 2014, as amended. Further, the Township has amended the Plan to be consistent with the Provincial Policy Statement, 2020 which updated the Provincial Policy Statements 2014.”; and,

- ii) Deleting in paragraph three the phrase “the provincially endorsed Growth Management Study for the County of Dufferin and its Member Municipalities, including the Township of East Garafraxa” and replacing it with the following:

“the County of Dufferin Official Plan. In 2017, the Province brought into effect the Greenbelt Plan, 2017 and in 2019, the Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan 2019). All planning decisions must conform to the Greenbelt Plan 2017 and the Growth Plan 2019. Through a future amendment, the Township will update this Official Plan to ensure that all policies conform with the Greenbelt Plan 2017 and the Growth Plan 2019.”

2.1.4 THAT Section 1.3 titled STRUCTURE, Subsection 1.3.4 Development Criteria, is hereby amended by:

- i) Deleting the period “.” from the end of the fourth sentence of paragraph one and replacing it with the following:

“, while Schedule F identifies Source Water Protection Areas, Schedule D identifies those lands that are within the Greenbelt Plan and Schedule E outlines Greenbelt Natural Heritage Features.”

2.1.5 THAT Section 1.3 titled STRUCTURE , Subsection 1.3.5 IMPLEMENTATION AND INTERPRETATION, is hereby amended by:

- i) Deleting the word “forms” and replacing it with the word “form”.

2.1.6 THAT Section 2.0 titled BASIS, is hereby amended by:

- i) Deleting from Subsection 2.2 the phrase “It is projected that “ and replacing it with the following:

“Growth forecasts and allocations in the County of Dufferin Official Plan establish that”;

- ii) Adding to Subsection 2.2 after the word “residents” the following:

“in 2031 and 3,180 residents in 2036”;

- iii) Deleting from Subsection 2.2 the words “year 2031” and replacing it with the following:

“years 2031/2036”; and,

- iv) Adding a new subsection following Subsection 2.4 and renumbering all subsequent subsections of Section 2.0 BASIS. The new Subsection to be added is as follows:

“2.5 The Township of East Garafraxa contains vulnerable areas associated with municipal wells located in the boundaries of the Credit Valley and Grand River Source Protection Areas. All development within vulnerable areas shall conform with the applicable Source Protection Plan and the source water protection policies of this Plan”.

2.1.7 THAT Section 3.2 titled PRINCIPLES, Subsection 3.2.3 is hereby amended by:

- i) Adding the word “the” after the word “through” and before the word “growth”.

2.1.8 THAT Section 4.0 titled OBJECTIVES, Subsection 4.6 is hereby amended by:

- i) Adding after the first word of the paragraph, “To”, the following:
“ensure all land use decisions conform with the applicable Source Protection Plan and the source water protection policies of this Plan to”.

2.1.9 THAT Section 5.0 titled FUTURE LAND USE is hereby amended by:

- i) Adding a seventh bullet to the list of Schedules after the first paragraph as follows: “
 - Schedule F Source Water Protection Areas”.

2.1.10 THAT Section 5.1 titled AGRICULTURAL, Subsection 5.1.1 Identification, is hereby amended by:

- i) Adding to the first sentence of paragraph one after “A-2” the phrase as follows:
“and in the County of Dufferin Official Plan”.

2.1.11 THAT Section 5.1 titled AGRICULTURAL, Subsection 5.1.3 Permitted Uses, is hereby amended by:

- i) Adding to the first sentence of paragraph one after words “agricultural uses” the phrase as follows:

“and normal farm practices”;

- ii) Adding to the first sentence of paragraph one after the word “nursery”, the word “, biomass”;

- iii) Deleting the phrase “subject to the provisions outline in this Plan.” and replacing it with the phrase as follows:

“and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, and value-retaining facilities subject to the provisions outlined in this Plan.”;

- iv) Deleting subsection 5.1.3 b) and replacing it with the following:

“b) One secondary residential unit within an existing or new home, and an additional secondary residential units in an existing or new accessory building, are permitted subject to meeting the requirements of Section 9.1.5 of this Plan including the requirements of the Ontario Building Code, where permitted by the Township zoning By-Law, and consideration of such matters as lot size public health, safety, servicing and parking, A rezoning shall be required for a secondary residential unit in an existing or new accessory building.”;

- v) Replacing the period at the end of Section 5.1.3 c) with a comma and adding to subsection 5.1.3 e) after the word “agriculturally” the words as follows:

“or other rural”;

- vi) Deleting subsection 5.1.3 f) and replacing it with the following:

“f) Forestry, conservation uses, wildlife and fisheries management and passive recreational uses,”;

- vii) Deleting from subsection 5.1.3 i) the phrase “directly related to the agricultural community that must” and replacing it with the word “ that benefit”;

- viii) Deleting from subsection 5.1.3 i) the word “be” found after the word “operation,” and replacing it with the words “from being”;
- ix) Deleting from subsection 5.1.3 i) the following:

“or are permitted as temporary uses within existing agricultural buildings”;
- x) Deleting subsection 5.1.3 j) and replacing it with the following:

“j) On-farm diversified uses which include, but are not limited to: home occupations, home industries, and those uses which add value to farm produce such as the processing, preserving, storing and packaging of the farm’s products on the farm property, sales outlets for agricultural products produced on the farm, and agri-tourism uses such as farm machinery and equipment exhibitions (on a temporary basis) and other special events and facilities for such events, farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction. On-farm diversified uses are secondary to the principal agricultural use of the property and are limited in area. Proposed on-farm diversified uses will be compatible with, and will not hinder, surrounding agricultural operations and may be subject to site plan control,”;
- xi) Adding the following new subsections to 5.1.3 after subsection 5.1.3 k) as follows:
 - “l) Accessory buildings, structures and facilities and site modifications required to accommodate permitted uses,
 - m) Watershed management and flood and erosion control projects and parklands development carried out or supervised by a public agency; and,
 - n) The legally licensed production of marihuana shall only be permitted as a specialized agricultural use on lands in the Agricultural designation on a lot with a minimum size of 10 hectares subject to a zoning bylaw amendment and site plan control. Through the rezoning process the Township will be satisfied that compatibility with adjacent land uses can be achieved through approaches such as the installation and operation of odour and light mitigation systems, odour and light

control, maintenance and monitoring plans, maintaining appropriate setbacks from sensitive receptors and a waste management plan.”

2.1.12 THAT Section 5.1 titled AGRICULTURAL, Subsection 5.1.4 Severance Policies, is hereby amended by:

- i) Deleting the first sentence of subsection 5.1.4 a) and revising the second sentence to read as follows:

“Severances of agricultural land will only be considered when the applicant has owned land in the Township for 5 years prior to the application being made.”;

- ii) Deleting from subsection 5.1.4 b) “where the farm lands are to be added to an existing farm operation, the amount of lands removed from agricultural production are limited to a minimum size needed to accommodate the use and appropriate sewage and water services;” and revising the subsection as follows:

“b) Severances of any existing habitable dwellings surplus to a farm operation resulting from a farm consolidation shall be permitted provided that:

- i) The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and,
- ii) New residential dwellings shall be prohibited on the remnant parcel of farmland created by the severance.

Farm consolidation means the acquisition of an additional farm parcel or parcels to be operated as one farm operation.”; and,

- iii) Modifying Subsections 5.1.4 d) and e) as follows:

“d) A maximum of one lot may be severed per original farm of approximately 60 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 20 hectares in size or to recreate original Township lots each along the originally surveyed lot lines.

- e) The proposed lot must also comply with the policies set out in Section 8.2 Lot Creation, and Section 8.3 Technical Consents of this Plan.”

2.1.13 THAT Section 5.1 titled AGRICULTURAL, Subsection 5.1.5 Development Policies, is hereby amended by:

- i) Deleting the number “38” in subsection 5.1.5 a) and replacing it with the number “10”;
- ii) Deleting from subsection 5.1.5 d) “plan, subject to an application and report” and replacing it with the following:

“Plan, subject to an application and submission of appropriate studies, including an Agricultural Impact Assessment which demonstrates that the proposed use complies with the Provincial minimum distance separation formulae and a report justifying the use”;
- iii) Adding to subsection 5.1.5 d) i) after the word “feasible” the phrase as follows:

“and the use will not be located in an area that may have an impact on the future efficient and logical expansion of any settlement areas”;
- iv) Deleting from subsection 5.1.5 d) ii) the phrase “twenty year planning horizon” and replacing it with the phrase as follows:

“planning horizon of this Plan”;
- v) Deleting from subsection 5.1.5 d) v) the phrase “Provincial Minimum Distance Separation Formula I (MDSI)” and replacing it with the following:

“the Provincial minimum distance separation formulae.”;
- vi) Deleting from subsection 5.1.5 e) the word “new” and replacing it with the following:

“development in the Agricultural designation will be serviced with adequate sewage and water services. New”;
- vii) Adding to subsection 5.1.5 e) after the words “industrial uses” and before the words “must demonstrate”, the phrase as follows:

“or other non-agricultural uses”;
- viii) Adding to subsection 5.1.5 e) after the word “disposal” and before the word “system”, the phrase as follows:

“and stormwater management”; and,

- ix) Deleting from subsection 5.1.5 f) the phrase “plan wherein the use is permitted with the underlying designation remaining Agriculture is permitted” and replacing it with the phrase “Plan wherein the use is permitted”.

2.1.14 THAT Section 5.1 titled AGRICULTURAL, Subsection 5.1.6 Zoning, is hereby amended by:

- i) Adding a second paragraph to subsection 5.1.6 b) as follows:

“Where an existing habitable farm residence is rendered surplus as a result of farm consolidation and land is severed as a result of a surplus farm dwelling, the retained farm parcel shall be zoned to prevent further residential development. In addition, the new lot shall be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.”; and,

- ii) Deleting from subsection 5.1.6 c) the phrase “Minimum Separation II Formula subject to section 7.4 Minimum Distance Separation Formula. New land uses and proposed lot creations must meet the Provincial Minimum Distance Separation I subject to Section 7.4 Minimum Distance Separation Formula” and replacing it with the following:

“minimum distance separation formulae. New land uses and proposed lot creations must meet the Provincial minimum distance separation formulae. However, in locating new livestock buildings and manure storage facilities consideration will be given to the relationship to adjacent vacant lots to ensure a reasonable building envelope is maintained on adjacent properties.”

2.1.15 THAT Section 5.2 titled RURAL, Subsection 5.2.1 Identification, is hereby amended by:

- i) Adding to the first sentence of paragraph one after “A-2” and before the second sentence the following:

“and reflect designations in the County of Dufferin Official Plan.”

2.1.16 THAT Section 5.2 titled RURAL, Subsection 5.2.2 Objectives, is hereby amended by:

- i) Deleting from subsection 5.2.2 c) the phrase “to prevent farming practices which may be harmful to the environment or health of residents”; and,
- ii) Adding to subsection 5.2.2 d) after “rural land uses” and before “which have minimal impact” the following:

“that require separation from other uses, but “.

2.1.17 THAT Section 5.2 titled RURAL, Subsection 5.2.3 Permitted Uses, is hereby amended by:

- i) Adding to subsection 5.2.3 a) after the first word, “Agricultural”, in the first sentence, the phrase as follows:

“and normal farm practices”;

ii) Adding to subsection 5.2.3 a) the word “, biomass” after the word “nursery” and before the phrase “and horticultural crops;”;

iii) Adding to subsection 5.2.3 a) the word “game,” before the word “poultry”;

iv) Adding to subsection 5.2.3 a) the following phrase after the word “production” and before the phrase “subject to”:

“and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, and value-retaining facilities”;

v) Deleting from subsection 5.2.3 b) the word “dwelling” and replacing it with the word “dwellings”;

vi) Deleting from subsection 5.2.3 c) the first word of the subsection, “A”, and replacing it with the word “One”;

ix) Deleting from subsection 5.2.3 c) and replacing it with the following:

“c) One secondary residential unit within an existing or new home, and an additional secondary residential units in an existing or new accessory building, are permitted subject to meeting the requirements of Section 9.1.5 of this Plan including the requirements of the Ontario Building Code, where permitted by the Township zoning By-Law, and consideration of such matters as lot size public health, safety, servicing and parking. A rezoning shall be required for a secondary residential unit in an existing or new accessory building.”;

x) Adding to subsection 5.2.3 d) after the word “areas”, the phrase as follows:

“including resource-based and forestry uses, subject to an amendment to the Zoning By-law;”;

xi) Deleting subsection 5.2.3 e) and replacing it with the following:

“e) On-farm diversified uses which include, but are not limited to: home occupations, home industries, and those uses which add value to farm produce such as the processing, preserving, storing and packaging of the farm’s products on the farm property, sales outlets for agricultural products produced on the farm, and agri-tourism uses such as farm

machinery and equipment exhibitions (on a temporary basis) and other special events and facilities for such events, farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction. On-farm diversified uses are secondary to the principal agricultural use of the property and are limited in area. Proposed on-farm diversified uses will be compatible with, and will not hinder, surrounding agricultural operations and may be subject to site plan control;” and,

xii) Deleting all subsections of 5.2.3 after subsection 5.2.3 f) and replacing them as follows:

- “g) Small scale public uses such as schools, churches, cemeteries and community halls servicing the local community;
- h) Small scale institutional uses which service the local residents and depend on the rural community and environment to support their function;
- i) Small scale recreational and tourism related uses such as passive parks and trail uses provided that any detrimental impact of these uses on the scenic qualities and natural environment is kept to a minimum;
- j) Forest, conservation uses, wildlife and fisheries management and passive recreation uses;
- k) Conservation areas, reforestation areas, watershed management and flood and erosion control or parkland development projects carried out or supervised by a public agency;
- l) Wayside pits and quarries and portable asphalt plants subject to the Aggregate Resources Act;
- m) Accessory buildings, structures and facilities and site modifications required to accommodate those uses permitted in the Rural designation;
- n) Agriculture-related commercial and agriculture-related industrial uses that are small in scale, support agriculture and are directly related to the farm operations in the area and benefit from being located in close proximity to farm operations, such as grain drying handling and storage facilities, abattoirs, livestock marketing or sales yard, a seed cleaning plant, an agricultural produce warehouse or similar agri-business, as well as operations providing direct products and/or services to farm

operations as a primary activity. Proposed agriculture-related uses will be compatible with, and will not hinder, surrounding agricultural operations.

- o) Recreational, agri-tourism and tourism related uses, and bed and breakfasts, provided that any use does not negatively impact the natural environment or reduce the scenic qualities of the Rural area;
- p) Transportation and utility facilities;
- q) Industrial or commercial uses associated with the management or use of resources, subject to an official plan amendment for a site specific permission;
- r) 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; and,
- s) The legally licensed production of marihuana shall only be permitted as a specialized agricultural use on lands in the Rural designation on a lot with a minimum size of 10 hectares subject to a zoning bylaw amendment and site plan control. Through the rezoning process the Township will be satisfied that compatibility with adjacent land uses can be achieved through approaches such as the installation and operation of odour and light mitigation systems, odour and light control, maintenance and monitoring plans, maintaining appropriate setbacks from sensitive receptors and a waste management plan.”

2.1.18 THAT Section 5.2 titled RURAL, Subsection 5.2.4 Severance Policies, is hereby amended by modifying the subsection as follows:

- “a) In addition to the severance of surplus farm dwellings in accordance with the policies of Section 5.1.4, a maximum of three severances from any original Township lot of approximately 40 hectares, where the severed and retained lots are at least 10 hectares and the applicant has owned land in the Township for at least five years prior to the application.”

2.1.19 THAT Section 5.2 titled RURAL, Subsection 5.2.5 Development Policies, is hereby amended by:

- i) Adding to subsection 5.2.5 c) after the word “Township” in the first sentence, before the second sentence, the following:

“and will not create or add to a negative impact on the environment, adjacent sensitive land uses or traffic patterns”,

- ii) Adding to subsection 5.2.5 d) after the first sentence the following:

“In addition, outdoor storage areas and the storage/removal of on-site generated waste shall be developed in a manner to ensure protection and screening from all adjacent roads and residential uses.”,
- iii) Adding to subsection 5.2 e) the word “generally”, after the words “effluent shall” and before the words “not be permitted”,
- iv) Adding to subsection 5.2.5 e) the phrase “and shall require an amendment to this Plan”, after the words “*Rural area*” and before the words “which will include”,
- v) Adding to subsection 5.2.5 f) a second sentence after the first one as follows:

“Where required by the Township as a basis for their evaluation of a new development, the proponent will submit an impact assessment and remediation plan for any use that may have the ability to compromise or contaminate the subject lands or to create or potentially create environmental stress.”; and,
- vi) Adding a new subsection following subsection 5.2.5 f) and relettering all subsequent subsections of 5.2.5 accordingly. The new subsection shall be as follows:

“g) An appropriate separation distance, based on the Ministry of Environment, Conservation and Parks relevant guidelines related to land use compatibility, will be established between a rural industrial land use and any sensitive land use. This separation distance shall be enforced through a zoning amendment and/or site plan control.”

2.1.20 THAT Section 5.2 titled RURAL, Subsection 5.2.6 Zoning, is hereby amended by:

- i) Deleting from subsection 5.2.6 b) the phrase “Minimum 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” and replacing it with the following:

“minimum distance separation formulae and that new residential development and proposed lot creations meet the Provincial minimum distance separation formulae. However, in locating new livestock buildings and manure storage facilities consideration will be given to the relationship to adjacent vacant lots to ensure a reasonable building envelope is maintained on adjacent properties.”

2.1.21 THAT Section 5.3 ESTATE RESIDENTIAL, Subsection 5.3.2 Objectives, is hereby amended by:

- i) Deleting subsection 5.3.2 b) and replacing it as follows:

“b) To provide a basis for the evaluation of any applications for development or redevelopment in existing Estate Residential areas.”

2.1.22 THAT Section 5.3 titled ESTATE RESIDENTIAL, Subsection 5.3.3 Permitted Uses, is hereby amended by:

- i) Adding to the first sentence after the word “residences” before the second sentence as follows:

“on large lots and/or at low density.”;

- ii) Deleting the second sentence, and replacing it with the word with the following:

“One secondary residential unit within an existing or new home, where permitted by the Township zoning by-law; and an additional secondary residential unit in an existing or new accessory building are permitted subject to meeting the requirements of Section 9.1.5 of this Plan including the requirements of the Ontario Building Code, where permitted by the Township zoning bylaw, and consideration of such matters as lot size, public health, safety, servicing and parking. A rezoning shall be required for a secondary residential unit in an existing or new accessory building.”; and,

- iii) Deleting subsection 5.3.3 b) and replacing it as follows:

“b) Public utilities”.

2.1.23 THAT Section 5.3 titled ESTATE RESIDENTIAL, Subsection 5.3.5 Development Policies, is hereby amended by:

- i) Adding a sentence at the beginning of subsection 5.3.5b) before the words “The depth”. The sentence to be added is as follows:

“Lots shall be well proportioned. “.

2.1.24 THAT Section 5.4 titled COMMUNITY, Subsection 5.4.2.1 Community Residential, is hereby amended by:

- i) Deleting subsection 5.4.2.1 b), and replacing it with the following:

“ b) One secondary residential unit within an existing or new home, where permitted by the Township zoning by-law; and an additional secondary residential unit in an existing or new accessory building are permitted subject to meeting the requirements of Section 9.1.5 of this Plan including the requirements of the Ontario Building Code, where permitted by the Township zoning bylaw, and consideration of such matters as lot size, public

health, safety, servicing and parking. A rezoning shall be required for a secondary residential unit in an existing or new accessory building.”; and,

- ii) Adding to subsection 5.4.2.1 e) the words “parks and” after the word “Public” and before the word “open”.

2.1.25 THAT Section 5.4 titled COMMUNITY, Subsection 5.4.2.3 Community Institutional, is hereby amended by:

- i) Deleting from subsection 5.4.2.3 e) the word “and,”;
- ii) Adding to subsection 5.4.2.3 f) the word “; and,” after the word “facilities”;
- iii) Adding a new subsection after subsection 5.4.2.3 f) as follows:

“g) day care facilities.”; and,

- iv) Adding a new paragraph at the end of subsection 5.4.2.3 Community Institutional, after the list of permitted uses and before subsection 5.4.3 Drainage as follows:

“It is recognized that not all services and facilities that provide public services are owned and operated by public authorities or agencies. Where private facilities are proposed, those facilities shall be subject to site plan control.”

2.1.26 THAT Section 5.4 titled COMMUNITY, Subsection 5.4.5 Development Policies, is hereby amended by:

- i) Deleting from subsection 5.4.5 c) the word “walkable” and replacing it with the word “active”; and,
- ii) Deleting from subsection 5.4.5 f) the phrase “Section 2.2.8 of ”.

2.1.27 THAT Section 5.4 titled COMMUNITY, Subsection 5.4.6 Zoning, is hereby amended by:

- i) Deleting paragraph one of subsection 5.4.6 and replacing it with the paragraph as follows:

“The zoning in the implementing Zoning By-law should reflect the direction provided by the applicable land use designations in this Plan.”

2.1.28 THAT Section 5.5 titled EMPLOYMENT AREA, Subsection 5.5.1 Identification, is hereby amended by:

- i) Adding the word “and” in the first sentence after the word “industrial,” and before the word “commercial”; and,

- ii) Deleting the words “and institutional “in the first sentence found after the word “commercial”.

2.1.29 THAT Section 5.5 titled EMPLOYMENT AREA, Subsection 5.5.2 Objectives, is hereby amended by:

- i) Adding to subsection 5.5.2 b) the word “and “after the word “commercial, “and before the word “industrial”; and,
- ii) Deleting from subsection 5.5.2 b) the words “and institutional “in the first sentence found after the word “industrial”.

2.1.30 THAT Section 5.5 titled EMPLOYMENT AREA, Subsection 5.5.3 Permitted Uses, is hereby amended by:

- i) Adding to subsection 5.5.3 i) the word “public” after the word “similar”;
- ii) Deleting from subsection 5.5.3 l) the word “and”;
- iii) Adding to subsection 5.5.3 m) the word “and,” after the word “unit;”; and,
- iv) Adding a new subsection to the list of permitted uses after subsection 5.5.3 m) as follows:

“n) The legally licensed production of marihuana shall only be permitted on lands in the Employment Area designation in lands in an Industrial or Business Park Zone in an enclosed building subject to a zoning by-law amendment and site plan control. Through the rezoning process the Township will be satisfied that compatibility with adjacent land uses can be achieved through approaches such as the installation and operation of odour and light mitigation systems, odour and light control, maintenance and monitoring plans, maintaining appropriate setbacks from sensitive receptors and a waste management plan. “

2.1.31 THAT Section 5.5 titled EMPLOYMENT AREA, Subsection 5.5.4 Prohibited Uses, is hereby amended by:

- i) Deleting from subsection 5.5.4 e) the word “and”;
- ii) Deleting subsection 5.5.4 f) and replacing it as follows:

“f) new residential lots and other sensitive uses, not ancillary to the primary employment uses including schools, places of worship and hospitals; and,”; and,

- iii) Adding a new subsection to the list of prohibited uses after subsection 5.5.4 f) as follows:

- “g) activities within a vulnerable area prohibited in accordance with Section 57 of the Ontario Clean Water Act, 2006.”

2.1.32 THAT Section 5.5 titled EMPLOYMENT AREA, Subsection 5.5.6 Development Policies, is hereby amended by:

- i) Deleting from subsection 5.5.6 b) the phrase “Section 2.2.6.5 of the Growth Plan” and replacing it with “the Growth Plan and the County Official Plan”.

2.1.33 THAT Section 5.5 titled EMPLOYMENT AREA, Subsection 5.5.7 Buffering, is hereby amended by:

- i) In the second paragraph, deleting the phrase “accordance with the Ministry of Environment” and replacing it with as follows:

- “in accordance with the Ministry of Environment, Conservation and Parks”.

2.1.34 THAT Section 5.5 titled EMPLOYMENT AREA, Subsection 5.5.8 Infrastructure Amenities, is hereby amended by:

- i) Adding at the end of the first sentence, after the phrase “incorporate the following” the words as follows:

- “through the site plan control process”.

2.1.35 THAT Section 5.6 titled EXTRACTIVE INDUSTRIAL, Subsection 5.6.1 Identification, is hereby amended by:

- i) Deleting from the first sentence of the first paragraph, the phrase “and high potential aggregate resources.” and replacing it with the following:

- “. Licensed pits are designated *Extractive Industrial*.”;

- ii) Adding to the second sentence of the first paragraph, a comma “,” after the word “operations”;

- iii) Adding to the third sentence of the first paragraph, the text “, quarries,” after the word “pits”; and,

- iv) Adding a second paragraph as follows:

- “High Potential Aggregate Resources are also identified on Schedule “B” so that such areas can be protected for long term use. However, the identification of such areas does not presume that all lands located in such areas are suitable for

the establishment of new pits and quarries or expansions of existing pits and quarries. Further, it is recognized that there is potential for establishment of pits and quarries outside the identified areas. Any application for a pit or quarry will require an Official Plan amendment regardless of location.”

2.1.36 THAT Section 5.6 titled EXTRACTIVE INDUSTRIAL, Subsection 5.6.2 Objectives, is hereby amended by:

- i) Adding at the end of subsection 5.6.2 a) after the word “Township” the phrase as follows:

“and to protect them from activities that would preclude or hinder their continued use or expansion.”;
- ii) Adding to subsection 5.6.2 b) after the first word of the sentence, “To”, the words “identify and”; and,
- iii) Adding a new objective following subsection 5.6.2 c) as follows:

“d) To provide for the progressive rehabilitation of extractive operations to an appropriate after-use.”

2.1.37 THAT Section 5.6 titled EXTRACTIVE INDUSTRIAL, Subsection 5.6.3 Permitted Uses, is hereby amended by:

- i) Deleting the phrase “this category” in first sentence of Subsection 5.6.3 and replacing it with phrase “the Extractive Industrial designation”;
- ii) Deleting subsection 5.6.3 a) and replacing it with the following:

“a) Existing aggregate extraction operations, licensed in accordance with the Aggregate Resources Act including those Aggregate extraction operations designated under Official Plan Amendments 5 (Tri-County) and 6 (Greenwood);”;
- iii) Adding at the end of subsection 5.6.3 f) the following:

“that require little terrain or vegetation modification and few, if any, buildings or structures;”;
- iv) Adding a new subsection to the list of permitted uses following subsection 5.6.4 h) as follows:

“i) Watershed management and erosion control projects carried out or supervised by a public agency.”; and,

- v) Adding a new paragraph after the list of permitted uses at the end of Subsection 5.6.3 and before Subsection 5.6.4 as follows:

“Mineral aggregate resource conservation uses will also be permitted. However, accessory uses to aggregate operations such as asphalt plants and redi-mix plants are not permitted as of right. Any such use shall require a site-specific Official Plan amendment, and a zoning by-law amendment. Further, such uses will only be considered accessory to the use as established in Section 5.6.3. a), and if approved must cease when the use as set out in Section 5.6.3 a) ceases.”

2.1.38 THAT Section 5.6 titled EXTRACTIVE INDUSTRIAL, Subsection 5.6.5 Development Policies, is hereby amended by:

- i) Adding to the first sentence of paragraph one after the words “outside of”, the words “lands in”;
- ii) Deleting from the second sentence of paragraph one, the second instance of the word “Resource” and replace it with the word “Resources” and adding at the end of the sentence the phrase “in accordance with the policies of Section 5.6.10”;
- iii) Deleting paragraph two;
- iv) Adding to subsection 5.6.5 a) before the words “extractive operations” the following:

“and protect the surrounding sensitive uses,”;
- v) Adding to the end of subsection 5.6.5 a) after the words “public view” the following:

“and buffered through the use of berms and other mitigation measures in accordance with Section 5.6.5 i).”;
- vi) Deleting from subsection 5.6.5 e) the Ministry title “Ministry of Environment and Energy” and replacing it with the following:

“Ministry of Environment, Conservation and Parks”;
- vii) Adding to subsection 5.6.5 e) after the word “noise,” the word “vibration,”;
- viii) Deleting from subsection 5.6.5 f) the phrase “rehabilitation of the site is” and replacing it with the following:

“it is established through a rehabilitation plan that the agricultural rehabilitation of the site will be”;

- ix) Adding a second sentence to subsection 5.6.5 e) as follows:

“However, complete rehabilitation is not required where there is a substantial quantity of mineral aggregate resources below the water table warranting extraction or the depth of the planned extraction in a quarry makes restoration of pre-agricultural capability unfeasible and other alternatives have been considered by the applicant and found unsuitable and rehabilitation in the remaining area is maximized.”;
- x) Adding at the end subsection 5.6.5 h) ii) the phrase “with respect to quality and quantity” before the comma;
- xi) Deleting subsection 5.6.5 h) iii) and renumbering subsequent subsections accordingly;
- xii) Adding to subsection 5.6.5 h) vi) after the word “landscapes”, the phrase as follows and deleting the word “and” at the end of the subsection:

“and significant built heritage resources and adjacent lands on or adjacent to the proposed site”;
- xiii) Adding three new subsections to subsection 5.6.5 h) as follows:

 - “vi) A haul route plan which places a priority on the use of Provincial Highways, County Roads or, if required, Township Roads which will be brought up to a standard acceptable to the Township including paving;
 - vii) The minimization of impacts through the removal and placement of fill, topsoil or overburden; and
 - viii) Conformity with the provisions of the Clean Water Act, 2006, the policies of the applicable Source Protection Plan and the source water protection policies of this Plan for vulnerable areas.”;
- xiv) Deleting from subsection 5.6.5 i) in the first sentence of paragraph one the phrase “while it is in progress and” and replacing it with the following:

“and buffered while it is in progress and such screening and buffering shall be substantially established”;
- xv) Deleting from subsection 5.6.5 i) the phrase “. Screening shall” and replacing it with the following:

“and in consultation with the Township. Screening shall consider snow load and”;

- xvi) Adding a new subsection 5.6.5 j) as follows and relettering the subsequent subsections accordingly:

 “j) After extraction has ceased, progressive and final rehabilitation will be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to minimize impacts, to the extent possible. Final rehabilitation will take into consideration the pre-extraction land use designation and conditions, and compatibility with the character of the surrounding land uses and approved land use designations. The rehabilitation plan should demonstrate that the plan is consistent with the policies of this Plan. Wherever possible, rehabilitation shall be progressive as the extraction proceeds. Where it is not practical to rehabilitate immediately to the planned after use, interim rehabilitation shall occur.”;
- xvii) Adding to subsection 5.6.5 j) the words “or quarry” following both instances of the word “pit”;
- xvii) Adding to subsection 5.6.5 k) iii) a second sentence as follows:

 “Lands designated as Agricultural shall be rehabilitated as per Section 5.6.5 f).”;
- xix) Adding a new subsection after subsection 5.6.5 m). The new subsection is as follows:

 “n) All areas used for either wayside pits and quarries, portable asphalt plants and portable concrete plants will be rehabilitated in accordance with Section 5.6.5.”; and,
- xx) Modifying the title of Subsection 5.6.6 to add the phrase “Extractive Industrial” at the beginning and the number “1” after the word “Policy”.

2.1.39 THAT Section 5.6 titled EXTRACTIVE INDUSTRIAL is hereby amended by:

- i) Adding two new Subsections titled “HIGH POTENTIAL AGGREGATE RESOURCES” and “PETROLEUM RESOURCES” as follows:

“5.6.10 HIGH POTENTIAL AGGREGATE RESOURCES

High Potential Aggregate Resources are identified on Schedule “B” so that such areas can be protected for long term use. However, the identification of such areas with this overlay designation does not presume that all lands located in such areas are suitable for the establishment of new pits and quarries or expansions of existing pits and quarries. Further, it is recognized that there is potential for establishment of pits and quarries outside the identified areas. Any application for a pit or quarry will require an Official Plan amendment

regardless of location.

Where lands are identified with the overlay designation “High Potential Aggregate Resource” on Schedule “B”, Council shall consider applications for development in accordance with the applicable land use designation on Schedule “A” to this Plan. In addition, the impact of applications for non-aggregate uses, with the exception of agricultural uses, on the ability to extract aggregates from the lands prior to permitting such uses shall also be considered. Non-aggregate uses will only be permitted where it can be demonstrated that those uses will not preclude or hinder the expansion or continued use of an existing aggregate operation, the establishment of new aggregate operations or access to the aggregate resources. Such applications will be supported by studies that demonstrate that aggregate resource use would not be feasible, or that the proposed land use or development serves a greater long term public interest; and issues of public health, public safety and environmental impact are addressed.

5.6.11 PETROLEUM RESOURCES

Throughout the Township there is the potential for the exploration, discovery and production of petroleum resources. While activities associated with petroleum resources rarely involve Planning Act controls, the issue of new development encroaching on known deposits and existing producing well areas will be reviewed by the Township in conformity with the policies of Section 4.4.4 of the County Plan.”

2.1.40 THAT Section 5.7 titled ENVIRONMENTAL PROTECTION, Subsection 5.7.1 Identification, is hereby amended by:

- i) Deleting from subsection 5.7.1 g) the words “forest areas;” and replacing it with “woodlands;”;
- ii) Adding two new subsections following subsection 5.7.1 g). The subsections to be added are as follows:
 - “h) Valleylands; and
 - i) Rivers, lakes, streams and creeks.”; and,
- iii) Adding a new sentence after the second sentence of paragraph two. The sentence to be added is as follows:

“Additional direction is also provided through the policies in Section 5.9, Greenbelt Protected Countryside and Section 7, Development Criteria.”

2.1.41 THAT Section 5.7 titled ENVIRONMENTAL PROTECTION, Subsection 5.7.2 Objectives, is hereby amended by:

- i) Adding to subsection 5.7.2 a) after “Township of East Garafraxa”, the phrase as follows:

“and foster the creation of a connected natural heritage system”;
- ii) Adding to subsection 5.7.2 b) after the words “*Environmental Protection* areas”, the phrase as follows:

“as per Section 7 of this Plan”;
- iii) Deleting from subsection 5.7.2 c) the period “.” and replacing it with “; and,”;
and,
- iv) Adding a new objective following subsection 5.7.2 c). The new subsection is as follows:

“d) To protect human life and property from water related hazards such as flooding and erosion, including the potential impacts of climate change that may increase the risk associated with such hazards.”

2.1.42 THAT Section 5.7 titled ENVIRONMENTAL PROTECTION, Subsection 5.7.3 Permitted Uses, is hereby amended by:

- i) Adding to subsection 5.7.3 c) after the word “lots” the following phrase:

“including home occupations”;
- ii) Deleting from subsection 5.7.3 g) the period “.” and replacing it with “; and,”;
; and,
- iii) Adding a new subsection to the list of permitted uses after subsection 5.7.3 g). The new subsection is as follows:

“h) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority.”

2.1.43 THAT Section 5.7 titled ENVIRONMENTAL PROTECTION, Subsection 5.7.5 Development Policies, is hereby amended by:

- i) Deleting from subsection 5.7.5 c) the phrase “may be required to mitigate predicted impacts.” and replacing it with the following:

“and a setback for development may be required to mitigate predicted impacts and will be established by the Township in consultation with the appropriate Conservation Authority to ensure no negative impacts on natural features or their ecological functions or areas of physical and environmental hazard.”;

- ii) Deleting from subsection 5.7.5 e) the phrase “because of physical or environmental hazards, the hazardous” and replacing it with the word “such”;
- iii) Adding to subsection 5.7.5 g) after the word “maintained” the phrase as follows:

“and there is no net loss of the natural heritage features as established through an Environmental Impact Assessment”; and,
- iv) Adding a new development policy to the list after subsection 5.7.5 i). The new development policy is as follows:

“j) Where an EIS determines the boundaries of the Environmental Protection designation or the natural features are more correctly shown on more detailed mapping, the boundaries on Schedules “A” and “B” may be refined without an amendment to this Plan and the policies of the abutting designations shall apply.”

2.1.44 THAT Section 5.8 titled OPEN SPACE, Subsection 5.8.2 Permitted Uses, is hereby amended by:

- i) Adding to subsection 5.8.2 a) after the word “includes,” and before the word “neighbourhood” the phrase as follows:

“public parks including community parks,”; and,
- ii) Adding to subsection 5.8.2 b) after the word “facilities” and before the word “may” the phrase as follows:

“and ancillary commercial uses”.

2.1.45 THAT Section 5.9 titled GREENBELT PROTECTED COUNTRYSIDE, Subsection 5.9.6 Policies for Land Designated Greenbelt Protected Countryside - Extractive Industrial, is hereby amended by:

- i) Deleting from subsection 5.9.6 d) iii) the former Ministry name “Ministry of Natural Resources” and replacing it with the current Ministry name:

“Ministry of Natural Resources and Forestry”.

2.1.46 THAT Section 5.0 titled FUTURE LAND USE be amended by:

- i) Adding a new Subsection titled “5.10 SOURCE WATER PROTECTION”. The new Section to be added is as follows:

“5.10 SOURCE WATER PROTECTION

5.10.1 Source Protection Plan Conformity

The *Clean Water Act*, 2006 was enacted to protect existing and future sources of municipal drinking water. It requires the development and implementation of Source Protection Plans (SPPs) for Source Protection Areas throughout Ontario. It also requires the Province, Conservation Authorities and municipalities to develop and implement policies to manage the reduction and/or elimination of threats to sources of municipal drinking water. The policies of this Plan have been amended to conform with the applicable SPPs.

All planning applications shall be reviewed in conformity with this Plan, the applicable Dufferin County Official Plan policies and the applicable SPP to ensure proposed development will not pose a risk to existing and future municipal water sources. The applicable SPPs are:

- a) Grand River Source Protection Plan (GRSPP); and,
- b) Credit Valley, Toronto and Region, Central Lake Ontario (CTC) Source Protection Plan which contains the Credit Valley Source Protection Plan (CVSPP).

As required by the *Clean Water Act*, 2006, any decision made by the Township under the *Planning Act*, *Condominium Act*, 1998, or *Building Code Act* shall conform with significant threat policies set out in the applicable SPP and have regard to other policies set out in the applicable SPP.

Vulnerable areas within the Township include Wellhead Protection Areas (WHPAs). The following policies apply only to those vulnerable areas and issues contributing areas in the Township of East Garafraxa that are identified in the applicable SPPs and are shown on Schedule F. The WHPAs identified on Schedule F to this Plan are intended to function as an overlay on the primary land use designations.

5.10.2 Groundwater and Surface Water Protection

The Township will work in partnership with the Province, County of Dufferin and the Conservation Authorities to minimize and prevent

negative impacts on groundwater and surface waters from existing and/or proposed incompatible land uses and activities.

5.10.3 Municipal Wellhead Protection Areas: General

Within WHPAs land use activities that include a significant drinking water threat may be restricted or prohibited as outlined in the applicable SPPs.

Wellhead Protection Areas (WHPA) means the area around a municipal drinking water well that may be vulnerable to threats to water quality or quantity in accordance with the following:

- a) For water quality threats, the size and delineation of the WHPAs are determined by how quickly water travels underground to the well, measured in years, as outlined below:
 - WHPA-A: 100 m radius surrounding a well;
 - WHPA-B: 0 – 2 year Time of Travel;
 - WHPA-C: 2 – 5 year Time of Travel;
 - WHPA-D: 5 –25 year Time of Travel; and,
 - WHPA-E: Surface Vulnerability Zone - the vulnerable area for groundwater supplies which are under the direct influence of surface water. The area is calculated on a two hour travel time of surface water to well.
- b) Issue Contributing Area (ICA): An area within a WHPA where existing or trending concentration of a parameter (i.e. sodium, nitrate) or a pathogen at a municipal well would result in the deterioration of the quality of water for use as a source of drinking water. ICAs in the Township are associated with the Town of Orangeville wells.
- c) WHPA:Q1: A cone of influence around a well that is estimated by calculating the level of drawdown in an aquifer under existing land use and pumping rates. This area can also include the whole of cones of influence of all other wells that intersect the area.

- d) WHPA:Q2: The WHPA:Q1 (cone of influence) and any area where a future reduction in recharge would significantly impact the area.

5.10.4 Municipal Wellhead Protection Areas: Prohibited/Restricted Activities

Land uses which include one or more of the following activities may be prohibited, or restricted and require a risk management plan in accordance with Section 57, 58 and 59 of the *Clean Water Act* in any WHPA identified on Schedule F where they are or would be a significant municipal drinking water threat as determined by the Risk Management Official (RMO):

- a) The establishment, operation, or maintenance of a waste disposal site within the meaning of Part V of the *Environmental Protection Act*;
- b) The establishment, operation or maintenance of an on-site system that collects, stores, transmits or disposes of sewage;
- c) The use of land for the discharge from a stormwater management facility;
- d) The application of agricultural source material (ASM) to land;
- e) The storage of ASM;
- f) The management of ASM;
- g) The application of non-agricultural source material (NASM) to land;
- h) The handling and storage of NASM;
- i) The application of commercial fertilizer to land;
- j) The handling and storage of commercial fertilizer;
- k) The application of pesticide to land;
- l) The handling and storage of pesticide;
- m) The application of road salt;
- n) The handling and storage of road salt;
- o) The storage of snow;

- p) The handling and storage of fuel;
- q) The handling and storage of a dense non-aqueous phase liquid (DNAPLs) (excluding incidental volumes for personal/domestic use);
- r) The handling and storage of an organic solvent;
- s) The management of runoff that contains chemicals used in the de-icing of aircraft;
- t) The use of land as livestock grazing or pasturing land where the number of animals on the land at any time is sufficient to generate nutrients at an annual rate that is greater than 0.5 nutrient units/acre; and,
- u) An outdoor confinement area, or a farm animal yard provided that such uses are prohibited in WHPA-A, unless approval for such use is obtained through the Nutrient Management Act and the use is permitted in the Zone in which it is proposed.

Land uses which include the following activities may pose a threat to the quantity of municipal drinking water sources, and may be restricted in accordance with the policies of this Plan and the policies of the applicable SPP:

- a) An activity that takes water from an aquifer or surface water body without returning the water taken to the same aquifer or surface water body; and,
- b) An activity that reduces the recharge of an aquifer.

5.10.5 Land Use Prohibitions, Regulations and Restrictions within WHPAs

The significance of any of the drinking water threats listed in Section 3.13.4 of this Plan is determined based on a number of factors, including the characteristics of the use/activity and where it occurs or is planned to occur within a WHPA. The policies of the applicable SPP set out whether a significant drinking water threat is to be prohibited or regulated in accordance with Sections 57 and 58 of the *Clean Water Act*, 2006 and the applicable SPP.

Notwithstanding the land uses permitted by the underlying land use designation in this Plan:

- a) Permitted land uses that involve activities that include a significant drinking water threat within a WHPA identified in Schedule F to this Plan may be either prohibited or regulated by the SPP;
- b) These activities include, but are not limited to, the use of Dense Non-Aqueous Phase Liquids (DNAPL's). DNAPL's are described as chemicals that are both denser than water and do not dissolve readily in water. Because of these traits, DNAPLs tend to sink below the water table and only stop when they reach impenetrable bedrock. The presence of DNAPLs is considered a significant threat if they occur anywhere within the five year time of travel of a WHPA as detailed in the SPPs.
- c) Development which proposes the construction of impervious surfaces within WHPAs shall consider the impact of the application of road salt in accordance with the policies of the applicable SPP.
- d) Where the Township has determined through pre-screening that there is the potential for a significant drinking water threat, the RMO shall review the proposal and determine if there would be a significant drinking water threat, and the RMO will provide direction with respect to whether the processing of the application may proceed or whether or the application may not proceed due to the potential for a significant drinking water threat. The RMO shall have regard to the policies of the applicable SPP and, where applicable, the policies of Sections 5.10.6, 5.10.7 and 5.10.8.

5.10.6 WHPA –Q1 /WHPA –Q2

The following policies are applicable to areas identified as “WHPA-Q1/WHPA-Q2” on Schedule F of this Official Plan:

- a) “WHPA-Q1” is the area where activities that take water without returning it to the same aquifer may be a threat. Where a threat is identified, new development or site alteration shall only be permitted where it has been demonstrated that any increase in water demand beyond the allocated demand is sustainable as determined by the Ministry of Environment, Conservation and Parks in accordance with the applicable Source Protection Plan and *Ontario Water Resources Act*. “

- b) “WHPA-Q2” is an area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being an area that includes a WHPA-Q1 and an area where a future reduction in recharge would significantly impact the WHPA-Q1 area. Within a WHPA-Q2 Area, a Water Balance Study, or similar study, may be required to the satisfaction of the Township, in accordance with the applicable SPP, and in consultation with the Conservation Authority and/or Township staff, in order to demonstrate that pre-development recharge rates will be maintained. In instances where pre-development recharge rates cannot be maintained, proponents will be required to provide for off-site recharge enhancement elsewhere within the WHPA-Q2 commensurate with the predicted loss of recharge attributable to the proposed development.
- c) The use of best management practices such as low impact development to maintain pre-development recharge rates for non-major development or site alterations in a WHPA-Q2 (as identified in the applicable SPP) assigned a moderate risk level will be implemented.

Planning Approval Authorities shall examine municipal water supply servicing constraints including servicing capacity and the maintenance of the hydrological integrity of municipal wells as part of its municipal comprehensive review when considering settlement area expansions.

5.10.7 Infrastructure Restrictions in WHPAs

- a) New private or municipal sewage system infrastructure should be located, wherever possible, outside of all WHPAs. New systems that must be located within WHPAs may be considered where compliance with the policies set out in Section 13 of this Plan and the applicable SPP has been demonstrated.
- b) No new lots requiring septic systems, including holding tanks or utilizing sub-surface disposal, governed under the *Building Code Act* shall be created where the activity would be a significant drinking water threat.
- c) The use of land for the establishment of facilities for the storage of sewage shall be prohibited where the activity would be a significant drinking water threat in a WHPA-A.

- d) Where a new small on-site sewage system could be a significant municipal drinking water threat on a lot located within a WHPA, development may only be permitted where the lot is of a sufficient size to accommodate a small, on-site sewage system designed and constructed in accordance with the standards of the Ontario Building Code. Existing lots of record as of the date of Ministry of Environment, Conservation and Parks' approval of the applicable SPP are not subject to this policy. Large private septic systems (greater than 10,000 L of effluent treated per day) may only be permitted in WHPAs where it has been demonstrated through an Environmental Assessment or similar process that the location is acceptable and the safety of the municipal drinking water system will not be compromised.
- e) The location, design and construction of stormwater management facilities within WHPAs shall be permitted in compliance with the applicable SPP. However, the use of land for the establishment of a new stormwater management facility shall be prohibited where the discharge (including infiltration) of stormwater would be into a significant threat area in a WHPA-A and all stormwater management facilities shall direct discharge of stormwater outside of WHPAs where the activity would be a significant municipal drinking water threat. The use of best management practices such as low impact development will be encouraged for all developments.
- f) The establishment of new parking lots in excess of 2 000 m² utilizing the application of road salt shall be prohibited in a WHPA-A.

5.10.8 Development Approvals

- a) Where development is proposed within a WHPA which could potentially pose a risk to a municipal water source and which requires approval under the *Building Code Act*, *Planning Act* or *Condominium Act*, 1998, the proposal will require review by the RMO. This requirement will be established as a condition of the submission of a complete application in accordance with the provisions of Section 9.8 of this Plan.
- b) In addition to any requirements pursuant to the *Building Code Act*, for all applications made under the *Planning Act* or *Condominium Act*, 1998 within WHPAs, a Section 57, 58 or 59

Notice under the *Clean Water Act*, 2006 from the RMO shall be required for an application to be deemed complete. The Section 57, 58 or 59 Notice is required because certain activities within WHPAs, as set out in the approved SPPs, may be prohibited, restricted or require a risk management plan. This requirement shall be established as a condition of the submission of a complete application in accordance with the provisions of Section 9.8 of this Plan.

- c) In addition to any requirements pursuant to the *Building Code Act*, for all applications made under the Planning Act or Condominium Act, 1998 within WHPAs, a master environmental servicing plan (MESP) that addresses stormwater pond discharges and sanitary sewers and related pipes may be required at the discretion of the Township.
- d) All new development within WHPAs, shall be subject to Site Plan Control as described in Section 9.3 of this Plan.”

2.1.47 THAT Section 6.0 titled TRANSPORTATION AND UTILITIES, Subsection 6.1 MUNICIPAL STANDARDS, is hereby amended by:

- i) Adding new sentences to subsection 6.1 a), before the first sentence. The sentences to be added are as follows:

“The Township, as a condition of development or redevelopment for any development application including plans of subdivision and condominium, site plan approval, severances, and official plan and zoning amendments, may require lands for the purposes of road widening to be dedicated to the appropriate authority having jurisdiction in accordance with the policies of this Plan. Additional lands in excess of the typical right-of-way widths may also be required to be conveyed for works related to, but not limited to, extensive cut/fill operations, intersection improvements, bridges, sight triangles, and drainage and buffering improvements.”

2.1.48 THAT Section 6.0 titled TRANSPORTATION AND UTILITIES, Subsection 6.3 TOWNSHIP ROADS, is hereby amended by:

- i) Adding to subsection 6.3 b) a second sentence as follows:

“Within settlements a narrower right-of-way may be permitted in order to preserve the character of the community and mature trees.”

2.1.49 THAT Section 6.0 titled TRANSPORTATION AND UTILITIES, Subsection 6.6 DEVELOPMENT POLICIES, is hereby amended by:

- i) Adding at the end of the first sentence before the colon the phrase as follows:
“, for lands within the Greenbelt the policies of the Greenbelt Plan also apply:”
; and,
- ii) Deleting from subsection 6.6 d) the Greenbelt Plan section number “Section 4.2 of “.

2.1.50 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.1 AGRICULTURAL LIVESTOCK OPERATIONS, is hereby amended by:

- i) Deleting from subsection 7.1 a) the words “Minimum Distance Separation Formulae” and replacing it with the following:
“Provincial minimum distance separation formulae”.

2.1.51 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.2 AREAS OF NATURAL AND SCIENTIFIC INTEREST, is hereby amended by:

- i) Adding before the colon the following:
“it has been demonstrated there will be no negative impacts on the natural features or their ecological functions through the following”.

2.1.52 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.3 BIOSOLIDS, is hereby amended by deleting the Subsection and renumbering the subsequent subsections.

2.1.53 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.4 COMPATABILITY, is hereby amended by:

- i) Deleting from paragraph two the first word, “Where”, and replacing it with the following:
“To satisfy these criteria, where”;
- ii) Adding two new paragraphs, after paragraph one. The two paragraphs to be added are as follows:
“In particular, major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, to 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.

Where avoidance is not possible, the Township shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of

proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- i) there is an identified need for the proposed use;
- ii) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- iii) adverse effects to the proposed sensitive land use are minimized and mitigated; and
- iv) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.”; and,
- iii) Deleting the word “Where” at the beginning of the second paragraph and replacing it with the phrase “ To satisfy these criteria, where”.

2.1.54 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.7 ENVIRONMENTAL IMPACT, is hereby amended by:

- i) Adding to subsection 7.7 a) after “An Environmental Impact Assessment” the words “or Study”;
- ii) Adding to subsection 7.7 a) before the word “proposed” the following:

“within or adjacent to a Natural Heritage Feature as shown on Schedule B. Adjacent to shall generally mean lands contiguous to a natural heritage feature or area where development may have a negative impact on the natural feature or area. For the purposes of this Official Plan, the extent of adjacent lands are determined to include all lands within a specified distance of the boundary of the natural heritage features or areas. This specified distance is”;
- iii) Deleting from subsection 7.7 a) the first word of the second sentence of paragraph one, “For”, and replacing it with the words “Further, for”;
- iv) Adding to subsection 7.7 a) after the list of adjacent distances, a second paragraph. The second paragraph to be added is as follows:

“No development or site alteration shall be permitted in a natural heritage feature or on adjacent lands unless the ecological function of the feature and the adjacent lands has been evaluated and it has been demonstrated through an Environmental Impact Assessment that there will be no negative impact on the natural features or their functions.”;

- v) Deleting from subsection 7.7 b) the word “Assessment” and replacing it with the word “Assessments”;
- vi) Adding to subsection 7.7 b) before the colon at the end of the first sentence in paragraph one the following:

“, as well as addressing any other requirements established by the Township”;
- vii) Deleting from subsection 7.7 b) vi) the semicolon, “;”, and replacing it with the following:

“including the identification of potential linkages between and among natural heritage features and areas and surface and groundwater features to support the implementation of the Township’s natural heritage system;”;
- viii) Deleting from subsection 7.7 c) vii) the word “and,”;
- ix) Deleting from 7.7 c) viii) the period “.” and replacing it by adding another point to the list as follows:

“; and,

 - ix) A key hydrologic feature in the Greenbelt Protected Countryside.”;
- xviii) Adding to subsection 7.7 d) in the first sentence after the word “Assessment” the following:

“as determined by the Township, in consultation with the appropriate Conservation Authority.”;
- xix) Deleting from subsection 7.7 d) in the second sentence the word “Assessments” and replacing it with the word “Assessment”;
- xii) Adding to subsection 7.7 e) after the word “Council” the phrase as follows:

“, in consultation with the appropriate Conservation Authority and other appropriate agencies,”; and,
- xiii) Deleting from subsection 7.7 e) i) the phrase “surface water and plant and animal life;” and replacing it with the following:

“soil, surface water and plant and animal life or human health;”.

2.1.55 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.8 FISH HABITAT, is hereby amended by:

- i) Deleting from subsection 7.8 e) the former Ministry titles “Ministries of Environment and Natural Resources” and replacing it with the following:

“Ministry of Environment, Conservation and Parks and Ministry of Natural Resources and Forestry.”.

2.1.56 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.9 FLOOD PLAINS, is hereby amended by:

- i) Deleting both instances of the former Ministry title “Ministry of Natural Resources” and replacing them with the current title “Ministry of Natural Resources and Forestry”.

2.1.57 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.10 FOREST AREAS, is hereby amended by:

- i) Adding to subsection 7.10 a) in the second sentence of paragraph one before the word “currently”, the word “are”;
- ii) Deleting from subsection 7.10 a) in the third sentence of paragraph one the word “fores” and replacing it with the word “forest”;
- iii) Deleting from subsection 7.10 a) in the third sentence of paragraph one the letter “o” found after “Section 7.7” and before “this Plan”, replacing it with the word “of”; and,
- iv) Deleting from subsection 7.10 a) in the second sentence of paragraph two the word “are”.

2.1.58 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.11 SIGNIFICANT HABITAT AREAS, is hereby amended by:

- i) Deleting from subsection 7.11 a) the former Ministry title “Ministry of Natural Resources”, and replacing it with the current Ministry title “Ministry of Natural Resources and Forestry”.

2.1.59 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.12 HAZARD LANDS, is hereby amended by:

- i) Deleting the Ministry title “Ministry of Natural Resources and Environment”, and replacing it with the following:

“Ministry of Natural Resources and Forestry and Environment, Conservation and Parks”.

2.1.60 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.13 HERITAGE RESOURCES, is hereby amended by:

- i) Deleting the title of Subsection 7.13 “HERITAGE REASOURCES” and replacing it with the title as follows:

“CULTURAL HERITAGE RESOURCES”;

- ii) Deleting the first sentence of paragraph one and replacing it with the following:

“In order to protect the integrity of potentially sensitive sites, cultural heritage resources in the Township are not shown on a map. The cultural heritage resources of the Township include archaeological resources, built heritage resources, and cultural heritage landscapes. Council will consider utilization of its authority under the Ontario Heritage Act to designate individual properties under Part IV. The Township will also maintain a register of all properties listed or designated under the Ontario Heritage Act.”;
- iii) Deleting in the second paragraph the phrase “lands in the vicinity of a”, and replacing it with the following:

“a significant or potentially significant site or lands in the vicinity of a significant or”;
- iv) Adding to subsection 7.13 a) after the word “potential”, the phrase as follows:

“and no development or site alteration will be permitted on such sites or areas unless significant archaeological resources have been conserved”;
- v) Deleting from subsection 7.13 b) the phrase “Existing heritage features, areas and properties”, and replacing it with the following:

“Significant built heritage resources and significant cultural heritage landscapes”;
- vi) Deleting from subsection 7.13 b) the phrase “an impact assessment report prepared by a professional archaeologist where development is proposed on a site containing heritage resources”, and replacing it with the following:

“a heritage impact assessment report prepared by a professional heritage consultant and/or archeologist where development is proposed on a site containing cultural heritage resources. Such an assessment will recommend mitigation and conservation measures.”;
- vii) Adding to subsection 7.13 c) after the “cultural” after the word “existing”;
- viii) Adding to subsection 7.13 d) iii) after the semicolon “;”, the words “and/or,”;
- ix) Deleting from subsection 7.13 f) the words “landscapes or” and replacing them with the following:

“heritage landscapes or cultural”;

- x) Adding after subsection 7.13 a) a new point to the list of development criteria that applies and relettering the subsequent subsection accordingly. The new subsection is as follows:
 - “b) Archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act will be required as a condition of any development proposal affecting areas containing a known archaeological site, or considered an area of archaeological potential, a known or suspected cemetery or burial site or applications for shoreline development.”; and,
- xi) Adding two new points to the list of development criteria that applies following subsection 7.13 f). The two new subsections to be added are as follows:
 - “g) Development or site alteration will not be permitted on adjacent lands to protected heritage properties except where proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected property will be conserved.
 - h) The Township shall engage Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.”

2.1.61 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.14 MINIMUM DISTANCE SEPARATION FORMULAE, is hereby amended by deleting the Subsection and replacing it with the following:

“7.14 MINIMUM DISTANCE SEPARATION FORMULAE

- a) When considering a planning application for lot creation, Official Plan amendment and rezoning or a building permit application, such application must meet the Provincial minimum distance separation formulae, as amended from time to time.
- b) Notwithstanding Policy 7.14 a) above and any other policy in this Official Plan to the contrary, the minimum distance separation formulae is applied as follows under the following circumstances:
 - 1. Does not apply to building permit applications for new dwellings on an existing lots of record that were created prior to March 1, 2017;
 - 2. Does not apply to a surplus farm dwelling consent where the barn is located on a separate lot;
 - 3. MDS1 setbacks from existing livestock facilities and anaerobic digesters

will not be applied for land use planning applications establishing new agricultural- related uses and on-farm diversified uses characterized by Type A low density of human occupancy and activities. However, Type B human occupancy or activity such as agri-tourism, food service, accommodation and retail operations shall apply MDS1;

4. MDS2 setbacks from proposed new or altered livestock facilities and anaerobic digesters will not be applied for land use planning applications establishing new agricultural- related uses and on-farm diversified uses characterized by Type A low density of human occupancy and activities. However, Type B human occupancy or activity such as agri-tourism, food service, accommodation and retail operations shall apply MDS2; and,
5. Existing cemeteries shall be considered a Type A land use for the purposed of MDS2 setbacks. “

2.1.62 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.17 STEEP SLOPES AND RAVINES, is hereby amended by:

- i) Adding a sentence before the first sentence of paragraph one. The sentence to be added is as follows:

“Development shall be directed away from areas subject to hazards due to steep slopes, unstable slopes and/or erosion.”.

2.1.63 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.18 STORMWATER MANAGEMENT, is hereby amended by:

- i) Deleting from the first sentence of paragraph one the words “Management Report” and replacing them with the following:

“Quantity/Quality Management Report, including consideration of low impact development approaches,”;
- ii) Deleting from the second and third sentence in paragraph one the words “Stormwater Management Report. The report shall be prepared in accordance with the Township’s design criteria and the following:”, and replacing it with the following:

“Stormwater Quantity/Quality Management Report. The report shall be prepared in accordance with the Township’s design criteria, taking into consideration any applicable stormwater management guidelines or materials of the appropriate Conservation Authority, integration with any planning for sewage and water services, and the following:”

- iii) Deleting subsection 7.18 a) and replacing it with the following:
 - “a) the Stormwater Management Planning and Design Manual (2003), or its successor, as prepared by the Ministry of Environment, Conservation and Parks;” and,
- iv) Deleting from subsection 7.18 e) the words “provided in section 4.2.3.2 and 4.2.3.3”.

2.1.64 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.23 WATER QUALITY, is hereby amended by:

- i) Deleting the initial phrase “The following development criteria shall apply to “of the Subsection and replacing it with the following:
 - “The policies of Section 5.10 with respect to Source Water Protection provide the primary direction with respect to water quality however, the following development criteria will also be considered for”;
- ii) Deleting the phrase “or the spreading of agricultural or bio-solid nutrients” in subsection 7.23 b);
- iii) Deleting the word “shall” in the first sentence of subsection 7.23 f) and replacing it with the phrase “may be required to”; and,
- iv) Deleting subsection 7.23 h).

2.1.65 THAT Section 7.0 titled DEVELOPMENT CRITERIA, Subsection 7.24 WATER QUANTITY, is hereby amended by:

- i) Deleting the initial phase of the Subsection, “The following development criteria shall apply to”, and replacing it with the following:
 - “The policies of Section 5.10 with respect to Source Water Protection provide the primary direction with respect to water quantity, however, the following development criteria will also be considered for”.

2.1.66 THAT Section 7.0 titled DEVELOPMENT CRITERIA is hereby amended by:

- i) Adding the following sentence to the end of Subsection 7.25 a) Wetlands:
 - “The Township will consult with the Conservation Authority with respect to the protection of wetlands.”;
- ii) Moving the last sentence in Subsection 7.25 c) to create a new subsection 7.25 d); and,

- iii) Adding a new Subsection called “7.26 EXCESS SOIL”. The new Section is as follows:

“7.26 EXCESS SOIL

The Township will support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.”

2.1.67 THAT Section 8.0 titled GROWTH MANAGEMENT, Subsection 8.1 PROVINCIAL GROWTH PLAN, is hereby amended by:

- i) Deleting the title of Subsection 8.1 “PROVINCIAL GROWTH PLAN” and replacing it with the title as follows:

“POPULATION AND EMPLOYMENT GROWTH”;

- ii) Deleting from the second sentence, the phrase “Based on the recommendations in the Growth Management Study, the” and replacing it with the following:

“The growth forecasts for the lower-tier municipalities within the County of Dufferin are reflected in the County Official Plan and guide planning decisions over the planning horizon. The “;

- iii) Adding after the words “residents to the year 2031” the phrase as follows:

“and 3,180 residents to the year 2036,”; and,

- iv) Deleting from the third sentence, the second instance of the words “year 2031” and replacing it with the following:

“years 2031/2036. The County and the Township will monitor population and employment growth on an on-going basis in accordance with the policies of the County Plan. The majority of the Township growth will be directed to the Township’s community settlement areas – primarily Marsville and secondarily Orton.”

2.1.68 THAT Section 8.0 titled GROWTH MANAGEMENT, Subsections 8.2 RATE OF GROWTH, 8.3 LOCATION OF GROWTH AND 8.4 LOT CREATION, are hereby amended by:

- i) Deleting Subsections 8.2 RATE OF GROWTH, and 8.3 LOCATION OF GROWTH and renumbering Subsection 8.4 LOT CREATION and Subsection 8.2; and,

- ii) Deleting from subsection 8.4 f) the words “Minimum Distance Separation Formulae” and replacing them with the following:

“minimum distance separation formulae”.

2.1.69 THAT Section 8.0 titled GROWTH MANAGEMENT, Subsection 8.5 TECHNICAL CONSENTS, is hereby amended by:

- i) Deleting from subsection 8.5 i) the word “and”;
- ii) Deleting from subsection 8.5 ii) the period “.”, and replacing it with a semicolon “,”;
- iii) Deleting from subsection 8.5 iii) the phrase “approximately 40 hectares (100 acres)” and the period “.”, and replacing the period with “; and”; and,
- iv) Adding a new subsection to the list of permitted purposes for consents following 8.5 iii). The subsection to be added is as follows:

“iv) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;”.

2.1.71 THAT Section 9.0 titled IMPLEMENTATION, Subsection 9.1 titled ZONING BY-LAWS, Subsection 9.1.1 Implementing By-law, is hereby amended by:

- i) Adding to subsection 9.1.1 a) in the second sentence of paragraph one, after the phrase “enlargement of uses”, the phrase as follows:

“, including the reconstruction of buildings or structures destroyed through natural disaster such as fire,”;
- ii) Deleting subsection 9.1.1 a) ii), and replacing it with the following:

“ii) generally comply with the Provincial minimum distance separation formulae subject to Section 7.14 Minimum Distance Separation Formulae;” and,
- iii) Deleting the “w” in the word “woods” in subsection 9.1.1 a) v) and replacing it with a “W”.

2.1.72 THAT Section 9.0 titled IMPLEMENTATION, Subsection 9.1 titled ZONING BY-LAWS, Subsection 9.1.4 Temporary Uses, is hereby amended by:

- i) Deleting in subsection 9.1.4 c) the words “garden suites”, and replacing them with the following:

“one garden suite on a lot as a temporary dwelling”; and,
- ii) Deleting from subsection 9.1.4 c) iii) the word “principle”, and replacing it with the word “principal”.

2.1.73 THAT Section 9.0 titled IMPLEMENTATION, Subsection 9.1 titled ZONING BY-LAWS is hereby amended by:

- i) Adding a new Subsection, Housing, following Subsection 9.1.4 Temporary Uses. The subsection to be added is as follows:

“9.1.5 Housing

a) General

The Township shall encourage the development of a range and mix of housing options and densities which are appropriate for the Township to meet projected market-based and affordable housing needs of current and future residents including permitting secondary residential units.

b) Secondary Residential Units

In accordance with the Planning Act, where a single detached dwelling is a permitted use in the Agricultural, Rural, Estate Residential and Community Residential designations in the Official Plan, the Township may permit one secondary residential unit in a new or existing single detached dwelling and one secondary residential unit in a new or existing accessory building on the same lot subject to, but not limited to, the following requirements:

- i) applicable fire codes are satisfied;
- ii) where permitted by the Zoning By-law or by amendment to the By-law provided the applicable Building Code, Zoning By-law and other By-law regulations are satisfied, in particular an accessory residential unit shall not be permitted in any area identified as a natural hazard area by the Township, in consultation with the applicable conservation authority and a rezoning shall be required for any secondary residential unit in a new or existing accessory building;
- iii) the lot is of sufficient size that adequate sewage and water capacity can be provided to support the additional accessory residential unit(s) and satisfy applicable health regulations; and,
- iv) appropriate parking is provided.”

2.1.74 THAT Section 9.0 titled IMPLEMENTATION, Subsection 9.2 NON-CONFORMING USES, is hereby amended by:

- i) Deleting from subsection 9.2d) ii) the former Ministry titles “Ministry of Natural Resources and the Ministry of Environment and Energy”, and replacing them with the current Ministry titles as follows:

“Ministry of Natural Resources and Forestry and the Ministry of Environment, Conservation and Parks”.

2.1.75 THAT Section 9.0 titled IMPLEMENTATION, Subsection 9.3 titled SITE PLAN CONTROL, Subsection 9.3.2 Policies, is hereby amended by:

- i) Deleting the phrase “exceeding 150 nutrient units” in subsection 9.3.2 a); and,
- ii) Adding a new subsection after subsection 9.3.2 a), and relettering all subsequent subsections of subsection 9.3.2 Policies accordingly. The new subsection to be added is as follows:

“b) In addition, all new development within WHPAs, as described in Section 5.10 of this Plan and as shown on Schedule F, shall be subject to site plan control to ensure, where possible:

- i) the extent and location of impervious surfaces such as parking lots, roadways and sidewalks are minimized;
- ii) site grading and drainage is designed to reduce ponding; and,
- iii) run-off is either directed outside of the WHPAs or to storm sewers.

In addition, development within WHPAs may be subject to site plan control to implement the recommendations of a water balance assessment or similar study to:

- i) maintain pre-development recharge to the greatest extent feasible through best management practices such as Low Impact Development stormwater management approaches; and,
- ii) minimize impervious surfaces and provide for lot level infiltration.

A salt management plan may also be established as a condition of the submission of a complete application for site plan in accordance with the provisions of Section 9.7 of this Plan.”

2.1.76 THAT Section 9.0 titled IMPLEMENTATION, Subsection 9.4 titled OFFICIAL PLAN AMMENDMENTS is hereby amended by:

- i) Deleting from the title of the Section the word “AMMENDMENTS”, and replacing it with the word “AMENDMENTS”.

2.1.77 THAT Section 9.0 titled IMPLEMENTATION, Subsection 9.6 CONSERVATION AUTHORITY REGULATIONS, is hereby amended by:

- i) Adding to the first sentence of paragraph one, the word “Authority” following the word “Conservation”.

2.1.78 THAT Section 9.0 titled IMPLEMENTATION is hereby amended by:

- i) Adding new subsections following Subsection 9.6 CONSERVATION AUTHORITY REGULATIONS. The new Subsections are as follows:

“9.7 PROPERTY STANDARDS

9.7.1 The Township may prescribe maintenance standards and the conditions of occupancy for all types of property through a property standards by-law enacted in accordance with the provisions of the Building Code Act.

9.7.2 The Township may appoint a Municipal Enforcement Officer who will be responsible for administering and enforcing the property standards by-law.

9.8 PRE-APPLICATION CONSULTATION AND COMPLETE APPLICATION REQUIREMENTS

9.8.1 Pre-Application Consultation

- a) Prior to the submission of an application for an Official Plan amendment, Zoning By-law amendment, draft plan of subdivision or condominium, site plan approval, consent or variance, applicants are required to consult with Township staff and with the staff of the County of Dufferin, the appropriate Conservation Authority and any other agency deemed relevant by the Township.
- b) Where lands which are the subject of a proposed application listed in Section 9.8.1 a) are located in a WHPA as described in Section 5.10 of this Plan and as shown on Schedule F, consultation shall be required with the RMO. This requirement shall be a condition of submission of a complete application, together with a Section 57, 58 or 59 Notice under The Clean Water Act, 2006 from the RMO. In addition, to be declared

complete, an application for site plan approval may also require submission of a salt management plan.

- c) The pre-consultation process is intended to identify and scope issues associated with the proposed development and/or change in land use and establish specific requirements for a complete application. The form of pre-consultation shall be scoped based on the application type and context.
- d) Any development application shall not be deemed complete by the Township and the time period in which the Council is required to make a decision shall not commence, unless the application is accompanied by:
 - i) the prescribed information and material as required under the Planning Act; and,
 - ii) other information and material deemed necessary by the Township in accordance with this Plan.

9.8.2 Complete Application Requirements

In addition to the requirements identified in the various sections of this Official Plan, the Township may require additional information and material to be submitted as part of a complete application. The following categories identify additional information and material that may be required and the type of studies or documents that may be identified during the pre-consultation process for submission as part of a complete development application:

a) Natural Heritage

The submission of reports, studies and/or drawings, which identify and demonstrate, to the satisfaction of the Township, in consultation with the appropriate Conservation Authority, that there will be no negative impacts on natural heritage features and areas or their ecological functions; and which identify proposed mitigation measures to ensure ecological functions, diversity, and connectivity of natural heritage features and areas are maintained, restored, and where possible enhanced. Any information and material submitted must recognize linkages between and among natural heritage features and areas and surface water features and groundwater features.

This may include, but shall not be limited to:

- i) Environmental Impact Assessment or Study (or scoped Environmental Impact Assessment or Study) within 120 metres of a significant woodland, significant wetland, Life Science ANSI, fish habitat, significant wildlife habitat, significant valleylands, habitat of endangered and threatened species, and within 50 metres of an Earth Science ANSI;
- ii) Environmental Implementation Report;
- iii) Ecological Land Classification;
- iv) Natural Hazard Assessment that addresses flooding and erosion hazards;
- v) Hydrogeological Study;
- vi) Hydrology Study;
- vii) Water Budget;
- viii) Soil Stability and Geotechnical Analysis;
- ix) Tree and/or Vegetation Inventory Report;
- x) Vegetation Compensation Plan;
- xi) Topographical Survey/Slope Analysis; and,
- xii) Geotechnical Report

b) Planning

The submission of reports, studies, plans, and/or statements that demonstrate, to the satisfaction of the Township, how the proposed development and/or change in land use is consistent with the applicable provisions of the Provincial Policy Statement, conforms to the Official Plan, conforms to any Provincial Plans that are in effect, and provides an integrated approach to land use planning.

This many include, but shall not be limited to:

- i) Planning Justification Report;
- ii) Statement of Conformity and/or Consistency with applicable polices;

- iii) Employment and/or Residential Lands Needs Analysis;
- iv) Employment Lands Conversion Justification Report;
- v) Conceptual Site Plan Layout; and,
- vi) Detailed Site Plan.

c) Transportation

The submission of reports, studies and/or drawings, which address any change or impact to the transportation network resulting from a proposed development and/or change in land use. Such analyses will demonstrate, to the satisfaction of the Township, how the proposed development can be accommodated by the existing transportation network or where new transportation infrastructure is required. Where an expansion to the existing transportation infrastructure is necessary, such analyses will demonstrate that the expansions will be adequate to accommodate the proposed development.

This may include, but shall not be limited to:

- i) Traffic Impact or Transportation Study;
- ii) Parking Study; and,
- iii) Transportation Demand Management Plan.

d) Servicing

The submission of reports, studies and/or drawings, which demonstrate, to the satisfaction of the Township, that the existing or proposed site servicing is sufficient to accommodate the proposed development and/or change in land use.

This may include, but shall not be limited to:

- i) Water Supply (well) Report;
- ii) Stormwater Management/Drainage Report and Plan; and,
- iii) Private Septic System Report.

e) Cultural Heritage Resources

The submission of reports, studies and plans that demonstrate, to the satisfaction of the Township, how a proposed development and/or change in land use will not negatively impact on designated cultural heritage or identified archaeological resources.

This may include, but shall not be limited to;

- i) Cultural Heritage Review;
- ii) Cultural Heritage Impact Assessment;
- iii) Scoped Cultural Heritage Impact Assessment;
- iv) Cultural Heritage Conservation Plan;
- v) Cultural Heritage Landscape Assessment; and,
- vi) Archaeological Assessment.

f) Development Impacts

The submission of reports, studies and/or drawings that assess all potential nuisance or safety issues arising from natural and human made hazards which may result from or affect the proposed development and/or change in land use. Such analyses shall demonstrate, to the satisfaction of the Township, that potential nuisances or safety issues can be effectively mitigated.

This may include, but shall not be limited to:

- i) Noise Impact Study;
- ii) Vibration Study;
- iii) Acoustical Design Study;
- iv) Lighting Plan;
- v) Site Screening Questionnaire;
- vi) Phase 1 Environmental Site Assessment;
- vii) Phase 2 Environmental Site Assessment;
- viii) Record of Site Condition; and,

- ix) Agricultural Impact Assessment.
- g) Fees and Costs

The submission of any fees required by the Township, the County or other public agencies such as the appropriate Conservation Authority. In addition, the applicant shall acknowledge responsibility for any costs incurred by the Township in the processing of the application, including any costs incurred by the Township in support of the applicant for hearings before the Local Planning Appeal Tribunal.

The Township will, within 30 days of receiving a development application, provide notice to the applicant that the application is complete or incomplete. If deemed incomplete, the Township will indicate additional information and material that is required to constitute a complete application.

The date of application shall be the date upon which all required information and material is submitted in a form that is satisfactory to the Township.

The information and material described in this section that may be required to accompany a development application is not intended to preclude the Township from requiring additional reports, studies and/or drawings that may be identified during the development review process if circumstances necessitate the need for such information and material as part of the decision making process.

Where necessary, the Township may retain outside consultants, at the cost of the applicant, to review the information and materials submitted in conjunction with a development application.”

2.1.79 THAT Section 10.0 titled INTERPRETATION, Subsection 10.7 LEGISLATION, is hereby amended by:

- i) Deleting the Subsection in its entirety and replacing it with the following:

“10.7 LEGISLATION AND TERMINOLOGY

Where this Plan makes reference to legislation, regulations, or the names of Provincial Ministries, agencies or other documents, it is intended to reflect the most current legislation, regulations, or in effect at the time.”

2.1.80 THAT Section 10.0 titled INTERPRETATION, Subsection 10.8 DEFINITIONS, is hereby amended by:

i) Adding after the first sentence of paragraph one the following:

“Terms in this Official Plan which are not defined in Provincial documents, but are defined in the County of Dufferin Official Plan are defined as per the County Plan.

In addition, the following definition from the Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas, Ministry of Agriculture, Food and Rural Affairs is applicable:

Value retaining facilities are facilities located on farms serve to maintain the quality of raw commodities produced on the farm (i.e., prevent spoilage) to ensure they remain saleable. This includes facilities involving refrigeration (cold storage), controlled-atmosphere storage, freezing, cleaning, grading, drying (e.g. grains, oilseeds, tobacco), as well as simple, bulk packaging that helps maintain the quality of farm commodities. Value-retaining facilities may also include operations that provide a minimum amount of processing to make a farm commodity saleable, such as grading eggs, evaporating maple syrup and extracting honey. Agricultural commodities undergoing value-retaining processes are often shipped in bulk to value-added operations.”

2.2 IMPLEMENTATION

Section 9 “Implementation” of the Official Plan Shall apply to the implementation of this Amendment.

2.3 INTERPRETATION

The provisions of the Official Plan, as amended from time to time, regarding the interpretation of the Plan shall apply with respect to this Amendment.

TOWNSHIP OF EAST GARAFRAXA OFFICIAL PLAN REVIEW DRAFT AMENDMENT TO SCHEDULE "A" LAND USE AND TRANSPORTATION

Map Projection: NAD 83, UTM Zone 17
Map Date: September 2020

Sources

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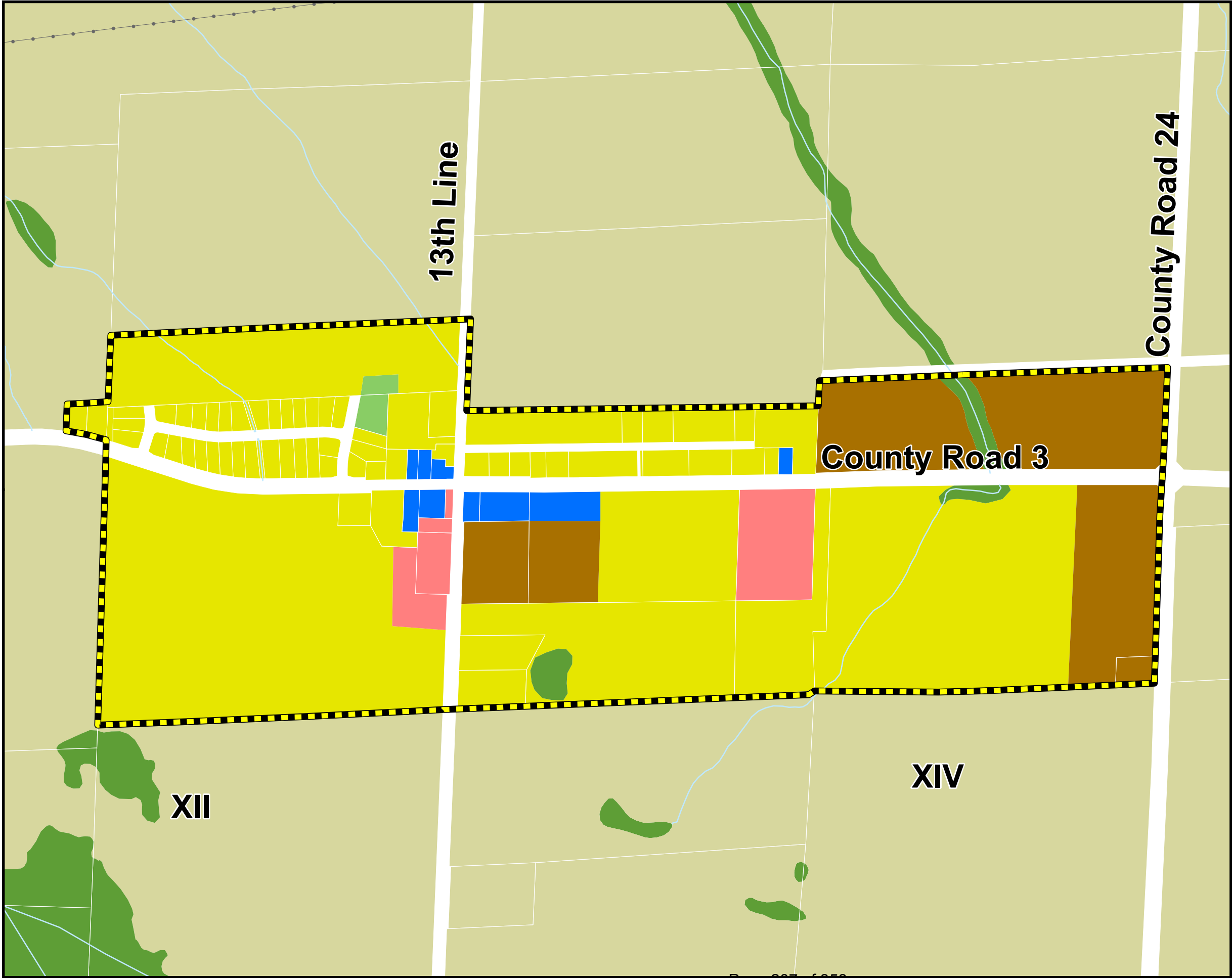
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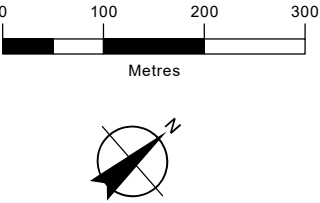
Legend

- Waste Disposal Site
- Utility Line
- Township Roads
- Township Roads - Seasonal
- County Roads
- Water Features
- Special Policy Area
- Greenbelt Plan Area Boundary
- Parcels
- Community Boundary
- Lakes and Rivers
- Agricultural
- Employment
- Environmental Protection
- Estate Residential
- Extractive Industrial
- Rural



**TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN REVIEW**

**DRAFT AMENDMENT TO
SCHEDULE "A-1"
MARSVILLE
LAND USE AND TRANSPORTATION**



Map Projection: NAD 83, UTM Zone 17
Map Date: September 2020

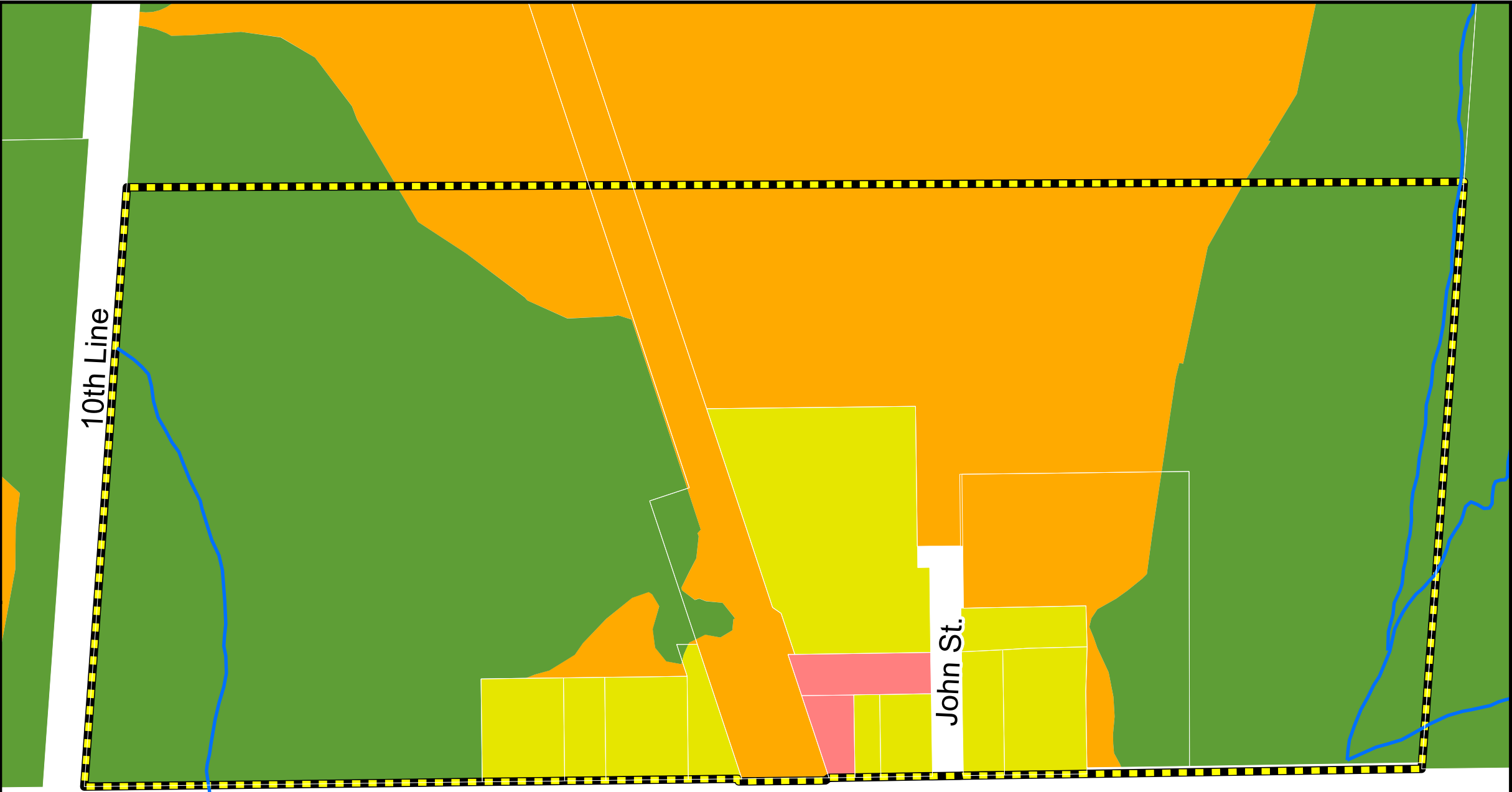
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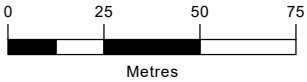
- Legend**
- Utility Line
 - Water Features
 - CommunityBoundary
 - Agricultural
 - Community Commercial
 - Community Institutional
 - Community Residential
 - Employment
 - Environmental Protection
 - Open Space



East Garafraxa-Erin Townline

**TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN REVIEW**

**DRAFT AMENDMENT TO
SCHEDULE "A-2"
ORTON
LAND USE AND TRANSPORTATION**



Map Projection: NAD 83, UTM Zone 17
Map Date: September 2020







Sources

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Legend

-  Community Residential
-  Community Institutional
-  Environmental Protection
-  Rural
-  CommunityBoundary
-  Water Features

TOWNSHIP OF EAST GARAFRAXA OFFICIAL PLAN REVIEW DRAFT AMENDMENT TO SCHEDULE "B" ENVIRONMENTAL FEATURES

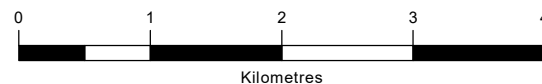
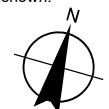
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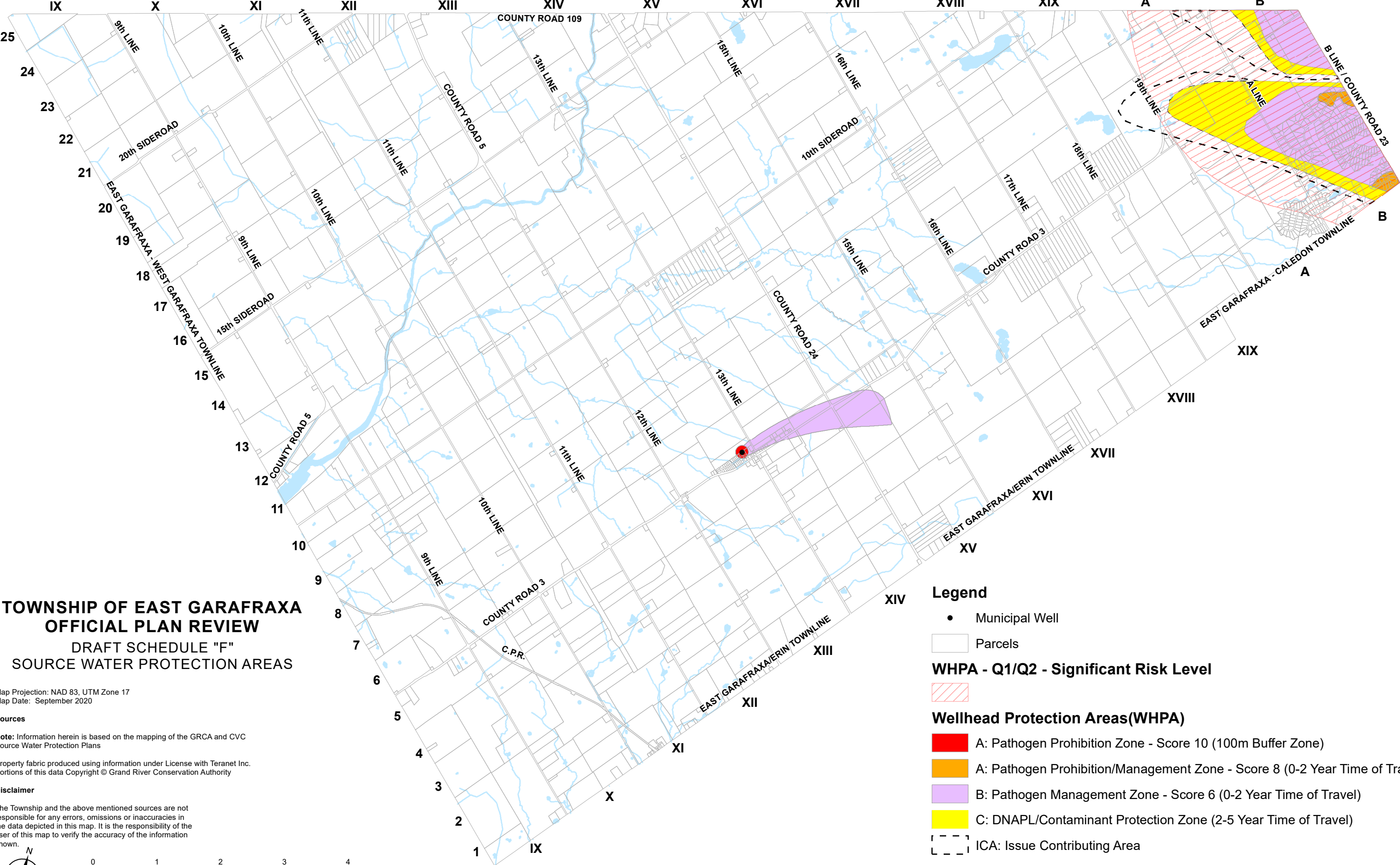
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Legend

- Waste Disposal Site
- Parcels
- Floodplain
- ANSI - Earth Science
- ANSI - Life Science
- Deer Yard
- Forest Areas
- Lakes and Rivers
- Stream Thermal Regime**
 - Cold and Cool Water
 - Warm Water
 - Other
- Provincially Significant Wetlands
- Wetlands (CVC and GRCA)
- High Potential Aggregate Resource
- Areas More Vulnerable to Contamination**
 - 0-5 Years to Contamination
Water recharges the aquifer very quickly through high conductivity materials (sand/gravel).
 - 5-10 Years to Contamination
Water recharges the aquifer quickly; material and distance to aquifer control recharge rate.
 - 10-100 Years to Contamination
Water recharges the aquifer slowly; material and distance to aquifer control recharge rate.



TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN REVIEW
DRAFT SCHEDULE "F"
SOURCE WATER PROTECTION AREAS

Map Projection: NAD 83, UTM Zone 17
Map Date: September 2020

Sources

Note: Information herein is based on the mapping of the GRCA and CVC Source Water Protection Plans

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Legend

• Municipal Well

Parcels

WHPA - Q1/Q2 - Significant Risk Level



Wellhead Protection Areas(WHPA)

- A:** Pathogen Prohibition Zone - Score 10 (100m Buffer Zone)
- A:** Pathogen Prohibition/Management Zone - Score 8 (0-2 Year Time of Travel)
- B:** Pathogen Management Zone - Score 6 (0-2 Year Time of Travel)
- C:** DNAPL/Contaminant Protection Zone (2-5 Year Time of Travel)

[- -] ICA: Issue Contributing Area

Water Features

Lakes and Rivers



NOTICE OF OPEN HOUSE AND PUBLIC MEETING TOWNSHIP OF EAST GARAFRAXA OFFICIAL PLAN REVIEW OFFICIAL PLAN AMENDMENT

In accordance with Sections 17 and 26 of the *Planning Act*, a statutory open house and public meeting is being held concerning a Township Official Plan Amendment which proposes a number of revisions to the Official Plan. The proposed revisions are intended to reflect the results of Phase Two of the Township Official Plan Review. Phase Two is designed to address matters of provincial interest, and to ensure the Official Plan is consistent with the Provincial Policy Statement, 2020 (PPS) and also conforms with the County of Dufferin Official Plan, 2015.

DATE AND FORMAT OF PUBLIC MEETING AND OPEN HOUSE

This Notice is being given in accordance with *Planning Act* requirements. A final recommendation on the amendment will not be presented until after the Township Open House and Public Meeting and all technical comments have been received.

Due to the COVID-19 State of Emergency, physical attendance is not permitted at this Open House and Public Meeting. The Open House takes the form of a presentation which can be found on the Township website www.eastgarafraxa.ca. Questions and comments can be submitted by email or mail to Susan M. Stone between Friday, September 11, 2020 and Tuesday, September 22, 2020 at the address below. The public meeting is being held electronically through Zoom and will be available for public viewing, please register at <http://calendar.eastgarafraxa.ca/default/Detail/2020-09-29-1800-Official-Plan-Review-Public-Meeting>. The Open House and Public Meeting dates and times are as follows:

OPEN HOUSE DATES: Friday, September 11, 2020 at 10 a.m. to Tuesday, September 22, 2020 at 4:30 p.m.

MEETING DATE and TIME: Tuesday, September 29, 2020 at 6:00 p.m.

ANY PERSON may participate in the public meeting or make written or oral representation either in support of or in opposition to the proposed Official Plan Amendment.

1. Written Submission

Written submissions should be addressed to the Township Clerk at the address shown below. Written comments will be accepted until October 16, 2020. If you wish to be notified of the adoption or the refusal of the proposed Official Plan Amendment, you must also make a written request to the Township Clerk before the adoption of the amendment.

2. Oral Submission

Oral submissions may be provided to Council at the meeting electronically. You must pre-register with the Clerk's office by email at info@eastgarafraxa.ca, or telephone at 226-259-9400 or mail at the address below before 4:30 pm on Monday, September 28, 2020. Please include your full name, address, and a call-back phone number. You will be contacted by the Clerk's office to confirm your participation and receive the online and call-in information before the meeting. Technical assistance may be provided to ensure you are able to participate.

The Township of East Garafraxa is processing the Official Plan Amendment as required by the *Planning Act* and welcome any comments that you may have.

DETAILS OF THE OFFICIAL PLAN REVIEW AND PROPOSED AMENDMENT

The current Official Plan was adopted by Township Council on December 14, 2004 and approved by the Minister of Municipal Affairs and Housing on October 26, 2005. Official Plan Amendment No. 4 ("OPA No. 4") to bring the Official Plan into conformity with the Provincial Greenbelt and Growth Plans was subsequently approved in part by the Ontario Municipal Board

on June 24, 2016. OPA No. 4 constituted Phase One of the Official Plan Review.

Phase Two, as noted, addresses matters of provincial interest, and consistency with the PPS and conformity with the County Official Plan. It affects lands throughout the entire Township of East Garafraxa, therefore a key map or description of the affected lands has not been provided. Proposed changes include:

- i) additions to the permitted uses in the Agricultural and Rural designations to reflect the County Plan;
- ii) expanded permissions for secondary residential units in existing or new single detached dwellings and related accessory buildings in accordance with the *Planning Act*;
- iii) prohibition of new residential lots and other sensitive uses not ancillary to primary employment uses in the Employment Area designation;
- iv) updated policies for the evaluation of Extractive Industrial uses and related development;
- v) addition of policies related to source water protection;
- vi) updated policies related to development criteria including with respect to development compatibility; environmental impact assessments; cultural heritage resources; minimum distance formulae; stormwater management; and excess soil;
- vii) updated growth management policies in conformity with the County Plan;
- viii) pre-application consultation and complete application requirement;
- ix) updated Schedules with respect to the Environmental Protection designation within the Grand River Conservation Authority Watershed and Source Water Protection; and,
- x) housekeeping matters to the text and Schedules.

ADDITIONAL INFORMATION:

Additional information relating to the Township Official Plan Review and the proposed Township Official Plan Amendment may be requested by email, mail, fax, or telephone from the Township at the address below.

PLANNING ACT REQUIREMENTS:

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of East Garafraxa before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Township of East Garafraxa to the Local Planning Appeal Tribunal.

If a person or a public body does not make oral submissions at a public meeting or make written submissions to the Township of East Garafraxa before the Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED AT THE TOWNSHIP OF EAST GARAFRAXA THIS 31st DAY OF AUGUST, 2020.

Susan M. Stone, A.M.C.T., CAO/Clerk-Treasurer
TOWNSHIP OF EAST GARAFRAXA
065371 Dufferin County Road 3, Unit 2 | East Garafraxa | ON | L9W 7J8
Tel: 226-259-9400 | Toll Free: 877-868-5967 | Fax: 1-226-212-9812
Email: ssstone@eastgarafraxa.ca

OFFICIAL PLAN FOR THE TOWNSHIP OF EAST GARAFRAXA



**OFFICE CONSOLIDATION
AUGUST 2017**

Proposed Official Plan Amendment 8 Modifications
September 2020

This Office Consolidation has been prepared for the purposes of convenience only. Please refer to the Official Plan and any amendments to the Official Plan as approved by the Minister and/or the County and/or the Ontario Municipal Board as the case may be to ensure complete accuracy.

TOWNSHIP OF EAST GARAFRAXA OFFICIAL PLAN

AND

APPROVED OFFICIAL PLAN AMENDMENTS

Amendment No.	Date of Adoption by Council	Date of Approval by Ministry	Description
OFFICIAL PLAN	December 14, 2004	October 26, 2005	East Part Lot 5, Concession 10 Township of East Garafraxa
OPA 1	November 3, 2006 and repealed June 24, 2008	N/A	To redesignate lands from Agricultural to Rural
OPA 2	October 9, 2007	June 12, 2018	Township of East Garafraxa Redesignation of certain lands from Agricultural to Rural
OPA 3 (on- going consideration)	January 27, 2009	Pending	Township of East Garafraxa Renewable Energy Policies (on-going consideration)
OPA 4	October 13, 2010	June 24, 2016	Township of East Garafraxa Greenbelt Plan & Growth Plan Conformity

MINISTERS APPROVAL

OFFICIAL PLAN
FOR THE
TOWNSHIP OF EAST GARAFRAXA

The Official Plan for the Township of East Garafraxa which was adopted by the Council of the Corporation of the Township of East Garafraxa, on the *14th* day of *December 2004*, by By-law Number 59-2004 is hereby approved in accordance with Section 17 of The Planning Act, R.S.O. 1990, c.P.13, as amended, as the Official Plan for the Township of East Garafraxa.

October 26, 2005

DATE

THE CORPORATION
OF THE
TOWNSHIP OF EAST GARAFRAXA
BY-LAW NUMBER 59-2004

The Council of the Corporation of the Township of East Garafraxa in accordance with the provisions of the Planning Act, R.S.O., 1990, c.P.13, as amended, hereby ENACTS as follows:

1. THAT the Official Plan for the Township of East Garafraxa, being the attached text and Schedules A, A-1, A-2 and B is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforementioned Official Plan for the Township of East Garafraxa and to provide such information as required by Section 17 (7) of The Planning Act, R.S.O., 1990, c.P. 13, as amended.
3. THAT this By-law shall come into force and take effect on the day of passing thereof, subject to receiving the approval of the Minister of Municipal Affairs.
4. AND THAT upon approval of this Plan by the Minister of Municipal Affairs, the Official Plan for the Township of East Garafraxa approved by the Minister on July 20, 1981 is hereby rescinded.

Enacted and passed this 14th day of December 2004.

J. Earl Lennox
MAYOR

Susan M. Stone
CLERK

Certified that the above is a true copy of By-law No. 59-2004 as enacted and passed by the Council to the Corporation of the Township of East Garafraxa on the ____ day of _____ 2004.

CLERK

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1.0 INTRODUCTION

1.1 INTENT OF THE PLAN

This Official Plan is intended to form the foundation for decisions that are to be made by Council, members of the public and government agencies with respect to future land use in the Township of East Garafraxa, while providing members of the public with a sense of assurance as to the future development of their lands and the lands around them.

This Official Plan is also intended to ensure that public works are undertaken by Township or County authorities, or by private developers, that comply with the provisions of this Official Plan.

The policies of this Official Plan are intended to make information regarding the future development pattern of the Township available to the public, in order to reduce land speculation that arises when residents and land developers are not advised of the development policies and plans of the Township.

The basic intent of this Official Plan is to guide future development to areas where it is most suited and to protect the physical and natural resources of the Township in order to allow for their continued use and enjoyment. This Official Plan is intended to manage land use change in a manner that has the greatest positive impact on the Township.

This Official Plan establishes the pattern which development within the Township of East Garafraxa should follow until 2034⁶. In accordance with the Planning Act, this Plan will be reviewed in accordance with the Planning Act every ten years after it comes into effect as a new official plan, and every five years thereafter, to determine whether the Basis has changed and whether the Official Plan continues to represent appropriate guidelines for future land use in the Township.

1.2 BACKGROUND INFORMATION

This Plan replaces the Official Plan that was approved by the Minister of Municipal Affairs on July 20th, 1981.

This Plan has been developed following the preparation of detailed background studies. In preparing this Official Plan, the Council of the Township of East Garafraxa has had regard for the policies of the Provincial Government contained in the Provincial Policy Statements, 1996, 2005 and 2014, as amended. Further, the Township has amended the Plan to be consistent with the Provincial Policy Statement, 2020 which updated the Provincial Policy Statements 2014.

This Plan has been amended to conform to the Greenbelt Plan 2005, the Growth Plan for the Greater Golden Horseshoe 2006, and ~~the Provincially endorsed Growth Management Study for the County of Dufferin and its Member Municipalities, including the Township of East Garafraxa the County of Dufferin Official Plan.~~ In 2017, the Province brought into effect the Greenbelt Plan, 2017 and in 2019, the Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan 2019). All planning decisions must conform to the Greenbelt Plan 2017 and the Growth Plan 2019. Through a future amendment, the Township will update this Official Plan to ensure that all policies conform with the Greenbelt Plan 2017 and the Growth Plan 2019.

1.3 STRUCTURE

1.3.1 The Basis

The Basis of the Plan describes the basic assumptions, observations and forecasts that have been derived from a comprehensive background study and extensive public input. This section is included to provide an understanding of the circumstances that the policies of the Plan are intended to address.

1.3.2 Principles and Objectives

The Principles and Objectives of this Plan establish the primary direction for the future of the Township of East Garafraxa. Should uncertainty or conflict arise in the interpretation or implementation of this Plan, reference should be made to the Principles and Objectives.

1.3.3 Future Land Use

The designations on Schedule A, Schedule A-1, and Schedule A-2, graphically depict the future land use throughout the Township. The policies in this section describe how development will occur within the different land use designations.

1.3.4 Development Criteria

This section contains general development policies that act as the primary guidelines to be used in considering all development proposals and public works projects. It establishes a series of tests or criteria that must be satisfied prior to any development occurring in the Township. This part of the Plan addresses the form of development and the relationships between development, the natural environment and the residents of the Township. Schedule B graphically depicts features that must be considered through the development process, while Schedule F identifies Source Water Protection Areas, Schedule D identifies those lands that are within the Greenbelt Plan and Schedule E outlines Greenbelt Natural Heritage Features.

1.3.5 Implementation and Interpretation

The Implementation and Interpretation section of this Plan describes the development approval process and planning tools that the Township may use to implement the policies of this Plan. It outlines how the planning process in the Township will work and what forms of regulations may be used to ensure that development occurs in a manner consistent with the policies of the Plan.

2.0 BASIS

This section of the Official Plan identifies the primary factors that have been considered during the preparation of this Plan. Should any of these factors substantially change, this Official Plan should be reviewed to determine whether major policy or land use designation changes are warranted.

2.1 The Township will experience increased growth pressure as the Greater Toronto Area continues to grow and areas of the Oak Ridges Moraine and Niagara Escarpment limit growth to the south.

2.2 [Growth forecasts and allocations in the County of Dufferin Official Plan establish that ~~it is projected that~~ the permanent population of the Township will continue to rise with a population forecast of 3,150 residents \[in 2031 and 3,180 residents in 2036\]\(#\) and an employment forecast of 570 jobs to the years \[2031/2036\]\(#\).](#)"

2.3 Council and the public have indicated a commitment to respect the natural heritage features and unique landscape character of the Township and to maintain the sense of community.

[2.4](#) The Township of East Garafraxa contains many significant environmental areas and features. The valley systems, significant forest areas, provincially and locally significant wetlands, Areas of Natural and Scientific Interest, Greenbelt Natural Heritage System and other natural areas in the Township provide habitat for a wide range of species."

[2.42.5](#) [The Township of East Garafraxa contains vulnerable areas associated with municipal wells located in the boundaries of the Credit Valley and Grand River Source Protection Areas. All development within vulnerable areas shall conform with the applicable Source Protection Plan and the source water protection policies of this Plan](#)

[2.52.6](#) Council has indicated a commitment to protect Agriculture and agricultural lands. Farm operations within the Township have become larger. There have also been a significant number of small scale farms established. Agriculture plays an important role in the economy of the Township, it's heritage and the open landscape character. Prime agricultural areas must be protected for future agricultural use so that the economy and character of the Township is also preserved.

[2.62.7](#) Opportunity for home occupations, home industries and self-employment are factors affecting the demand for rural and small community residences.

[2.87](#) The Township is committed to implementing the policies of the Greenbelt Plan and to achieving the goals and objective of that Provincial Plan, where it applies within East Garafraxa.

3.0 MISSION AND PRINCIPLES

3.1 MISSION

The Township's Mission Statement is:

In East Garafraxa our future is built on a commitment to respect our natural heritage, our sense of community and the land while enhancing our opportunities for growth.

This Mission is reflected in the Principles, Objectives and Policies of this Official Plan. No development should be approved that would contradict the Mission Statement.

3.2 PRINCIPLES

The following expresses the fundamental principles on which this Plan is based.

- 3.2.1** Cost effective development and land use patterns that stimulate economic growth and protect the resources of the Township will be encouraged. Settlement areas will be the focus of residential growth. Residential development will generally be discouraged in the *Agricultural* area.
- 3.2.2** The preservation of the quality of life, the quality of the environment and prime agricultural areas is significant in the Township. Natural features will be enhanced and protected. Prime agricultural areas will be maintained, protected and enhanced.
- 3.2.3** The financial health of the Township and economic opportunities for present and future inhabitants will be guided through [the](#) growth management policies of this Plan.

4.0 OBJECTIVES

The objectives of this Official Plan establish the fundamental policies that will guide future development in the Township of East Garafraxa. Each of the objectives is equally important when considering future development. Where situations of uncertainty or conflict arise in the interpretation or implementation of this Plan, reference should be made to these objectives.

- 4.1 To uphold health and safety within the Township of East Garafraxa and to encourage a healthy social relationship amongst existing and future residents.
- 4.2 To encourage economic and social development that is compatible with existing development and the environment and that will provide a viable and sustainable future for the Township.
- 4.3 To recognize the importance of agriculture in the Township, protecting the land and ensuring that agricultural operations can be sustained through changing market conditions, technological advancements and economic fluctuation.
- 4.4 To maintain and protect the natural heritage features in the Township, including the Greenbelt Natural Heritage System, in a manner that recognizes ecosystem functions and contribution to the natural landscape.
- 4.5 To provide a level of service that recognizes the financial resources and rural nature of the Township.
- 4.6 To [ensure all land use decisions conform with the applicable Source Protection Plan and the source water protection policies of this Plan to](#) protect the quality and quantity of groundwater and surface water and the functions of the water systems throughout the Township.
- 4.7 To protect high potential aggregate resources and woodlands for their long term use.
- 4.8 To provide opportunities for growth primarily in Marsville, and to a limited extent, in Orton.
- 4.9 To protect cultural and archaeological resources in the Township and provide opportunities for tourism and recreation.
- 4.10 To encourage growth in the employment area.

5.0 FUTURE LAND USE

It is intended that lands within the Township of East Garafraxa shall be used and/or developed in accordance with the policies in this Plan and with the land use pattern as indicated on the following Schedules:

- Schedule A Township of East Garafraxa Land Use and Transportation
- Schedule A-1 Community of Marsville Land Use and Transportation
- Schedule A-2 Community of Orton Land Use and Transportation
- Schedule B Environmental Features
- Schedule D Greenbelt
- Schedule E Natural Heritage Features
- Schedule F Source Water Protection Areas

All of the Schedules, including Schedule B – Environmental Features, form part of the Official Plan. The Land Use Plans establish the land use pattern in a general manner for the entire Township in accordance with the following land use designations:

- Agricultural
- Rural
- Estate Residential
- Community
- Greenbelt Protected Countryside
- Employment Area
- Extractive Industrial
- Environmental Protection
- Open Space

The Community designation is further described in the following designations:

- Community Residential
- Community Institutional
- Community Commercial
- Employment Area

The Greenbelt Protected Countryside designation is further described in the following designations:

- Greenbelt Protected Countryside – Agricultural
- Greenbelt Protected Countryside – Rural
- Greenbelt Protected Countryside – Estate Residential
- Greenbelt Protected Countryside – Employment Area
- Greenbelt Protected Countryside – Extractive Industrial
- Greenbelt Protected Countryside – Environmental Protection

5.1 AGRICULTURAL

5.1.1 Identification

Lands designated *Agricultural* are shown on Schedule A, A-1 and A-2 [and in the County of Dufferin Official Plan](#). It is intended that this designation reflect predominately agricultural areas, where soils are primarily Classes 1, 2 and 3 as defined by the Canada Land Inventory of Soil Capability for Agriculture, areas with significant agricultural infrastructure and areas where the existing fragmentation of the land or surrounding land uses have not limited the future agricultural use of the land.

5.1.2 Objectives

- a) To encourage all forms of agriculture and protect the long-term ability of farming operations to adapt to changing markets conditions.
- b) To maintain scenic values and agricultural heritage of lands and buildings in the *Agricultural* area.
- c) To preserve large parcel sizes and minimize the intrusion of non-agricultural uses into agricultural areas.
- d) To encourage a best management approach to farming and farm planning to prevent farming practices which may be harmful to the environment or health of residents.

5.1.3 Permitted Uses

The primary use of land in the *Agricultural* designation shall be agricultural uses [and normal farm practices](#) that include the use of lands, buildings or structures for the growing of crops, including nursery, [biomass](#) and horticultural crops; raising of livestock and other animals for food, fur or fibre, including poultry, and fish; aquaculture; apiaries; agroforestry; and maple syrup production; [and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, and value-retaining facilities](#) subject to the provisions outlined in this Plan.

In addition to agriculture, the following uses shall also be permitted;

- a) One single-detached residential dwelling per lot,
- b) [One A secondary residential unit within an existing or new home, and an additional secondary residential units in an existing or new accessory building, are](#) permitted subject to meeting the requirements of [Section 9.1.5 of this Plan including the requirements of](#) the Ontario Building Code, where permitted by the Township zoning By-Law and consideration of such matters as [lot size](#) public health, safety, servicing and parking, [A rezoning shall be required for a secondary residential unit in an existing or new accessory building.](#)

- 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 the Plan.
- d) Home occupations,
- e) Small scale agriculturally or other rural related home industries,
- f) Forestry, conservation uses, wildlife and fisheries management and passive recreational uses,
- g) Produce stands, accessory to an agricultural operation,
- h) Public transportation and utility facilities that must be located in the *Agricultural* designation due to their function,
- i) ~~Small-scale commercial and industrial operations directly related to the agricultural community that~~
~~benefit must,~~ by the nature of the operation, from being located in close proximity to agricultural uses, ~~or are permitted as temporary uses within existing agricultural buildings~~
- j) ~~Small scale farm oriented tourist businesses including bed and breakfast uses that do not reduce the agricultural capability of the land, remove farm infrastructure or adversely effect adjacent farm operations, and On-farm diversified uses which include, but are not limited to: home occupations, home industries, and those uses which add value to farm produce such as the processing, preserving, storing and packaging of the farm's products on the farm property, sales outlets for agricultural products produced on the farm, and agri-tourism uses such as farm machinery and equipment exhibitions (on a temporary basis) and other special events and facilities for such events, farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction. On-farm diversified uses are secondary to the principal agricultural use of the property and are limited in area. Proposed on-farm diversified uses will be compatible with, and will not hinder, surrounding agricultural operations and may be subject to site plan control.~~
- i)
- k) Wayside pits and quarries and portable asphalt plants used on public authority contracts, subject to the Aggregate Resources Act
- l) Accessory buildings, structures and facilities and site modifications required to accommodate permitted uses,
- m) Watershed management and flood and erosion control projects and parklands development carried out or supervised by a public agency; and,

n) The legally licensed production of marihuana shall only be permitted as a specialized agricultural use on lands in the Agricultural designation on a lot with a minimum size of 10 hectares subject to a zoning bylaw amendment and site plan control. Through the rezoning process the Township will be satisfied that compatibility with adjacent land uses can be achieved through approaches such as the installation and operation of odour and light mitigation systems, odour and light control, maintenance and monitoring plans, maintaining appropriate setbacks from sensitive receptors and a waste management plan.

j) _____

5.1.4 Severance Policies

a) ~~It is the policy of this Plan that the agricultural land base is to be preserved as much as possible in large parcels. 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.~~ Severances of agricultural land will only be considered when the lands have been owned by the applicant has owned land in the Township for 540 years prior to the application being made.

b) Severances of any existing habitable dwellings surplus to a farm operation resulting from a farm consolidation shall be permitted provided that:

i) The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and,

ii) New residential dwellings shall be prohibited on the remnant parcel of farmland created by the severance.

Farm consolidation means the acquisition of an additional farm parcel or parcels to be operated as one farm operation.

~~where the farm lands are to be added to an existing farm operation, the amount of lands removed from agricultural production are limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and provided that. In addition no residential development is permitted on the retained parcel of farmland created by the severance.~~

c) Lot creation for infrastructure may be permitted where the facility or corridor cannot be accommodated through the use of easements or right-of-way.

d) A maximum of one lot may be severed per original farm of approximately 60 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 20 40 hectares in size or to recreate original Township lots each along the originally surveyed lot lines.

- e) The proposed lot must also comply with the policies set out in Section 8.42 Lot Creation, and Section 8.3 Technical Consents of this Plan.

5.1.5 Development Policies

In addition to the Development Criteria in Section 7, the following policies shall apply:

- a) A temporary dwelling unit may be permitted with an amendment to the Zoning By-law, in close proximity to the existing cluster of farm buildings, as a temporary use on a farm of at least ~~38~~ 10 hectares, where the nature of the farm operation requires farm families or employees to be accommodated on the farm.
- b) In order to encourage the retention of existing agricultural buildings, Council may pass a Temporary Use By-law in accordance with Section 9.1 of this Plan, to permit an agricultural building that existed on the date of approval of this Plan to be used for a non-agricultural purpose, as a temporary use, provided that the intent of this Plan is met. In considering such development, Council will ensure that:
 - i) the exterior of the building is maintained and that the rural character of the surrounding lands is not changed. Prior to approving such development, Council shall require a report and preliminary building plans prepared by a professional architect or engineer outlining the extent of building renovations being proposed in order to ensure that the renovations required will comply with the Building Code.
 - ii) the proposed use does not adversely affect the continuation of agricultural uses on the surrounding lands;
 - iii) Council may extend the Temporary Use By-law pursuant to the provisions of the Planning Act;
 - iv) the ~~use~~ does not adversely impact the character of the surrounding lands in terms of noise, odour, dust or traffic; and,
 - v) the building complies with the requirements of the Building Code for the form of occupancy proposed
- c) Site Plan Control will be applied to all institutional, industrial, recreational and commercial uses or temporary uses to ensure that the development is integrated into the rural environment and that the exterior of the building is not changed to indicate that a non-agricultural use is occurring within the building;
- d) Site specific limited non-residential uses within the Agricultural designation may be permitted by way of an amendment to this Plan, subject to an application and submission of appropriate studies, including an Agricultural Impact Assessment which demonstrates that the proposed

use complies with the Provincial minimum distance separation formulae and a report justifying the use ~~report~~ demonstrating all of the following:

- i) The impact of the proposal on surrounding agricultural uses and how impacts will be mitigated to the extent feasible and the use will not be located in an area that may have an impact on the future efficient and logical expansion of any settlement areas,
- ii) the need for the proposed use in the Township within the ~~twenty year~~ of this Plan planning horizon and the amount of land available for that use within existing designated areas,
- iii) the amount of land required for the proposed use,
- iv) alternative locations have been evaluated and:
 - a. there are no reasonable alternative locations which are in areas not designated Agriculture, and
 - b. there are no reasonable alternative locations in areas designated Agricultural on lands with lower agricultural priority,
- v) The ability of the existing and proposed uses to meet the requirements of ~~Provincial Minimum Distance Separation Formula I (MDSI)~~ the Provincial minimum distance separation formulae.
- e) Applications to permit development in the Agricultural designation will be serviced with adequate sewage and water services. ~~A~~New agriculture-related commercial or industrial uses or other non-agricultural uses must demonstrate by way of appropriate technical assessment that the location will be able to supply water in adequate quantity and quality and sustain a sewage treatment and disposal and stormwater management system in accordance with the applicable legislated requirements.
- f) 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 ~~P~~plan wherein the use is permitted ~~with the underlying designation remaining Agriculture is permitted~~ with the underlying designation remaining *Agriculture*.
- g) The redesignation of land from the Agricultural designation is only permitted for the expansion of a settlement area and subject to policy 5.4.5 (f).

5.1.6 Zoning

- a) *Agricultural* lands will be zoned in an appropriate category in the

implementing Zoning By-law.

b) Farm-related commercial and farm related industrial uses will be placed in a separate Zoning category.

c) Where an existing habitable farm residence is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation) and land is severed as a result of a surplus farm dwelling, the retained farm parcel shall be zoned to prevent further residential development. In addition, the new lot shall be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.

b) _____

e)d) All new and expanding livestock buildings and manure storage facilities will be required to meet the Provincial ~~Minimum Distance Separation II Formula subject to section 7.4 Minimum Distance Separation Formula~~ minimum distance separation formulae. New land uses and proposed lot creations must meet the Provincial ~~Minimum Distance Separation I subject to section 7.4 Minimum Distance Separation Formula~~ minimum distance separation formulae. However, in locating new livestock buildings and manure storage facilities consideration will be given to the relationship to adjacent vacant lots to ensure a reasonable building envelope is maintained on adjacent properties.

5.2 RURAL

5.2.1 Identification

Lands designated *Rural* are shown on Schedule A, A-1 and A-2 [and reflect designations in the County of Dufferin Official Plan](#). *Rural* lands include areas having low agricultural soil capability or areas where lot fragmentation or surrounding land uses limit the long-term availability of lands for agricultural activities. The *Rural* designation may also include agricultural operations that are not located within the *Agricultural* designation

5.2.2 Objectives

- a) To encourage agriculture and preserve the long term continuation of farming operations in the *Rural* areas,
- b) To maintain the open landscape character,
- c) To encourage a best management approach to farming and farm planning ~~to prevent farming practices which may be harmful to the environment or health of residents;~~ and
- d) To provide opportunities for rural land uses [that require separation from other uses, but](#) which have a minimal impact on agricultural and environmentally sensitive lands.

5.2.3 Permitted Uses

The permitted uses in the *Rural* designation shall be:

- a) Agriculture [and normal farm practices](#) that include the use of lands, buildings or structures for the growing of crops, including nursery, [biomass](#) and horticultural crops; raising of livestock and other animals for food, fur or fibre, including [game](#), poultry, and fish; aquaculture; apiaries; agroforestry; and maple syrup production [and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, and value-retaining facilities;](#) subject to the provisions outlined in this Plan;
- b) Single-detached residential dwellings;
- c) [One secondary residential unit within an existing or new home, and an additional secondary residential units in an existing or new accessory building, are permitted subject to meeting the requirements of Section 9.1.5 of this Plan including the requirements of the Ontario Building Code, where permitted by the Township zoning By-Law, and consideration of such matters as lot size public health, safety, servicing and parking, A rezoning shall be required for a secondary residential unit in an existing or new accessory building.”;](#)

- d) Small scale commercial and industrial uses that serve the *Agricultural* and *Rural* areas including resource-based and forestry uses, subject to an amendment to the Zoning By-law;
- e) On-farm diversified uses which include, but are not limited to: home occupations, home industries, and those uses which add value to farm produce such as the processing, preserving, storing and packaging of the farm's products on the farm property, sales outlets for agricultural products produced on the farm, and agri-tourism uses such as farm machinery and equipment exhibitions (on a temporary basis) and other special events and facilities for such events, farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction. On-farm diversified uses are secondary to the principal agricultural use of the property and are limited in area. Proposed on-farm diversified uses will be compatible with, and will not hinder, surrounding agricultural operations and may be subject to site plan control.
- f) Home occupations and home industries;
- g) Small scale public uses such as schools, churches, cemeteries and community halls servicing the local community;
- h) Small scale institutional uses which service the local residents and depend on the rural community and environment to support their function;
- i) Small scale recreational and tourism related uses such as passive parks and trail uses provided that any detrimental impact of these uses on the scenic qualities and natural environment is kept to a minimum;
- j) Forest, conservation uses, wildlife and fisheries management and passive recreation uses;
- l) Conservation areas, reforestation areas, watershed management and flood and erosion control or parkland development projects carried out or supervised by a public agency;
- m) Wayside pits and quarries and portable asphalt plants subject to the Aggregate Resources Act and portable asphalt plants;
- n) Accessory buildings, structures and facilities and site modifications required to accommodate those uses permitted in the Rural designation;
- o) Agriculture-related commercial and agriculture-related industrial uses that are small in scale, support agriculture and are directly related to the farm operations in the area and benefit from being located in close proximity to farm operations, such as grain drying handling and storage facilities, abattoirs, livestock marketing or sales yard, a seed cleaning plant, an agricultural produce warehouse or similar agri-business, as well as operations providing

direct products and/or services to farm operations as a primary activity. Proposed agriculture-related uses will be compatible with, and will not hinder, surrounding agricultural operations.

p) Recreational, agri-tourism and tourism related uses, and bed and breakfasts, provided that any use does not negatively impact the natural environment or reduce the scenic qualities of the *Rural* area;

~~q) Forest, wildlife and fisheries management;~~

r) Transportation and utility facilities;

~~Wayside pits and quarries and portable asphalt plants, subject to the Aggregate Resources Act and portable asphalt plants.~~

s) Industrial or commercial uses associated with the management or use of resources, subject to an official plan amendment for a site specific permission; ~~and~~

t) 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 and.

u) - The legally licensed production of marihuana shall only be permitted as a specialized agricultural use on lands in the Rural designation on a lot with a minimum size of 10 hectares subject to a zoning bylaw amendment and site plan control. Through the rezoning process the Township will be satisfied that compatibility with adjacent land uses can be achieved through approaches such as the installation and operation of odour and light mitigation systems, odour and light control, maintenance and monitoring plans, maintaining appropriate setbacks from sensitive receptors and a waste management plan.

5.2.4 Severance Policies

New lots may be created for the following purposes;

a) In addition to the severance of surplus farm dwellings in accordance with the policies of Section 5.1.4, Aa maximum of three severances from any original Township lot of approximately 40 hectares, where the severed and retained lots are at least 10 hectares and the applicant has owned ~~the~~ land in the Township for at least ~~ten~~ five years prior to the application.;

b) In addition, new lots may be created to permit infilling in rural residential areas where the following conditions exist:

- i) a lot may be created between two existing non-farm agricultural dwellings which are on similar sized lots on the same side of the road and are not more than 100 metres apart, or a single lot extension of an existing cluster of three or more lots each having

less than 100 metres of frontage on the same side of the road, and where such dwellings existed prior to January 1st, 2003;

- ii) creating lots of approximately 2 hectares in size within existing clusters of existing lots of 4 hectares to 12 hectares as of the date of adoption of this Plan.
- b) In addition to the lot creation policies in Section 8.3, the following policies shall apply:
- i) the proposed retained and severed lands will have at least 60 metres of frontage.
 - ii) Where lands have been used for the spreading of bio-solids in the previous five years, a report confirming no residual contaminants shall be required in accordance with Section 7.3.
 - iii) the land shall not further restrict the ability of an adjacent farming operation to comply with its approved Nutrient Management Plan.
 - iv) New lots shall reflect the physical characteristics of the land and the lot pattern in the immediate vicinity and shall not adversely affect agricultural uses in the Township.
 - v) Natural heritage features should not be fragmented where practical.

5.2.5 Development Policies

In addition to the Development Criteria in Section 7, the following policies shall apply:

- a) In assessing applications for any development severance, priority over the application will be given to the preservation of nearby agricultural operations.
- b) New residential developments of more than three lots shall be directed to lands designated *Community* or *Estate Residential* within the Official Plan.
- c) Small scale, industrial and commercial developments in the *Rural* area shall be designed to maintain the historical and cultural character of the Township and will not create or add to a negative impact on the environment, adjacent sensitive land uses or traffic patterns. In order to encourage the retention of existing agricultural buildings, Council may pass a Temporary Use By-law in accordance with Section 9.1 of this Plan, to permit an agricultural building that existed on the date of approval of this Plan to be used for a non-agricultural purpose, as a temporary use, provided that the intent of this Plan is met. In considering such development, Council will ensure that:

- i) the exterior of the building is maintained and that the rural character of the surrounding lands is not changed. Prior to approving such development, Council shall require a report and preliminary building plans prepared by a professional architect or engineer outlining the extent of building renovations being proposed in order to ensure that the renovations required will comply with the Building Code;

- ii) the use does not adversely impact the rural character of the surrounding lands in terms of noise, odour, dust or traffic;
- iii) the proposed use does not adversely affect the continuation of agricultural uses on the surrounding lands;
- iv) the building complies with the requirements of the Building Code for the form of occupancy proposed; and,
- v) applications to permit new commercial or industrial uses must demonstrate by way of appropriate technical assessment that the location will be able to supply water in adequate quality and quantity and sustain a sewage treatment and disposal system in accordance with the applicable legislated requirements.

Council may extend the Temporary Use By-law or may pass a By-law to permit the permanent use of the lands after three years where it has been demonstrated that the use satisfies the Objectives in Section 4.0 and 5.2.2 of this Plan.

- d) Site Plan Control will be applied to all industrial, recreational and commercial uses to ensure that the development is integrated into the rural environment and to ensure that agricultural buildings used for non-agricultural purposes are retained. In addition, outdoor storage areas and the storage/removal of on-site generated waste shall be developed in a manner to ensure protection and screening from all adjacent roads and residential uses.
- e) The scale of non-residential uses in the *Rural* area shall be restricted by the amount of sewage effluent generated by the use. Small scale uses shall be defined as those uses which generate less than 10,000 litres of sewage effluent daily. Uses which generate larger volumes of sewage, or which generate non-domestic or hazardous effluent shall generally not be permitted in the *Rural* area and shall require an amendment to this Plan which will include the submission of technical studies that addresses the feasibility of water and sewage services.
- f) New developments in the *Rural* designation, with the exception of agricultural operations and wayside pits and quarries, shall not result in traffic, noise, odour or dust which would change the character of the *Rural* area. Where required by the Township as a basis for their evaluation of a new development, the proponent will submit an impact assessment and remediation plan for any use that may have the ability to compromise or contaminate the subject lands or to create or potentially create environmental stress.
- g) An appropriate separation distance, based on the Ministry of Environment, Conservation and Parks relevant guidelines related to land use

compatibility, will be established between a rural industrial land use and any sensitive land use. This separation distance shall be enforced through a zoning amendment and/or site plan control.

h) The development of recreational facilities in the *Rural* area shall respect the open landscape characteristic and environmentally sensitive lands. Significant alteration of these features shall not be permitted in order to accommodate a recreational use. The development of recreational facilities that generate more than 10,000 litres per day of sewage effluent shall require an amendment to this Plan which will include the submission of technical studies that addresses the feasibility of water and sewage services.

i) Golf Courses may be developed in the *Rural* designation by amendment to this Plan where the Development Criteria in Section 7.0, the Objectives in Section 4.0, and the criteria set out in Section 9.7 have been satisfied. In addition, the development or expansion of golf courses shall comply with the following criteria;

- i) road access shall be from a paved public roadway system;
- ii) water for irrigation shall be obtained from surface run-off and surface sources rather than sub-surface sources;
- iii) the natural topography of the landscape shall be maintained except for minor modifications required for buildings, parking areas, tees and greens;
- iv) a buffer strip of undisturbed vegetation of not less than 15 metres shall be maintained adjacent to natural watercourses. Where the watercourse is identified as a cold water stream on Schedule B, a buffer strip not less than 30 metres shall be required;
- v) where development occurs within a valley or stream corridor, modification to the contours shall maintain the predevelopment characteristics of the flood plain;
- vi) applications shall be accompanied by the following:
 - a) a site and grading plan;
 - b) a hydrogeological report;
 - c) a landscape analysis and landscaping plan;
 - d) an environmental analysis;
 - e) a traffic impact analysis;
 - f) a supply and demand analysis; and
 - g) any other requirements of Council; and,-
- vii) golf courses shall be designed to comply with the Audubon Golf Course certification program.

i) New development proposed in or adjacent to high potential aggregate deposits or

areas designated as Extractive Industrial shall not preclude or hinder the establishment of new operations or access to the resources.

5.2.6 Zoning

- a) The Zoning By-law shall place lands in the appropriate Zone to recognize the different uses permitted within this designation.
- 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~~minimum distance separation formulae a 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~~the Provincial minimum distance separation formulae.
However, in locating new livestock buildings and manure storage facilities consideration will be given to the relationship to adjacent vacant lots to ensure a reasonable building envelope is maintained on adjacent properties.

5.3 ESTATE RESIDENTIAL

5.3.1 Identification

The *Estate Residential* designation is intended to recognize existing estate residential lots in plans of subdivision and areas designated *Estate Residential* prior to June 16, 2006.

5.3.2 Objectives

a) To identify areas where estate residential subdivisions have occurred in the Township.

~~a)b)~~ To provide a basis for the evaluation of any applications for development or redevelopment in existing Estate Residential areas.

~~b)~~ To guide residential growth in a manner that will be sustainable, preserve the rural character and be compatible with the natural environment and surrounding land uses.

5.3.3 Permitted Uses

The predominant use of land in the *Estate Residential* designation shall be single-detached residences on large lots and/or at low density. ~~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. One secondary residential unit within an existing or new home, where permitted by the Township zoning by-law; and an additional secondary residential unit in an existing or new accessory building are permitted subject to meeting the requirements of Section 9.1.5 of this Plan including the requirements of the Ontario Building Code, where permitted by the Township zoning bylaw, and consideration of such matters as lot size, public health, safety, servicing and parking. A rezoning shall be required for a secondary residential unit in an existing or new accessory building.~~ Other uses permitted in the *Estate Residential* designation include:

a) Public parks and recreational facilities;

~~b)~~ Lower tier municipal uses Public utilities;

~~e)b)~~ Home occupations.

5.3.4 Severance Policies

New development in the *Estate Residential* designation shall occur by Plan of Subdivision. There shall be no lots created by severance in the *Estate Residential* designation. Lots within plans of subdivision which have been created through the subdivision approval process shall not be further divided into

new lots

5.3.5 Development Policies

In addition to the Development Criteria in Section 7, the following policies shall apply:

- a) Lot size and density shall minimize land consumption and reduce servicing costs. In addition to the Development Criteria in Section 7, lot size, pattern and density shall be supported and determined by a detailed hydrogeological study and other studies as determined and completed to the satisfaction of Council to address planning considerations such as design, servicing of the site and stormwater management.
- b) [Lots shall be well proportioned.](#) The depth of any lot should not exceed four times the frontage.
- c) The existing topography or vegetation shall provide sufficient screening so that a minimum number of dwellings can be viewed directly from main roads and the visible landscape remains unimpaired. Where the existing topography and vegetation provides no visual buffering adjacent to existing roads, tree screening and earth berms shall be provided in order to shield dwellings from passing traffic and to create as much privacy and enclosure as possible.
- d) Council may require a Tree Preservation Plan to preserve existing mature trees and provide for reforestation so that a substantial proportion of the area of each lot is tree covered.
- e) The natural topography, surface drainage pattern and vegetative cover shall be an essential consideration in the layout of the road system, lot pattern and design of proposed units.
- f) Lands to be developed for estate residential purposes shall have direct access to an external paved road system. Access to individual lots or units shall be from paved internal public roads.
- g) New development proposed in or adjacent to high potential aggregate deposits or areas designated as Extractive Industrial shall not preclude or hinder the establishment of new operations or access to the resources.

5.3.6 Zoning

Estate Residential lots shall be placed in an Estate Residential Zone, which will reflect an appropriate range of uses and regulations for these lots.

Site specific Zones may be used to reflect the results of the studies prepared in support of any development application.

5.4 COMMUNITY

5.4.1 Identification

The existing communities of Marsville and Orton in the Township provide an important residential, commercial and social function to residents of the Township. The boundaries of the *Community* areas of the Township of East Garafraxa are identified on Schedule A, A-1 and A-2.

A mix of residential, commercial, open space, environmental protection and small scale institutional uses are encouraged within the *Community* boundaries.

5.4.2 Community Designations

Within the Communities there are three specific designations that apply only to the lands within the *Community* boundaries as shown on Schedules A-1 and A-2. These designations are:

- *Community Residential*
- *Community Commercial*
- *Community Institutional*

Lands not designated with a *Community* designation that falls within the *Community* boundaries are subject to the policies of the respective designation.

Within the Communities the Employment Area, Open Space, Rural and Environmental Protection designations may also apply as shown on Schedules A-1 and A-2.

5.4.2.1 Community Residential

Land in the *Community Residential* designation may be used for the following:

- a) Single-detached residential dwellings;
- 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; One secondary residential unit within an existing or new home, where permitted by the Township zoning by-law; and an additional secondary residential unit in an existing or new accessory building are permitted subject to meeting the requirements of Section 9.1.5 of this Plan including the requirements of the Ontario Building Code, where permitted by the Township zoning bylaw, and consideration of such matters as lot size, public health, safety, servicing and parking. A rezoning shall be required for a secondary residential unit in an existing or new accessory building.~~
- c) Dwelling types other than single detached residential dwellings subject to an amendment to this plan;
- d) Home occupations; and

e) Public [parks and](#) open space.

Lot size and density in *Community Residential* areas shall minimize land consumption and reduce servicing costs. In addition to the Development Criteria in Section 7.0 and Growth Management policies in Section 8.0, lot size, density and pattern shall be supported and determined by a detailed hydrogeological study and other studies as determined and completed to the satisfaction of Council to address planning considerations such as design, servicing of the site and stormwater management.

Residential development by registered plan of subdivision will be encouraged. However, infilling or minor expansions through the creation of lots by severance may be permitted subject to the approval of the sewage and water services by the appropriate authority.

5.4.2.2 *Community Commercial*

Commercial uses within the communities should be of a size and nature that reflects the role of the community as a local service centre. Commercial uses that attract tourism are also encouraged provided that the size of these uses is in keeping with the character of the community. Permitted commercial uses shall include:

- a) retail stores and food services;
- b) automotive and service uses
- c) professional and administrative offices;
- d) residential uses accessory to commercial uses;
- e) larger retail uses serving the agricultural community, and,
- f) existing residential uses

All new Commercial uses shall be subject to site plan control.

5.4.2.3 *Community Institutional*

Community Institutional uses are intended to provide a focus for social activities within the Township and to serve the Community and surrounding areas.

Permitted uses include:

- a) public schools;
- b) places of worship;
- c) community halls;
- d) municipal facilities;

e) public parking areas; ~~and,~~

f) _____ medical facilities; ~~and,~~

~~f)g)~~ _____ day care facilities.-

It is recognized that not all services and facilities that provide public services are owned and operated by public authorities or agencies. Where private facilities are proposed, those facilities shall be subject to site plan control.

5.4.3 Drainage

Council shall require that proposals for new development within the Community of Marsville and Orton be accompanied by an evaluation of drainage issues.

5.4.4 Severance Policies

Development within the *Community* shall generally occur by Plan of Subdivision. Infilling lots and development consisting of a maximum of three lots may be created by consent.

5.4.5 Development Policies

In addition to the Development Criteria in Section 7, the following policies shall apply within the *Community* designation:

- a) the rate of growth in each *Community* shall not exceed that provided for in Section 8.
- b) Expansion of legally existing uses in *Community* areas, which are incompatible due to noise, odour or other emissions, will be discouraged.
- c) New development shall be designed to maintain the small-town character of Marsville and Orton. The built form and building materials should reflect the Communities' character. Greater attention will be given to streetscape and landscape elements on developments within the *Community* areas including the promotion of ~~walkable~~ active communities. Site Plan control may be used to regulate development in a manner that reflects the character of the community and respects the neighbouring uses
- d) Development standards in the *Community* of Marsville and Orton shall be in accordance with the Townships Road and Development Standards and detailed design criteria established by Council for use in development review.
- e) Community development shall be planned to provide a continuous open space and parks system within the community. Parks that serve the Communities should be linked through Environmental Protection corridors.

- f) Expansions to the boundary of these settlement areas are subject to a countywide municipal comprehensive review 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.

5.4.6 Zoning

~~Residential, Commercial, Institutional, Open Space, Environmental Protection, Employment Area and Recreational uses will be placed in separate zones in the~~
The zoning in the implementing Zoning By-law should reflect the direction provided by the applicable land use designations in this Plan.

The Zoning By-law will be used to limit uses and floor space as well as providing specific regulations that will ensure that new development is compatible and in keeping with the general character of the Communities.

5.5 EMPLOYMENT AREA

5.5.1 Identification

Employment Areas are used for larger scale industrial, ~~and~~ commercial ~~and institutional~~ development. They have high exposure to traffic and are easily accessible. The following policies shall apply to those lands having an *Employment Area* designation on Schedules A, A-1 and A-2:

5.5.2 Objectives

- a) To encourage dry industrial and commercial development that will provide a variety of opportunities for employment and economic growth in the Township of East Garafraxa.
- b) To direct and focus large-scale commercial, ~~and~~ industrial ~~and institutional~~ uses to specific areas in the Township where those uses will benefit from roadway exposure and be compatible with adjacent land uses.
- c) To provide development criteria to minimize potential land use conflicts and ensure an attractive and functional employment area.

5.5.3 Permitted Uses

Lands in the *Employment Area* designation may be used for the following.

- a) manufacturing, assembly, clean processing, recycling, warehousing and materials storage, including contractors yards, transportation terminals, and other similar facilities associated with buildings and structures;
- b) accessory retail sales, offices, cafeterias and other accessory uses that are smaller in scale and that are located on the same lot as the primary industrial use to which they are incidental;
- c) free-standing business oriented sales, service and office operations such as vehicle, machinery and equipment sales, service and leasing operations, printing, telecommunication and electronic data processing facilities, and vehicle fuel retailing operations;
- d) business and professional offices;
- e) specialized retail outlets;
- f) restaurant facilities;
- g) hotels and motels;

- h) open space, recreation uses;
- i) fire halls, police and ambulance stations, utilities and similar [public](#) facilities;
- j) automotive commercial uses, such as service stations, automotive sales and service, including mechanical and body repair, recreational vehicle or trailer sales and service, car rental outlet;
- k) building materials outlets, gardening supply, nursery centres, and other similar uses;
- l) existing legal residential uses; ~~and~~
- [m\)](#) ~~one accessory dwelling unit; and,~~
- [n\)](#) The legally licensed production of marihuana shall only be permitted on lands in the Employment Area designation in lands in an Industrial or Business Park Zone in an enclosed building subject to a zoning by-law amendment and site plan control. Through the rezoning process the Township will be satisfied that compatibility with adjacent land uses can be achieved through approaches such as the installation and operation of odour and light mitigation systems, odour and light control, maintenance and monitoring plans, maintaining appropriate setbacks from sensitive receptors and a waste management plan. “

5.5.4 Prohibited Uses

Prohibited uses include the following:

- a) scrap, salvage or wrecking yards or facilities;
- b) the manufacture of asphalt and petroleum refinery operations;
- c) the extraction or storage of hazardous or potentially hazardous materials;
- d) the extraction or storage of mineral aggregates;
- ~~e)~~ ~~noxious uses; and~~
- ~~f)e)~~ f) new residential lots and other sensitive uses not ancillary to the primary employment uses including schools, places of worship and hospitals; and, activities within a vulnerable area prohibited in accordance with Section 57 of the Ontario Clean Water Act, 2006.

5.5.5 Severance Policies

- a) new lots shall be of a sufficient size to accommodate the appropriate sewage and water systems, on-site storm water management, parking, loading and buffering from adjacent uses.
- b) new lots should not be created without consideration for area wide storm water and transportation impacts of the development.
- c) where the proposed development requires the extension of municipal roads or other services, a plan of subdivision shall be required. Subsequent development by part lot control or consent will be considered only where servicing and land use compatibility issues can be addressed.

5.5.6 Development Policies

- a) Site Plan control will be used to regulate development in a manner that reflects the character of the community and respects surrounding land uses. Site plan control will be used to incorporate the following features:
 - i. increased setbacks along the road having the greater standard of design and construction to provide adequate areas for landscaping and buffering;
 - ii. building design that reflects the rural character of the Township;
 - iii. landscaping designed by a professional landscape architect;
 - iv. signs and lighting that minimize the visual impact on surrounding uses.
- b) Any application to re-designate lands in the Employment Area within Marsville to permit non-employment uses will only be considered through a municipal comprehensive review in accordance with [Section 2.2.6.5 of the Growth Plan and the County Official Plan](#) 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.

5.5.7 Buffering

All *Employment Area* uses shall minimize the noise, visual, traffic, pollution and other related nuisances and hazards arising there from. Industrial uses that are in proximity to non-industrial uses shall provide to the satisfaction of the Township, a combination of the mitigation measures to reduce any potential negative impacts that the development may have on these non-industrial uses. These measures may include landscaping, fencing or berming between potentially incompatible uses; and; appropriate building design and siting.

Where residential land or other sensitive land uses are within the distances identified below from proposed Employment Area uses, an assessment of the potential impact of the industrial use and mitigation measures to prevent adverse

effects that may be experienced shall be required [in](#) accordance with the Ministry of Environment, [Conservation and Parks](#) Guidelines:

<u>TYPE OF USE</u>	<u>AREA OF INFLUENCE</u>
a) Class III (Heavy industrial uses) Large scale manufacturing or processing industries, characterized by major annoyances and high probability of fugitive emissions	1000 metres
b) Class II (Medium industrial uses)	

Medium scale processing and manufacturing including outdoor storage, associated with minor annoyances including noise, odour, dust, vibrations and low probability of fugitive emissions 300 metres

- c) Class I (Light industrial uses)
Small scale, self-contained plants or buildings having a low probability of fugitive emission, and has no outdoor storage 70 metres

Where an impact assessment study recommends larger setbacks, such larger setbacks shall be considered the appropriate minimum setbacks for industrial development from residential or other sensitive land uses. Should a technical assessment be undertaken that demonstrates, that either the full distance is not required and/or mitigation measures will be applied to minimize any anticipated adverse effects, site-specific notification shall be implemented to deal with future changes in uses which would not normally require rezoning.

5.5.8 Infrastructure and Amenities

Development in the *Employment Area* designation shall be designed so as to incorporate the following [through the site plan control process](#):

- a) water supply servicing;
- b) sanitary sewage servicing;
- c) appropriate storm drainage works;
- d) appropriate outdoor lighting, sidewalks, walkways and landscaping;
- e) off-street parking, including parking for the disabled, loading, service and other similar areas that have routes, roadway access and internal driving aisles accessible at all times and that ensure that all vehicle movements are accommodated off the public roads while being compatible with adjacent land uses; and,
- f) any other services, works or consideration the Township may deem appropriate or that are required elsewhere in this Plan.

5.5.9 Zoning

Employment Areas will have commercial, industrial and institutional zoning to reflect the existing uses and provide for reasonable expansions to those uses.

The Zoning By-law shall contain provisions including adequate setbacks from specific land uses, property lines, parking and loading requirements, landscaped area or buffering requirements, prohibition of nuisances, and regulations for outside storage.

5.5.10 New Employment Land Designation

New land to be designated as *Employment* is directed to settlement areas only.

5.6 EXTRACTIVE INDUSTRIAL

5.6.1 Identification

This Plan recognizes all existing pits, other than wayside pits, with licenses issued in accordance with the Aggregate Resources Act. Licensed pits are designated Extractive Industrial, and high potential aggregate resources. New *Extractive Industrial* operations, including peat extraction operations, will require an amendment to this Plan. The following policies outline conditions under which pits, quarries, and peat extraction activities may operate and expand and where new extractive operations may be considered.

High Potential Aggregate Resources are also identified on Schedule "B" so that such areas can be protected for long term use. However, the identification of such areas does not presume that all lands located in such areas are suitable for the establishment of new pits and quarries or expansions of existing pits and quarries. Further, it is recognized that there is potential for establishment of pits and quarries outside the identified areas. Any application for a pit or quarry will require an Official Plan amendment regardless of location.

5.6.2 Objectives

- a) To identify areas where extractive operations presently exist in the Township and to protect them from activities that would preclude or hinder their continued use or expansion.
- b) To identify and protect high potential aggregate resources for their future use from potentially incompatible uses.
- c) To provide criteria for the future development of extractive operations in order to minimize their impact on the natural landscape and existing land uses.
- e)d) To provide for the progressive rehabilitation of extractive operations to an appropriate after-use.

5.6.3 Permitted Uses

The predominant use of land in the Extractive Industrial designation is category- shall be for the extraction of gravel, sand, other aggregate or mineral resources and peat. Permitted uses include;

- a) Existing Aggregate extraction operations, licensed in accordance with the Aggregate Resources Act including those Aggregate extraction operations designated under Official Plan Amendments 5 (Tri-County) and 6 (Greenwood);
- b) Existing uses;

- c) Agricultural operations;
- d) Peat extraction;
- e) Forest, fisheries and wildlife management;
- f) Outdoor recreational uses that require little terrain or vegetation modification and few, if any, buildings or structures;
- g) Public roads and infrastructure
- h) Wayside pits and quarries and portable asphalt plants
- ~~h)i)~~ Watershed management and erosion control projects carried out or supervised by a public agency.

Mineral aggregate resource conservation uses will also be permitted. However, accessory uses to aggregate operations such as asphalt plants and redi-mix plants are not permitted as of right. Any such use shall require a site-specific Official Plan amendment, and a zoning by-law amendment. Further, such uses will only be considered accessory to the use as established in Section 5.6.3. a), and if approved must cease when the use as set out in Section 5.6.3 a) ceases.

5.6.4 Severance Policies

New lots in the Extractive Industrial designation shall be discouraged. The consolidation of existing parcels in the Extractive Industrial designation shall be encouraged.

5.6.5 Development Policies

Development of new *Extractive Industrial* uses outside of lands in the *Extractive Industrial* designation shall proceed by Official Plan Amendment only. When considering applications for new aggregate resource extraction uses, preference shall be given to those areas identified as High Potential Aggregate Resources on Schedule B in accordance with the policies of Section 5.6.10.

~~Where lands are identified as High Potential Aggregate Resources on Schedule B, Council shall consider the impact of non-aggregate uses on the ability to extract aggregates from the lands prior to permitting such uses. Non-aggregate uses will only be permitted where it can be demonstrated that those uses will not adversely affect the availability and extraction of aggregate resource in the Township in the future.~~

When considering applications for peat extraction, Council shall require the submission of detailed site, staging and after-use plans to the satisfaction of Council in consultation with the Conservation Authority.

In addition to the Development Criteria in Section 7, the following policies shall apply to the development of new extractive operations, the expansion of existing extractive operations and/or amendments to existing operation:

- a) In order to preserve the scenic beauty and amenity of the area, [and protect the surrounding sensitive uses](#), extractive operations will generally be restricted to areas that can be screened from the public view [and buffered through the use of berms and other mitigation measures in accordance with Section 5.6.5 i\).](#)
- b) *Extractive Industrial* operations will generally be setback from any adjoining residential property and lands designated *Estate Residential* and *Community Residential* designation. Where a proposed extractive industrial operation is proposed within 300 metres of sensitive land where land use compatibility issues may arise, Council will require studies that will assess the potential impacts of aggregate uses on the adjoining lands and will establish buffer areas and distances based on the results of those studies
- c) No quarry, excavation of aggregate or peat shall occur within 30 metres of the limit of any road right-of-way and 15 metres from any adjoining property line unless the adjoining property is also zoned for *Extractive Industrial* uses in which case the setback may be eliminated.
- d) Residential development, other than development on existing lots or draft plan approved lots, and other forms of development that may be incompatible with the extractive industrial operation, will not be permitted to establish within 120 metres of licensed extractive areas.
- e) All extractive industrial uses must satisfy the requirements of the Ministry of Environment, [Conservation and Parks and Energy](#) with regard to use and impact on ground and surface water, disposal of liquid wastes, noise, [vibration](#), dust and control of air pollution and other matters, and the requirements of the Aggregate Resources Act.
- f) Aggregate extraction may occur in *Agricultural* area through an amendment to this Plan provided that [it is established through a rehabilitation plan that the agricultural](#) rehabilitation of the site [will be is](#) carried out and approximately the same acreage and average soil capability for agriculture are restored. [However, complete rehabilitation is not required where there is a substantial quantity of mineral aggregate resources below the water table warranting extraction or the depth of the planned extraction in a quarry makes restoration of pre-agricultural capability unfeasible and other alternatives have been considered by the applicant and found unsuitable and rehabilitation in the remaining area is maximized.](#)
- g) Wherever possible, rehabilitation shall be progressive as the extraction proceeds. Where it is not practical to rehabilitate immediately to the planned after use, interim rehabilitation shall occur.

- h) Extractive operations including wayside pits and associated haul routes shall satisfy the following criteria:
- i) The protection of sensitive ecological, geological, historic and archaeological sites or areas on or, adjacent to the proposed site,
 - ii) The protection of surface and groundwater resources with respect to quality and quantity,
 - ~~iii) The maintenance and rehabilitation of Agricultural areas,~~
 - ~~iv)iii) The mitigation, to the extent feasible, of impacts on surrounding agricultural operations and lands in Agricultural areas,~~
 - ~~v)iv) The minimization of adverse impact of extractive and accessory operations on existing and approved residential development,~~
 - ~~v)v) The preservation of the natural and cultural landscapes and significant built heritage resources and adjacent lands on or adjacent to the proposed site as much as possible during extraction and after rehabilitation, and~~
 - ~~vi) A haul route plan which places a priority on the use of Provincial Highways, County Roads or, if required, Township Roads which will be brought up to a standard acceptable to the Township including paving; Maximum safety and the prevention of traffic conflicts on haul routes.~~
 - ~~vii) The minimization of impacts through the removal and placement of fill, topsoil or overburden; and~~
 - ~~vii)viii) Conformity with the provisions of the Clean Water Act, 2006, the policies of the applicable Source Protection Plan and the source water protection policies of this Plan for vulnerable areas.~~
 - i) As a condition of the license, the extractive operation shall be screened and buffered while it is in progress and such screening and buffering shall be substantially established prior to extraction in a manner compatible with the surrounding visual environment and in consultation with the Township. Screening shall consider snow load and satisfy the following criteria:

- i) Overburden material supplemented with native tree and shrub plantings should be utilized for screening purposes.
- ii) Tree screen plantings are to be of compatible species and sizes to permit only very limited visual contact from the surrounding landscape. Native species should be used wherever possible.
- iii) All plantings should be properly maintained to ensure continued survival and good growth rates.
- vi) Where an existing forest is to be considered as an effective screen along the perimeter of the site, provisions shall be included in the Aggregate License protecting the forested area being used as a natural screen.

j) After extraction has ceased, progressive and final rehabilitation will be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to minimize impacts, to the extent possible. Final rehabilitation will take into consideration the pre-extraction land use designation and conditions, and compatibility with the character of the surrounding land uses and approved land use designations. The rehabilitation plan should demonstrate that the plan is consistent with the policies of this Plan. Wherever possible, rehabilitation shall be progressive as the extraction proceeds. Where it is not practical to rehabilitate immediately to the planned after use, interim rehabilitation shall occur.

j)k) For the purposes of this Plan a wayside pit or quarry shall mean:

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

k)l) An application for a wayside permit shall be accompanied by;

- i) confirmation of the specific road projects for which the aggregate is required;
- ii) a sketch map drawn to scale indicating property features, present pit areas, excavation faces, areas to be excavated and other areas to be used; and,
- iii) a rehabilitation statement or plan compatible with the proposed operation and land use in the area. Lands designated as Agricultural shall be rehabilitated as per Section 5.6.5 f).

m) The opportunity to use existing aggregate including abandoned pits shall be encouraged.

n) All areas used for either wayside pits and quarries, portable asphalt

[plants and portable concrete plants will be rehabilitated in accordance with Section 5.6.5.](#)

5.6.6 Extractive Industrial Special Policy 1 for East Half Lot 2, Concession 17, West Half Lot 2, Concession 16, and West Half of Lot 2, Concession 18

On the above-noted properties, a processing plant for aggregate material and/or concrete batching plant will be permitted, but shall not be located within 90 metres of an existing residence or property zoned for residential purposes and within 30 metres of any boundary of the property on which the operation is being carried out. Council may at its discretion reduce these requirements.

5.6.7 Extractive Industrial Special Policy 2

a) Section 5.6.7 Special Policy 2 for East Part of Lots 2, 3, and the West Part of Lot 3, Concession 18” is added to the Official Plan for the Township of East Garafraxa as Extractive Industrial Special Policy 2 (MX-2). The following policies are applicable to Extractive Industrial Special Policy 2 (MX-2):

- i. Extraction of sand and gravel shall be permitted as an interim land use together with crushing, processing, **washing**, screening and haulage of the extracted aggregate;
- ii. Extraction shall be permitted to a maximum depth of 1.5 m above the established groundwater table, i.e. pit above water table;
- iii. Limited importation, being no more than 5% per annum of the annual production, is only permitted as part of blending of aggregate with such blending limited to the importation of sand and gravel, but the recycling and/or importation of concrete and/or asphalt shall not be permitted;
- iv. The area disturbed on the site shall be limited as much as possible through the use of staged stripping, extraction and progressive rehabilitation operations, with a maximum disturbed area to be 32.2 ha;
- v. Development Agreement(s) shall be entered into with the Township and the County of Dufferin to the satisfaction of each respective municipality;
- vi. The importation of topsoil only for the purposes backfilling for final rehabilitation slopes – and with all other importation of fill prohibited save and except for iii. above or as specifically authorized otherwise as per the Development Agreement with the Township;
- vii. The hours of operation shall be as per the Development Agreement with the Township;
- viii. Uses such as a permanent or portable concrete batch plant or permanent or portable asphalt batch plant or any other extractive industrial use not specifically permitted or enumerated above shall not be permitted;
- ix. Agricultural use is permitted as set out in the implementing zoning by-law;
- x. Rehabilitation shall to be an agricultural condition;
- xi. Upon the agricultural rehabilitation being final and the surrender of the licence being accepted by the Ministry of Natural Resources and Forestry, the interim designation for Extractive Industrial Special Policy 2 shall cease and shall be removed from Schedule “A” to the Official Plan for the Township of East Garafraxa and the underlying Agricultural designation shall remain and shall be shown on the subsequent mapping of Schedule “A” to the

5.6.8 Extractive Industrial Special Policy 3

- a) Section **5.6.8 Special Policy 3 for East Half of Lot 1, Concession 18 (East Pit) and West Half of Lot 2, Concession 17 (West Pit)** is added to the Official Plan for the Township of East Garafraxa as Extractive Industrial Special Policy 3 (MX-3). The following policies are applicable to Extractive Industrial Special Policy 3 (MX-3):
- i. Extraction of sand and gravel shall be permitted as an interim land use together with primary crushing, processing, screening as set on the Site Plan(s) together with the conveyance of the extracted aggregate from the East Pit to the abutting licenced Pit (Licence No. #80956), and from the West Pit to the abutting licenced Pit (Licence No. #10606) for final crushing, processing and screening at the processing plants in those abutting licenced Pits;
 - ii. No haulage of aggregate directly from the East Pit or from the West Pit to Township roads is permitted, (as the aggregate is to be conveyed to the abutting licenced Pits, with the aggregate then being hauled from those abutting licenced Pits using the 17th Line entrances and haul route);
 - iii. Extraction shall be permitted to a maximum depth of 1.5 m above the established groundwater table, i.e. pit above water table;
 - iv. Importation of sand and gravel, concrete and/or asphalt shall not be permitted;
 - v. The area disturbed on the site shall be limited as much as possible through the use of staged stripping, extraction and progressive rehabilitation operations, with a maximum disturbed area to be 20 ha for each of the East Pit and West Pit;
 - vi. Development Agreement(s) shall be entered into with the Township and the County of Dufferin to the satisfaction of each respective municipality;
 - vii. The importation of topsoil, soil and fill is not permitted save except as specifically authorized as per the Development Agreement with the Township;
 - viii. The hours of operation shall be as per the Development Agreement with the Township;
 - ix. Uses such as a permanent or portable concrete batch plant or permanent or portable asphalt batch plant or any other extractive industrial use not specifically permitted or enumerated above shall not be permitted;
 - x. Agricultural use is permitted as set out in the implementing zoning by-law;
 - xi. Rehabilitation shall to be an agricultural condition;
 - xii. Upon the agricultural rehabilitation being final and the surrender of the licence being accepted by the Ministry of Natural Resources and Forestry, the interim designation for Extractive Industrial Special Policy 3 shall cease and shall be removed from Schedule "A" to the Official Plan for the Township of East Garafraxa and the underlying Agricultural designation shall remain and shall be shown on the subsequent mapping of Schedule "A" to the Official Plan of the Township of East Garafraxa.

5.6.9 Zoning

Existing *Extractive Industrial* uses will be zoned specifically in the Zoning By-law. New extractive uses will require an amendment to the Zoning By-law.

5.6.10 HIGH POTENTIAL AGGREGATE RESOURCES

High Potential Aggregate Resources are identified on Schedule “B” so that such areas can be protected for long term use. However, the identification of such areas with this overlay designation does not presume that all lands located in such areas are suitable for the establishment of new pits and quarries or expansions of existing pits and quarries. Further, it is recognized that there is potential for establishment of pits and quarries outside the identified areas. Any application for a pit or quarry will require an Official Plan amendment regardless of location.

Where lands are identified with the overlay designation “High Potential Aggregate Resource” on Schedule “B”, Council shall consider applications for development in accordance with the applicable land use designation on Schedule “A” to this Plan. In addition, the impact of applications for non-aggregate uses, with the exception of agricultural uses, on the ability to extract aggregates from the lands prior to permitting such uses shall also be considered. Non-aggregate uses will only be permitted where it can be demonstrated that those uses will not preclude or hinder the expansion or continued use of an existing aggregate operation, the establishment of new aggregate operations or access to the aggregate resources. Such applications will be supported by studies that demonstrate that aggregate resource use would not be feasible, or that the proposed land use or development serves a greater long term public interest; and issues of public health, public safety and environmental impact are addressed.

5.6.11 PETROLEUM RESOURCES

Throughout the Township there is the potential for the exploration, discovery and production of petroleum resources. While activities associated with petroleum resources rarely involve Planning Act controls, the issue of new development encroaching on known deposits and existing producing well areas will be reviewed by the Township in conformity with the policies of Section 4.4.4 of the County Plan.

5.7 ENVIRONMENTAL PROTECTION

5.7.1 Identification

The *Environmental Protection* designation includes lands that are environmentally sensitive and those used for outdoor recreation. The outdoor amenities of the Township include passive parks and trails. The *Environmental Protection* designation includes:

- a) Areas with physical constraints to development such as poor drainage, organic soils, flood susceptibility, erosion, steep slopes or any other physical condition which is hazardous to potential development;
- b) Fish habitat;
- c) Significant portions of the habitat of threatened or endangered species and other areas of significant wildlife habitat;
- d) Areas of Natural or Scientific Interest (ANSI);
- e) Environmentally Sensitive Areas (ESA);
- f) Wetlands;
- g) Significant ~~forest areas~~ woodlands;
- h) Valleylands; and
- g)i) Rivers, lakes, streams and creeks, and

These areas are shown as, *Environmental Protection* on Schedule A, A-1 and A-2. Environmental Features are identified in greater detail on Schedule B to the Official Plan. Additional direction is also provided through the policies in Section 5.9, Greenbelt Protected Countryside and Section 7, Development Criteria.

5.7.2 Objectives

- a) To protect and enhance the *Environmental Protection* areas and natural heritage features in the Township of East Garafraxa and foster the creation of a connected natural heritage system;
- b) To establish criteria regarding the scope, content and evaluation of Environmental Impact Assessments undertaken in support of development within and adjacent to important natural features in the Township and to prohibit development where the proposal would have a negative impact on the functions, features or linkages of the *Environmental Protection* areas as per Section 7 of this Plan;
- c) To encourage the maintenance and improvement of public and privately owned lands to provide for a sustainable natural ecosystem throughout

the Township; [and](#).

[d\) To protect human life and property from water related hazards such as flooding and erosion, including the potential impacts of climate change that may increase the risk associated with such hazards.-](#)

5.7.3 Permitted Uses

Uses permitted within the *Environmental Protection* designation include:

- a) Existing agricultural operations and expansions to existing agricultural buildings and structures, and accessory uses to both;
- b) Legally existing uses;
- c) Single-detached dwellings on existing lots [including home occupations](#) subject to rezoning where such zoning satisfies the requirements of this Plan;
- d) Passive recreation uses such as nature viewing and trail activities, that do not require buildings or structures or involve the use of motorized vehicles and do not adversely affect the environment, soil or topography or impact on nearby agricultural uses;
- e) Forest, wildlife and fisheries management and archaeological activities;
- f) Essential transportation and utility facilities;
- [g\) Passive recreational and eco-tourism related uses such as trails and interpretive facilities; \[and\]\(#\)](#)
- [g\)h\) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority.-](#)

The *Environmental Protection* designation recognizes existing uses. New agricultural operations will not be permitted if located entirely within the *Environmental Protection* designation.

5.7.4 Severance Policies

New lots shall not be permitted within the *Environmental Protection* areas except through acquisition by a public body. Severances may be permitted for the purpose of correcting title or enlarging existing lots.

Creation of three lots or less adjacent to or partially including lands designated *Environmental Protection* will require the preparation of a scoped Environmental Impact Assessment, as outlined in Section 7.7 of this Plan and prepared to the satisfaction of Council.

5.7.5 Development Policies

In addition to the Development Criteria in Section 7, the following policies shall apply:

- a) Council encourages the continued development of and improvement to the trails and passive recreational uses in the Township provided that they are in harmony with the open landscape character and are sensitive to the natural environment.
- b) Golf courses may be developed to include lands designated *Environmental Protection* by amendment to this Plan, provided that the Environmental Protection lands are adequately buffered to prevent intrusion by persons using the adjacent lands and the provisions of Section 5.2.5(j) are met.
- c) Development proposed in or adjacent to an area designated Environmental Protection will require an Environmental Impact Assessment to demonstrate that there will be no negative impacts on the features and functions of the Environmental Protection area. Buffering of the features and a setback for development may be required to mitigate predicted impacts and will be established by the Township in consultation with the appropriate Conservation Authority to ensure no negative impacts on natural features or their ecological functions or areas of physical and environmental hazard.
- d) The Township will seek technical advice of the appropriate review agencies, including the appropriate Conservation Authorities when dealing with development proposals in or adjacent to this designation, and such review shall be at the cost of the applicant.
- e) Where new development is proposed on a site that includes areas designated *Environmental Protection* because of physical or environmental hazards, the hazardous such lands shall not be included as part of the dedication for parkland provided for in the Planning Act.
- f) In considering development proposals on lands containing important natural heritage features and ANSI's shown on Schedule B, Council may require the conveyance of portions of the natural heritage features to a public agency or otherwise setting the lands aside for non-development purposes.
- g) Any development of permitted uses within *Environmental Protection*, as identified on Schedule A, A-1 and A-2, should be such that the ecological, educational or interpretive values of such areas are substantially maintained and there is no net loss of the natural heritage features as established through an Environmental Impact Assessment.
- h) All development adjacent to the *Environmental Protection* areas shall be subject to Site Plan Control. Site Plan Control may not be required for a

single detached dwelling on an existing lot of record.

i) Notwithstanding the foregoing, nothing in this Plan is intended to limit the ability of existing agricultural uses to continue on lands designated *Environmental Protection*.

ii) Where an EIS determines the boundaries of the Environmental Protection designation or the natural features are more correctly shown on more detailed mapping, the boundaries on Schedules "A" and "B" may be refined without an amendment to this Plan and the policies of the abutting designations shall apply.

5.7.6 Zoning

The Zoning By-law will recognize legally existing uses within the *Environmental Protection* designation and may provide for limited expansions of those uses. Environmentally sensitive lands will be recognized through an environmental protection zone. New development within *Environmental Protection* will require an Amendment to this Plan and the Zoning By-law except where, at the time of adoption of this Plan plans for development have been approved by the appropriate authority.

5.8 OPEN SPACE

5.8.1 Identification

- a) To encourage parks throughout the Township.
- b) To provide sufficient lands to meet the recreational needs of the population; and,
- c) To protect sensitive environments within the Township.

5.8.2 Permitted Uses

- a) The *Open Space* designation includes, [public parks including community parks](#), neighbourhood parks, parkettes and open space linkages. Lands designated *Open Space* shall be used primarily for active and passive recreational purposes.
- b) Community recreation centres, public utilities and stormwater management facilities [and ancillary commercial uses](#) may also be permitted on lands designated *Open Space*.

5.8.3 Severance Policies

Lands designated *Open Space* should only be divided where it is necessary to do so in order to improve the lands for public parks and open space uses.

5.8.4 Development Policies

- a) The intent of the *Open Space* designation is to establish an identifiable and continuous open space network through the Township. The open space network is intended to integrate, wherever possible, environmental features with parks to provide opportunities for active and passive recreation.
- b) Certain lands included within the *Open Space* designation are shown on Schedule A, Schedule A-1 and Schedule A-2. The actual locations, configurations and boundaries of the Community Park, Neighbourhood Parks, Parkettes and open space linkages shall be established in plans of subdivision and in the zoning by-law.
- c) All lands dedicated to the Township shall be conveyed in a physical condition acceptable to Council. When an open watercourse is involved in an area to be dedicated, Council may require that easements for access to and maintenance of watercourses be dedicated to the Township as a condition of approval.

- d) Parks or portions thereof may be designed to include stormwater quantity/quality control features. Where stormwater quantity/quality control features are included in parks, the design of such features will be subject to the approval of the Township, in consultation with the Conservation Authority. The stormwater control features portion of the park shall not be included as part of the parkland dedication.
- e) Where any lands included within the *Open Space* designation are under private ownership, it shall not be construed that these sites are free and open to the public, nor that they will be acquired by the Township or any other authority.
- f) Neighbourhood parks are identified as *Open Space* on Schedule A, Schedule A-1 and Schedule A-2. They are expected to provide a mix of active and passive recreational activities and may incorporate a community recreation centre. Neighbourhood parks are to be located adjacent to schools, natural areas and/or environmental features wherever possible. Neighbourhood parks must have sufficient frontage on a public road to ensure visual contact with the entire park;

5.8.5 Zoning

Open Space uses will be placed in a separate zone.

5.9.1 Designations and Definitions

- 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, Schedule “D” Greenbelt, and Schedule “E” Natural Heritage Features. Schedule “A”, Schedule “D” and Schedule “E” are to be read together for lands subject to the Greenbelt Protected Countryside designation.
- 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.
- 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:
 - i. Greenbelt Protected Countryside – Agricultural
 - ii. Greenbelt Protected Countryside – Rural
 - iii. Greenbelt Protected Countryside – Estate Residential
 - iv. Greenbelt Protected Countryside – Employment Area
 - v. Greenbelt Protected Countryside – Extractive Industrial
 - vi. Greenbelt Protected Countryside – Environmental Protection

Each land use designation listed above may also be within the Greenbelt Natural Heritage System, as shown on Schedule “E” Greenbelt Natural Heritage Features and shall be subject to the Greenbelt Natural Heritage System policies within Section 5.9 of this Plan.

- 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.
- 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.

5.9.2 Existing Uses

- a) Existing, legally established land uses are permitted within the Greenbelt Protected Countryside and nothing in Section 5.9 of this Plan shall apply to prevent the use of any land, building or structure for a purpose otherwise prohibited by the Greenbelt Plan 2005, if the land, building or structure was lawfully used for that purpose on December 16, 2004 and continues to be used for that purpose.
- b) Nothing in Section 5.9 of this Plan shall prevent the construction of a single detached dwelling on a lot of record, provided the lot of record met the relevant zone requirements for such purpose as of December 16, 2004 or where an application for an amendment to the Zoning By-law was required as a condition of a severance granted prior to December 14, 2003 and such application did not proceed.
- c) Expansions to existing buildings and structures, accessory structure or uses, and/or conversions of legally existing uses to a similar use which will bring the use into closer conformity with Section 5.9 of this Plan and the Greenbelt Plan 2005, are permitted provided all of the following criteria can be met:
 - (i) No new municipal services are required;
 - (ii) The use does not expand into *key natural heritage features* or *key hydrologic features*, 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,
 - (iii) The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.

- d) Expansions to existing agricultural buildings and structures, residential dwellings, and accessory uses to both, may be considered within *key natural heritage features and key hydrologic features* if it is demonstrated that:
 - (i) There is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and,
 - (ii) The impact of the expansion or alteration on the feature and its function is minimized to the maximum extent possible.
- e) Expansion, maintenance and/or replacement of existing infrastructure is permitted, subject to subsection d) above and to the infrastructure policies of Section 4.2 of the Greenbelt Plan 2005.

5.9.3 Greenbelt Natural Heritage System and Key Natural Heritage and Key Hydrological Features

The Greenbelt Natural Heritage System is an overlay. Underlying land use and related policy, in addition to the policies of this section, continue to apply. The Greenbelt Natural Heritage System shown on Schedules “D” and “E” identifies the boundaries of the Greenbelt Natural Heritage System which are fixed.

- 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 minimum vegetation protection zones are mapped on Schedule “E” Greenbelt Natural Heritage Features.

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.

Detailed delineation of *key natural heritage features*, *key hydrologic features* and *vegetation protection zones* will be undertaken through the review and approval of development applications under the *Planning Act* or the *Condominium Act, 1998* including consultation with the appropriate Conservation Authority.

- b. For land within a *key natural heritage feature* or a *key hydrologic feature* the following policies apply:
 - (i) *Development or site alteration* is not permitted in *key natural heritage features* and *key hydrologic features* within the Greenbelt Natural Heritage System, including any associated *vegetation protection zone*, with the exception of:
 - a. Forest, fish and wildlife management;
 - b. Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternative have been considered; or
 - c. *Infrastructure*, aggregate, recreational and *existing uses*, as described by and subject to the general policies of Section 4 of the Greenbelt Plan 2005;
 - (ii) *In the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands*, the *vegetation protection zone* shall be a minimum of 30 metres wide measured from the outside boundary of the *key natural heritage feature* or *key hydrologic feature*;
 - (iii) A proposal for new *development or site alteration* within 120 metres of a *key natural heritage feature* within the Greenbelt Natural Heritage System or a *key hydrologic feature* anywhere within the Protected Countryside, requires a natural heritage evaluation to the satisfaction of the Township which shall identify a *vegetative protection zone* that:
 - a. Is of sufficient width to protect the *key natural heritage feature* or *key hydrologic feature* and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction, and where possible, restore or enhance the feature and/or its function; and
 - b. Is established to achieve, and be maintained as

natural self-sustaining vegetation;

- (iv) Expansions to existing agricultural buildings and structures and farm and non-farm dwellings, together with accessory uses, are permitted in *key natural heritage features*, subject to the existing use policies of Section 5.9.2 of this Plan;
- (v) Notwithstanding the policies of Section 5.9.3 b) iii) above, new buildings and structures for agricultural uses will be required to provide a 30 metre *vegetation protection zone* from a *key natural heritage feature* or *key hydrologic feature*, but may be exempted from the requirement to provide natural self-sustaining vegetation if the land is, and will continue to be used for agricultural purposes. Despite this exemption, agricultural uses should pursue best management practices to protect and/or restore *key hydrologic features* and *key natural heritage features* and functions; and
- (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
- (vii) Beyond the Greenbelt ~~Natural~~ ~~Heritage~~ ~~System~~ within the Greenbelt Protected Countryside, *key hydrologic features* ~~are~~ ~~subject~~ to the natural features ~~policies~~ of ~~Section 5.9.3 b)~~ ~~of this Plan~~.

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.

d. With the exception of new buildings or structures for agricultural, agricultural related and secondary uses, new *development* or *site alteration* within the Greenbelt Natural Heritage System, as permitted by the policies of this Plan and the Greenbelt Plan 2005, shall demonstrate that:

- (i) There will be no negative effects *on key natural heritage features* or *key hydrologic features* or their functions;
- (ii) *Connectivity* between *key natural heritage features* and *key hydrologic features* is maintained, or where possible enhanced for the movement of native plants and animals across the landscape;

- (iii) The removal of other natural features not identified as *key natural heritage features* and *key hydrologic features* should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible; and
 - (iv) The disturbed area of any site does not exceed 25 percent, and the impervious surface does not exceed 10 percent, of the *total developable area*, except for uses described in and governed by Section 4.1.2 and 4.3.2 of the Greenbelt Plan 2005. With respect to golf courses, the disturbed area shall not exceed 40 percent of the site.
- e) Where non-agricultural uses are contemplated within the Greenbelt Natural Heritage System applicants shall demonstrate that:
- (i) At least 30 percent of the *total developable area* of the site will remain or be returned to *natural self-sustaining vegetation*, subject to the specific standards established in Section 4.3.2 of the Greenbelt Plan 2005;
 - (ii) *Connectivity* along the system and between *key natural heritage features* or *key hydrologic features* located within 240 metres of each other is maintained or enhanced; and
 - (iii) Buildings or structures do not occupy more than 25 percent of the *total developable area* and are planned to optimize the compatibility of the project with the natural surroundings.
- f) Within a *key natural heritage feature* or *key hydrologic feature*, renewable natural resource activities should be carried out in a manner that maintains or, where possible, improves these features and their functions.
- 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.

5.9.4 Policies for Land Designated Greenbelt Protected Countryside - Agricultural

For lands designated Greenbelt Protected Countryside – Agricultural the following policies shall apply:

- a) Section 5.1 of this Plan applies with the exception of Section 5.1.5 c) and d);
- b) Lands shall not be re-designated for non-agricultural uses;
- 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;
- d) Pursuant to Section 4.6 of the Greenbelt Plan 2005, lots may only be created for the following purposes:
 - (i) Agricultural uses in accordance with section 5.1.4 (d) and in compliance with Sections 5.1.4 a) and 8.4 of this Plan;
 - (ii) Severances of any dwellings surplus to a farming operation resulting from a farm consolidation provided that the residence was an existing use as of December 16, 2004 shall be permitted in accordance with Sections 5.1.4 a) and b) and in compliance with Section 8.4 of this Plan.
 - (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 *key natural heritage feature* or *key hydrologic feature*;
 - (iv) Acquiring land for infrastructure purposes, subject to the infrastructures policies of Section 4.2 of the Greenbelt Plan 2005; or
 - (v) Facilitating conveyances to public bodies or non- profit entities for natural heritage conservation provided it does not create a separate lot for a residential dwelling.

5.9.5 Policies for Land Designated Greenbelt Protected Countryside - Rural

For lands designated Greenbelt Protected Countryside – Rural the following policies shall apply:

- a) Section 5.2 of this Plan applies;

- b) Non-agricultural uses and recreational uses are permitted subject to the policies of Sections 4.1.1 and 4.1.2 of the Greenbelt Plan 2005;
- 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 respectively of the Greenbelt Plan 2005;
- d) Lots may be created by consent in accordance with Section 5.2.4 of this Plan and Section 8.4 of this Plan.

5.9.6 Policies for Land Designated Greenbelt Protected Countryside - Extractive Industrial

For lands designated Greenbelt Protected Countryside – Extractive Industrial the following policies shall apply:

- 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;
- 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 and policies of this plan including the requirement of a site specific amendment to this plan.
- c) When operators are undertaking rehabilitation of *mineral aggregate operation* sites in the Greenbelt Protected Countryside the following provisions shall apply:
 - (i) The disturbed area of a site shall be rehabilitated to a state of equal or greater *ecological value*, the long- term ecological integrity of the entire site will be maintained or restored, and to the extent possible improved;
 - (ii) If there are *key natural heritage features* or *key hydrologic features* or if such features existed on the site at the time of application on the site:
 - a. The health, diversity and size of these *key natural heritage features* and key hydrologic features will be maintained or restored and, to the extent possible, improved so as to promote a net gain of ecological health; and
 - b. Any permitted extraction of mineral aggregates that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation;

- (iii) Aquatic areas remaining after extraction are to be rehabilitated to be representative of the natural ecosystem suitable for the eco-district, so that the combined terrestrial and aquatic rehabilitation in remaining areas shall meet the intent of Section 5.9.6 b) (ii) of this Plan;
 - (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;
- d) Within the Greenbelt Natural Heritage System, no new mineral aggregate operation and no wayside pits or quarries, or any ancillary or accessory use thereto shall be permitted in the following key natural heritage features and key hydrologic features:
- (i) Significant Wetlands;
 - (ii) *Significant* habitat of *Endangered Species* and *Threatened Species*; and
 - (iii) Significant Woodlands unless the woodland is occupied by a young plantation or early successional habitat (as defined by the Ministry of Natural Resources [and Forestry](#)). In this case, the application must demonstrate that the specific provisions of Sections 5.9.6 c) (ii), 5.9.6 c) (iii) and 5.9.6 h) (iii) have been addressed and that they will be met by the operation;
- e) Within the Greenbelt Natural Heritage System, an application for a new *mineral aggregate operation* or new wayside pits or quarries may only be permitted in other *key natural heritage features* and *key hydrologic features* not identified in Section 5.9.6 c) and its associated *vegetation protection zone* where the application demonstrates how:
- (i) The Water Resource System will be protected or enhanced; and
 - (ii) The specific provisions of Sections 5.9.6 c) (ii), 5.9.6 c) (iii) and 5.9.6 h) (iii) have been addressed and that they will be met by the operation; and
- f) Within the Greenbelt Natural Heritage System, any development application for a new *mineral aggregate operation* or the expansion to an existing *mineral aggregate operation* shall be required to demonstrate:

- (i) How the *connectivity* between *key natural heritage features* and *key hydrologic features* within, adjacent or affected by operations on the site will be maintained before, during and after the extraction of mineral aggregates;
 - (ii) How the operator could immediately replace any habitat that would be lost from the site with equivalent habitat on another part of the site, or on adjacent lands;
 - (iii) How the Water Resource System will be protected or enhanced; and
- g) Within the Greenbelt Natural Heritage System, any application for the expansion of an existing *mineral aggregate operation* may be permitted in the Greenbelt Natural Heritage System, including *key natural heritage features* and *key hydrologic features*, and in any associated *vegetation protection zones* only if the related decision is consistent with the Provincial Policy Statement; and
- h) Within the Greenbelt Plan Natural Heritage System the following provisions apply to final rehabilitation:
 - (i) Where there is no underwater extraction, an amount of land equal to that under natural vegetated cover prior to extraction 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;
 - (ii) Where there is underwater extraction, no less than 35% of the lands not subject to extraction below the water table of each license is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular eco-district; and
 - (iii) Rehabilitation shall be implemented so that the *connectivity* of the *key natural heritage features* and *key hydrologic features* on the sites and on adjacent lands will be restored or maintained, and to the extent possible, improved.

5.9.7 Policies for Land Designated Greenbelt Protected Countryside - Estate Residential

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 are subject to the Estate Residential policies within Section 5.3 of this Plan.

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.

5.9.8 Policies for Land Designated Greenbelt Protected Countryside - Employment Area

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 are subject to the Employment Area policies within Section 5.5 of this Plan.

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.

5.9.9 Policies for Land Designated Greenbelt Protected Countryside - Environmental Protection

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.

5.10 SOURCE WATER PROTECTION

5.10.1 Source Protection Plan Conformity

The *Clean Water Act, 2006* was enacted to protect existing and future sources of municipal drinking water. It requires the development and implementation of Source Protection Plans (SPPs) for Source Protection Areas throughout Ontario. It also requires the Province, Conservation Authorities and municipalities to develop and implement policies to manage the reduction and/or elimination of threats to sources of municipal drinking water. The policies of this Plan have been amended to conform with the applicable SPPs.

All planning applications shall be reviewed in conformity with this Plan, the applicable Dufferin County Official Plan policies and the applicable SPP to ensure proposed development will not pose a risk to existing and future municipal water sources. The applicable SPPs are:

- a) Grand River Source Protection Plan (GRSPP); and,
- b) Credit Valley, Toronto and Region, Central Lake Ontario (CTC) Source Protection Plan which contains the Credit Valley Source Protection Plan (CVSPP).

As required by the *Clean Water Act, 2006*, any decision made by the Township under the *Planning Act, Condominium Act, 1998*, or *Building Code Act* shall conform with significant threat policies set out in the applicable SPP and have regard to other policies set out in the applicable SPP.

Vulnerable areas within the Township include Wellhead Protection Areas (WHPAs). The following policies apply only to those vulnerable areas and issues contributing areas in the Township of East Garafraxa that are identified in the applicable SPPs and are shown on Schedule F. The WHPAs identified on Schedule F to this Plan are intended to function as an overlay on the primary land use designations.

5.10.2 Groundwater and Surface Water Protection

The Township will work in partnership with the Province, County of Dufferin and the Conservation Authorities to minimize and prevent negative impacts on groundwater and surface waters from existing and/or proposed incompatible land uses and activities.

5.10.3 Municipal Wellhead Protection Areas: General

Within WHPAs land use activities that include a significant drinking water threat may be restricted or prohibited as outlined in the applicable SPPs.

Wellhead Protection Areas (WHPA) means the area around a municipal drinking water well that may be vulnerable to threats to water quality or quantity in accordance with the following:

- a) For water quality threats, the size and delineation of the WHPAs are determined by how quickly water travels underground to the well, measured in years, as outlined below:

WHPA-A: 100 m radius surrounding a well;

WHPA-B: 0 – 2 year Time of Travel;

WHPA-C: 2 – 5 year Time of Travel;

WHPA-D: 5 –25 year Time of Travel; and,
WHPA-E: Surface Vulnerability Zone - the vulnerable area for groundwater supplies which are under the direct influence of surface water. The area is calculated on a two hour travel time of surface water to well.

- b) Issue Contributing Area (ICA): An area within a WHPA where existing or trending concentration of a parameter (i.e. sodium, nitrate) or a pathogen at a municipal well would result in the deterioration of the quality of water for use as a source of drinking water. ICAs in the Township are associated with the Town of Orangeville wells.
- c) WHPA:Q1: A cone of influence around a well that is estimated by calculating the level of drawdown in an aquifer under existing land use and pumping rates. This area can also include the whole of cones of influence of all other wells that intersect the area.
- d) WHPA:Q2: The WHPA:Q1 (cone of influence) and any area where a future reduction in recharge would significantly impact the area.

5.10.4 Municipal Wellhead Protection Areas: Prohibited/Restricted Activities

Land uses which include one or more of the following activities may be prohibited, or restricted and require a risk management plan in accordance with Section 57, 58 and 59 of the *Clean Water Act* in any WHPA identified on Schedule F where they are or would be a significant municipal drinking water threat as determined by the Risk Management Official (RMO):

- a) The establishment, operation, or maintenance of a waste disposal site within the meaning of Part V of the *Environmental Protection Act*;
- b) The establishment, operation or maintenance of an on-site system that collects, stores, transmits or disposes of sewage;
- c) The use of land for the discharge from a stormwater management facility;
- d) The application of agricultural source material (ASM) to land;
- e) The storage of ASM;
- f) The management of ASM;
- g) The application of non-agricultural source material (NASM) to land;
- h) The handling and storage of NASM;
- i) The application of commercial fertilizer to land;
- j) The handling and storage of commercial fertilizer;
- k) The application of pesticide to land;
- l) The handling and storage of pesticide;
- m) The application of road salt;
- n) The handling and storage of road salt;
- o) The storage of snow;
- p) The handling and storage of fuel;

- g) The handling and storage of a dense non-aqueous phase liquid (DNAPLs) (excluding incidental volumes for personal/domestic use);
- r) The handling and storage of an organic solvent;
- s) The management of runoff that contains chemicals used in the de-icing of aircraft;
- t) The use of land as livestock grazing or pasturing land where the number of animals on the land at any time is sufficient to generate nutrients at an annual rate that is greater than 0.5 nutrient units/acre; and,
- u) An outdoor confinement area, or a farm animal yard provided that such uses are prohibited in WHPA-A, unless approval for such use is obtained through the Nutrient Management Act and the use is permitted in the Zone in which it is proposed.

Land uses which include the following activities may pose a threat to the quantity of municipal drinking water sources, and may be restricted in accordance with the policies of this Plan and the policies of the applicable SPP:

- a) An activity that takes water from an aquifer or surface water body without returning the water taken to the same aquifer or surface water body; and,
- b) An activity that reduces the recharge of an aquifer.

5.10.5 Land Use Prohibitions, Regulations and Restrictions within WHPAs

The significance of any of the drinking water threats listed in Section 5.10.4 of this Plan is determined based on a number of factors, including the characteristics of the use/activity and where it occurs or is planned to occur within a WHPA. The policies of the applicable SPP set out whether a significant drinking water threat is to be prohibited or regulated in accordance with Sections 57 and 58 of the *Clean Water Act, 2006* and the applicable SPP.

Notwithstanding the land uses permitted by the underlying land use designation in this Plan:

- a) Permitted land uses that involve activities that include a significant drinking water threat within a WHPA identified in Schedule F to this Plan may be either prohibited or regulated by the SPP;
- b) These activities include, but are not limited to, the use of Dense Non-Aqueous Phase Liquids (DNAPL's). DNAPL's are described as chemicals that are both denser than water and do not dissolve readily in water. Because of these traits, DNAPLs tend to sink below the water table and only stop when they reach impenetrable bedrock. The presence of DNAPLs is considered a significant threat if they occur anywhere within the five year time of travel of a WHPA as detailed in the SPPs.
- c) Development which proposes the construction of impervious surfaces within

WHPAs shall consider the impact of the application of road salt in accordance with the policies of the applicable SPP.

- d) Where the Township has determined through pre-screening that there is the potential for a significant drinking water threat, the RMO shall review the proposal and determine if there would be a significant drinking water threat, and the RMO will provide direction with respect to whether the processing of the application may proceed or whether or the application may not proceed due to the potential for a significant drinking water threat. The RMO shall have regard to the policies of the applicable SPP and, where applicable, the policies of Sections 5.10.6, 5.10.7 and 5.10.8.

5.10.6 WHPA –Q1 /WHPA –Q2

The following policies are applicable to areas identified as “WHPA-Q1/WHPA-Q2” on Schedule F of this Official Plan:

- a) “WHPA-Q1” is the area where activities that take water without returning it to the same aquifer may be a threat. Where a threat is identified, new development or site alteration shall only be permitted where it has been demonstrated that any increase in water demand beyond the allocated demand is sustainable as determined by the Ministry of Environment, Conservation and Parks in accordance with the applicable Source Protection Plan and *Ontario Water Resources Act*. “
- b) “WHPA-Q2” is an area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being an area that includes a WHPA-Q1 and an area where a future reduction in recharge would significantly impact the WHPA-Q1 area. Within a WHPA–Q2 Area, a Water Balance Study, or similar study, may be required to the satisfaction of the Township, in accordance with the applicable SPP, and in consultation with the Conservation Authority and/or Township staff, in order to demonstrate that pre-development recharge rates will be maintained. In instances where pre-development recharge rates cannot be maintained, proponents will be required to provide for off-site recharge enhancement elsewhere within the WHPA-Q2 commensurate with the predicted loss of recharge attributable to the proposed development.
- c) The use of best management practices such as low impact development to maintain pre-development recharge rates for non-major development or site alterations in a WHPA-Q2 (as identified in the applicable SPP) assigned a moderate risk level will be implemented.

Planning Approval Authorities shall examine municipal water supply servicing constraints including servicing capacity and the maintenance of the hydrological integrity of municipal wells as part of its municipal comprehensive review when considering settlement area expansions.

5.10.7 Infrastructure Restrictions in WHPAs

- a) New private or municipal sewage system infrastructure should be located, wherever possible, outside of all WHPAs. New systems that must be located within WHPAs may be considered where compliance with the policies set out in Section 13 of this Plan and the applicable SPP has been demonstrated.
- b) No new lots requiring septic systems, including holding tanks or utilizing sub-

surface disposal, governed under the *Building Code Act* shall be created where the activity would be a significant drinking water threat.

- c) The use of land for the establishment of facilities for the storage of sewage shall be prohibited where the activity would be a significant drinking water threat in a WHPA-A.
- d) Where a new small on-site sewage system could be a significant municipal drinking water threat on a lot located within a WHPA, development may only be permitted where the lot is of a sufficient size to accommodate a small, on-site sewage system designed and constructed in accordance with the standards of the Ontario Building Code. Existing lots of record as of the date of Ministry of Environment, Conservation and Parks' approval of the applicable SPP are not subject to this policy. Large private septic systems (greater than 10,000 L of effluent treated per day) may only be permitted in WHPAs where it has been demonstrated through an Environmental Assessment or similar process that the location is acceptable and the safety of the municipal drinking water system will not be compromised.
- e) The location, design and construction of stormwater management facilities within WHPAs shall be permitted in compliance with the applicable SPP. However, the use of land for the establishment of a new stormwater management facility shall be prohibited where the discharge (including infiltration) of stormwater would be into a significant threat area in a WHPA-A and all stormwater management facilities shall direct discharge of stormwater outside of WHPAs where the activity would be a significant municipal drinking water threat. The use of best management practices such as low impact development will be encouraged for all developments.
- f) The establishment of new parking lots in excess of 2 000 m² utilizing the application of road salt shall be prohibited in a WHPA-A.

5.10.8 Development Approvals

- a) Where development is proposed within a WHPA which could potentially pose a risk to a municipal water source and which requires approval under the *Building Code Act*, *Planning Act* or *Condominium Act, 1998*, the proposal will require review by the RMO. This requirement will be established as a condition of the submission of a complete application in accordance with the provisions of Section of this Plan.
- b) In addition to any requirements pursuant to the *Building Code Act*, for all applications made under the *Planning Act* or *Condominium Act, 1998* within WHPAs, a Section 57, 58 or 59 Notice under the *Clean Water Act, 2006* from the RMO shall be required for an application to be deemed complete. The Section 57, 58 or 59 Notice is required because certain activities within WHPAs, as set out in the approved SPPs, may be prohibited, restricted or require a risk management plan. This requirement shall be established as a condition of the submission of a complete application in accordance with the provisions of Section 9.8 of this Plan.
- c) In addition to any requirements pursuant to the *Building Code Act*, for all applications made under the *Planning Act* or *Condominium Act, 1998* within

WHPAs, a master environmental servicing plan (MESP) that addresses stormwater pond discharges and sanitary sewers and related pipes may be required at the discretion of the Township.

- d) All new development within WHPAs, shall be subject to Site Plan Control as described in Section 9.3 of this Plan.

6.0 TRANSPORTATION AND UTILITIES

This section should be read in conjunction with Schedule A - Land Use and Transportation, Schedule A-1 and Schedule A-2.

6.1 MUNICIPAL STANDARDS

The Township will not open or maintain roadways that are not constructed to municipal standards. New roads developed within plans of subdivisions will be constructed to Township standards by those developing the lands at the applicants' expense. All new plans of subdivision shall be accessible from a paved road system.

- a) The Township, as a condition of development or redevelopment for any development application including plans of subdivision and condominium, site plan approval, severances, and official plan and zoning amendments, may require lands for the purposes of road widening to be dedicated to the appropriate authority having jurisdiction in accordance with the policies of this Plan. Additional lands in excess of the typical right-of-way widths may also be required to be conveyed for works related to, but not limited to, extensive cut/fill operations, intersection improvements, bridges, sight triangles, and drainage and buffering improvements. Where possible, equal amounts of widening will be required from either side of the road allowance, but in specific cases, it may be necessary to deviate from this policy where physical characteristics of the land make it impossible. In such cases, it may be necessary to acquire more than half or even all of the total required widening from one side in order to attain the full width required.
- b) Sight triangles shall be provided at all intersections as follows, or as required by the roads authority:
 - i) Intersections between Township and Township Roads
- 10.0 m by 10.0 m
 - ii) Intersections between Township and County Roads
- 15.0 m by 15.0 m
 - iii) Intersections between County Roads and County Roads
- 30.0 m by 30.0 m
- c) All new septic system tile fields shall be kept to a minimum 10 meters back from all original County and Township road allowances to protect the Township from relocation costs during any road rebuilding operations.
- d) All entrances onto Township roads must meet Township entrance standards.

6.2 COUNTY ROADS

- a) Wherever possible, County Roads shall have a minimum 30.5 metre (100') Road Allowance. Existing County road allowances less than 30.5 metres wide may require widening where possible to bring them up to standard.
- b) Access to County Roads shall be permitted in accordance with County policies and design criteria.

6.3 TOWNSHIP ROADS

- a) All Township side roads and concession roads shall have a minimum 26 metre road allowance. In certain areas a wider Road Allowance may be required to provide sufficient area to ensure proper grades and stabilization of slopes due to topography or environmental conditions. The Township will require dedication of lands to achieve this road allowance width as a condition of land division or site plan approval.
- b) Local roads within plans of subdivisions and in community areas shall have a minimum 20 metre road allowance. [Within settlements a narrower right-of-way may be permitted in order to preserve the character of the community and mature trees.](#)

6.4 PRIVATE ROADS

New building lot creation by severance or subdivision will not be permitted on private roads.

Building permits will not be issued for lands that do not have frontage and safe and adequate access to a year-round maintained municipal road.

6.5 ROAD IMPROVEMENTS

- a) The Township shall assess existing roads and intersections with a view to improve such aspects as grade, alignment, sight distance, access and traffic flow.
- b) The Township shall monitor the condition of roads and bridges and plan for their repair or replacement as will be required to maintain the road system.

6.6 DEVELOPMENT POLICIES

The following development criteria shall apply to all transportation and utility facilities, [for lands within the Greenbelt the policies of the Greenbelt Plan also apply:](#)

- a) All new and reconstructed transportation and utility facilities shall be

designed and located to minimize impacts to the environment and be consistent with the objectives of this Plan. Site and design guidelines include the following:

- i) In plans of subdivision, grading and tree removal should be minimized where possible through sensitive road alignment.
 - ii) New Roads should be designed to ensure that there are no negative up or down stream flood impacts and will remain flood free under Regional Storm conditions.
 - iii) Finished slopes should be graded to a 3 to 1 slope or less and covered with vegetation. Large cuts should be terraced to minimize surface erosion and slope failure.
 - iv) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape.
 - v) Vegetation screens should be used where feasible provided that they do not interfere with vision or create problems with blowing snow.
 - vi) Transportation and utility structures should be sited and designed to minimize visual and environmental impacts. The effects of blowing snow shall be considered in all road design.
 - vii) A development setback from the top of bank for utility structures will be required to minimize visual impacts.
 - viii) The visual impact and environmental impact of utility structures should be minimized by siting, structural design, coloration, landscape planting and other mitigation techniques.
 - ix) The Township or County road standards may be modified to accommodate physical, environmental or natural features.
 - x) New road systems should be through roads. The use of cul de sacs shall be discouraged.
- b) New transportation and utility facilities such as gas, telephone, cable services should avoid *Environmental Protection Areas* wherever possible. However, these uses shall be permitted in all designations.
 - c) Wherever possible, communication facilities shall utilize existing towers and share facilities.
 - 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.

7.0 DEVELOPMENT CRITERIA

The following policies apply to all of the lands within the Township of East Garafraxa. Due to the scale of the mapping, the precise limits of the environmental features and exact locations of contaminated and hazard lands shall be determined by on-site inspection by the appropriate authority.

In addition to meeting all applicable Federal, Provincial, County and Township requirements including health and servicing requirements, and having regard for the Provincial Policy Statement issued under Section 3 of the Planning Act, all applications for development and land division will be subject to the following policies:

7.1 AGRICULTURAL LIVESTOCK OPERATIONS

All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards. Livestock operations are permitted, where it has been demonstrated that it would:

- a) meet the [Provincial mMinimum dDistance sSeparation fFormulae](#); and
- b) meet the requirements of the Nutrient Management Act.

7.2 AREAS OF NATURAL AND SCIENTIFIC INTEREST

In accordance with the Provincial Policy Statement, development and site alteration will only be considered in ANSIs and on lands within 120 metres of an ANSI where [it has been demonstrated there will be no negative impacts on the natural features or their ecological functions through the following](#):

- i) an Environmental Impact Assessment has been prepared;
- ii) the development does not significantly alter the natural topography or geological features of the earth science ANSI;
- iii) the development does not result in negative impacts on the natural features or ecological functions or cause harmful disruption to any life science ANSI;
- iv) methods are employed to minimize the impact of the use on the values for which the site has been identified;

7.3 BIOSOLIDS

~~There shall be no spreading of biosolids, waste vegetables, restaurant waste or other waste except under agreement with the Township of East Garafraxa. Council shall require a certificate confirming that a Nutrient Management Plan has been approved by the appropriate approval authority prior to passing a By-law to permit the spreading of bio-solids.~~

~~Under no circumstance, shall the application of biosolids be permitted in areas of groundwater sensitivity, as shown on Schedule B as Areas More Vulnerable to Contamination.~~

~~Where lands have been used for the spreading of biosolids in the past 5 years approval of severances, Official Plan Amendments and Zoning By-law Amendments shall be contingent on a report completed by a qualified professional confirming that the soil and ground water is not contaminated from heavy metals or bio-hazards in accordance with Provincial guidelines for human habitation and potable water.~~

7.47.3 COMPATIBILITY

New development must be compatible with surrounding land uses. Proposals for development requiring *Planning Act* approval, may be required to provide an assessment of the impact of the proposed development on the adjacent land uses including noise, odour, dust, traffic, character, scale and the visual impact of the proposal. Impacts from new or expanding non-agricultural uses on surrounding agricultural operation and lands shall be mitigated to the extent feasible.

In particular, major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, to 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.

Where avoidance is not possible, the Township shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- i) there is an identified need for the proposed use;
- ii) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- iii) Adverse effects to the proposed sensitive land use are minimized and mitigated; and
- iv) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

[To satisfy these criteria, w](#)Where industrial and large scale commercial uses locate in the vicinity of sensitive land uses, such as schools and residential development, studies shall be required to assess the impact of these uses and to provide recommendations regarding appropriate setback distances and mitigation measures in accordance with the provisions of Section 5.5.7 of this Plan.

7.57.4 CUMULATIVE IMPACTS

Development may be permitted where:

- a) The long-term capacity of the site can support the use without a negative impact on environmental features, functions and attributes such as, water quantity and quality, natural vegetation, soil, wildlife, population, visual character and cultural heritage features;
- b) The cumulative impact of development will not have detrimental effects on the environment including water quality and quantity, vegetation, soil, wildlife, and the natural landscape;

7.67.5 DEER YARDS

- a) Within and adjacent to the deer yards shown on Schedule B, development shall only be permitted where it can be demonstrated to the satisfaction of Council that the development will not remove critical deer wintering habitat. Development should avoid areas of dense conifer cover. The Township may seek technical advice or a peer review or review by the appropriate review agencies and such review shall be at the cost of the applicant.
- b) Where any development and site alteration is proposed within significant deer habitat areas shown on Schedule B, Council shall require the submission of an Environmental Impact Assessment prepared by a qualified biologist. The recommendations of that report may be implemented through site specific zoning and site plan control.

7.77.6 ENVIRONMENTAL IMPACT ASSESSMENT

- a) An Environmental Impact Assessment or Study shall be required where development and site alteration is proposed within or adjacent to a Natural Heritage Feature as shown on Schedule B. Adjacent to shall generally mean lands contiguous to a natural heritage feature or area where development may have a negative impact on the natural feature or area. For the purposes of this Official Plan, the extent of adjacent lands are determined to include all lands within a specified distance of the boundary of the natural heritage features or areas. This specified distance is within 120 metres of a Provincially Significant Wetland, 120 metres of the significant habitat of threatened and endangered species, or where they are proposed in or adjacent to other wetlands, significant forest areas, significant wildlife habitat, significant valleylands, significant Areas of Natural and Scientific Interest or fish habitat. Further, For the purposes of this section, adjacent to is defined as:

- 30 metres for any other wetlands
- 50 metres for significant forest areas
- 50 metres for significant wildlife habitat
- 50 metres for significant valleylands
- 30 metres for fisheries habitat
- 120 metres for significant Areas of Natural and Scientific Interest.

No development or site alteration shall be permitted in a natural heritage feature or on adjacent lands unless the ecological function of the feature and the adjacent lands has been evaluated and it has been demonstrated through an Environmental Impact Assessment that there will be no

[negative impact on the natural features or their functions.](#)

b) All Environmental Impact Assessments shall be undertaken by qualified professionals in accordance with the policies of this Plan and shall include a description and analysis of the following, [as well as addressing any other requirements established by the Township:](#)

- i) The proposed development;
- ii) The boundaries of the natural features and ecological functions of the area potentially affected directly and indirectly by the development;
- iii) The sensitivity of the features and functions to development;
- iv) The direct and indirect effects to the ecosystem that might be caused by the development;
- v) Any environmental hazards (i.e. slope, flooding contaminants) that need to be addressed as part of the development;
- vi) Identification and evaluation of measures to avoid and minimize impacts and mitigation measures to be employed before and after development [including the identification of potential linkages between and among natural heritage features and areas and surface and groundwater features to support the implementation of the Township's natural heritage system;](#)
- vii) A Management Plan identifying how adverse effects will be avoided or minimized over the construction period and the life of the undertaking; and, how environmental features and functions will be enhanced where appropriate. The Management Plan should describe the net effect of the undertaking after implementation of the Management Plan. The Management Plan shall also establish the limits of buffers and/or setbacks adjacent to the environmental resource; and

[viii\)](#) Any monitoring that may be required to ensure that mitigating measures are achieving the intended goals.

c) Where major developments such as subdivisions or developments that require an Official Plan Amendment are proposed detailed Environmental Impact Assessments shall be undertaken by qualified professionals and shall contain specific detailed information regarding the hydrogeological, and biological functions and linkages related to the following features:

- i) wetlands;

- ii) habitat of endangered and threatened species;
- iii) fish habitat;
- iv) deer yards;
- v) significant forested areas;
- vi) valley and stream corridors;
- vii) significant wildlife habitat; ~~and,~~

viii) Areas of Natural and Scientific Interest; and,

~~viii);(x)~~ A key hydrologic feature in the Greenbelt Protected Countryside.-

- d) Minor development proposals requiring rezoning, minor variance, consent to sever land or site plan approval may only need to be supported by a Scoped Environmental Impact Assessment as determined by the Township, in consultation with the appropriate Conservation Authority. A Scoped Environmental Impact Assessment shall identify and address all of the issues that would be studied in a Detailed Environmental Impact Assessment. A Scoped Environmental Impact Assessment may take the form of a letter or a checklist prepared by a qualified professional provided there is little or no impact associated with the proposed development.
- e) Prior to approving a development on the basis of an Environmental Impact Assessment, Council, in consultation with the appropriate Conservation Authority and other appropriate agencies, shall be satisfied that the proposed use will:
 - i) not discharge any substance that could harm air quality, groundwater, soil, surface water and plant and animal life or human health;
 - ii) be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm existing water supplies and plant and animal life;
 - iii) not cause erosion or siltation of watercourses or changes to watercourse morphology;
 - iv) not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;
 - v) not cause an increase in flood potential on or off the site;
 - vi) maintain, enhance or restore the natural condition of affected

watercourses and protect aquatic habitat;

- vii) not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas;
- viii) enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible; and
- ix) demonstrate that there will be no negative impacts resulting from the proposed use on the significant natural features that are identified on Schedule B to this Plan.

7.87.7 FISH HABITAT

Water resources and vegetation abutting watercourses will be maintained in a clean and healthy condition to protect aquatic life and functions. Development adjacent to significant fish habitat areas shall demonstrate the following to the satisfaction of Council:

- a) net gain or no net loss of productive capacity of fish habitat;
- b) maintenance of minimum base flow of watercourses;
- c) maintenance of existing watercourses in a healthy natural state;
- d) maintenance of vegetative buffers in accordance with the sensitivity of the fishery resource and development criteria; and,
- e) best available construction and management practices shall be used to protect water quality and quantity, both during and after construction. Treatment of surface run-off to maintain water quality and hydrological characteristics in receiving watercourses shall meet the standards established by the ~~Ministries of Environment and Natural Resources~~ [Ministry of Environment, Conservation and Parks and Ministry of Natural Resources and Forestry](#).

7.97.8 FLOOD PLAINS

The following development criteria shall apply to development proposed within flood plains, as identified on Schedule B, and confirmed by the appropriate Conservation Authority:

- a) No building or structure shall be permitted in any areas susceptible to flooding, except watershed management and flood and erosion control projects and accessory buildings, structures, facilities and site modifications carried out or supervised by a public agency.
- b) Watershed management and flood and erosion control projects shall be carried out in accordance with the standards, policies or guidelines of the

Ministry of Natural Resources [and Forestry](#) and/or Conservation Authority. Where possible, such projects should be designed and located to avoid or minimize the impact on wetlands, wildlife habitat, source areas, streams, steep slopes and other areas of visual and environmental significance.

- c) When considering a new project, the implementing authority shall consider the number, distribution and location of flood and erosion control works within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management policies/activities of the Ministry of Natural Resources [and Forestry](#) and the Conservation Authority

7.407.9 FOREST AREAS

- a) Significant Forest Areas include but are not limited to, county Forests, all woodlands 40 ha in size or larger and all forest stands that are in excess of 60 years of age and 4.0 ha in size. Only County Forests [are](#) currently shown on Schedule B – Environmental Features. The identification of other significant forest areas shall be undertaken through the completion of an Environmental Impact Assessment, as outlined in Section 7.7 of this Plan. In addition to those items outlined in Section 7.7, an assessment of forested areas shall be undertaken to determine:

- i) The size of the overall woodland feature;
- ii) Whether the woodland is dominated by trees in excess of 60 years of age; and,
- iii) The ecological functions of the woodland including the provision of interior habitat, provision of linkages to, or overlap with other natural heritage features and woodland diversity.

Schedule 'B' will be updated as additional significant forest areas are identified. The following policies ~~are~~ shall further apply to significant forest areas:

- i) Disturbance of Significant Forest Areas should be minimized. Significant forests should generally be maintained as public or private open space.
- ii) Prior to development and site alteration occurring in, and adjacent to Significant Forest Areas, an assessment of the forest area and the impact of the proposed development of the natural functions of that area shall be prepared by a qualified biologist to the satisfaction of Council and the County. Proposed developments in significant forest areas shall have site plan agreements containing specific management details regarding the protection of existing trees.

- iii) Existing tree cover or other stabilizing vegetation should be maintained on slopes in excess of 25 per cent (1 in 4 slopes); and,
- iv) The cutting of trees will be regulated by a tree cutting By-law passed by the County of Dufferin or the Township.
- b) Wherever possible, existing forested areas, tree lines and hedge rows shall be preserved, except where the removal of vegetation will result in lands being added for agricultural use.

7.417.10 SIGNIFICANT HABITAT AREAS

- a) Habitat of rare and vulnerable species considered significant wildlife habitat and the significant habitat of threatened and endangered plant and animal species of which are identified by the Ministry of Natural Resources [and Forestry](#) shall be protected. Should additional habitat areas be identified in the Township, Schedule B shall be revised to include those areas.
- b) No development and site alteration is permitted within the significant habitat of threatened and endangered species. Where development and site alteration are proposed within 120 metres of the significant habitat of threatened and endangered species, Council shall require the submission of an Environmental Impact Assessment Report, as outlined in Section 7.7 of this Plan.
- c) Development and site alteration proposed in or within 50 metres of significant wildlife habitat as related to the habitat of rare and vulnerable species, or found to be acceptable with such areas shall be designed so as to:
 - i) ensure that there will be no negative impacts on the natural features or ecological functions on the particular plant or animal species, as identified by on-site evaluation;
 - ii) maintain wildlife corridors and linkages with adjacent areas; and,
 - iii) enhance wildlife habitat wherever possible.

7.427.11 HAZARD LANDS

Schedule B identifies some potential hazards. These areas and areas within 100 metres of hazard areas, including pits, quarries, waste disposal sites, floodplains, contaminated soils, unstable soils, steep slopes and organic soils, will not be considered for development unless it is demonstrated to the satisfaction of Council, in consultation with the Ministries of Natural Resources [and Forestry](#) and Environment, [Conservation and Parks](#) that the development can occur without potential threat to life, property or the environment.

7.437.12 CULTURAL HERITAGE RESOURCES

In order to protect the integrity of potentially sensitive sites, cultural heritage resources in the Township are not shown on a map. The cultural heritage resources of the Township include archaeological resources, built heritage resources, and cultural heritage landscapes. Council will consider utilization of its authority under the Ontario Heritage Act to designate individual properties under Part IV. The Township will also maintain a register of all properties listed or designated under the Ontario Heritage Act. Development and site alterations may be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alterations which maintain the heritage integrity of the site will be permitted.

Where an application is made to develop a significant or potentially significant site or lands in the vicinity of a significant or potentially significant site, the following development criteria shall apply:

- a) Care shall be taken to preserve known archaeological sites or areas of high archaeological potential and no development or site alteration will be permitted on such sites or areas unless significant archaeological resources have been conserved.
- b) Archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act will be required as a condition of any development proposal affecting areas containing a known archaeological site, or considered an area of archaeological potential, a known or suspected cemetery or burial site or applications for shoreline development.
- ~~b)c)~~ Significant built heritage resources and significant cultural heritage landscapes ~~Existing heritage features, areas and properties~~ should be retained. To determine whether such actions are feasible, consideration shall be given to both economic and social benefits and costs. Council may require ~~a~~ a heritage impact assessment report prepared by a professional heritage consultant and/or archeologist where development is proposed on a site containing cultural heritage resources. Such an assessment will recommend mitigation and conservation measures.
- ~~c)d)~~ New development including reconstruction and alterations should be designed in harmony with the area's character and the existing cultural heritage features and buildings in terms of mass, height and setback and in the treatment of architectural details, especially on building facades.
- ~~d)e)~~ Where new development involves a heritage feature it should express the feature in some way. This may include one or more of the following:

- i) preservation and display of fragments of the former building's features and landscaping;
- ii) marking the traces of former locations, shapes and circulation lines;
- iii) displaying graphic and verbal descriptions of the former use; and/or.
- iv) reflection of the former architecture and use in the new development.

f) Where development will destroy or significantly alter cultural heritage landscapes or cultural heritage features, actions should be taken to salvage information of the features being lost. Such actions could include archaeological salvage excavation, and the recording of buildings or structures through measured drawings, photographs or their physical removal to an alternative location.

g) Development or site alteration will not be permitted on adjacent lands to protected heritage properties except where proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected property will be conserved.

h) The Township shall engage Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

7.147.13 MINIMUM DISTANCE SEPARATION FORMULAE

a) When considering a planning application for lot creation, Official Plan amendment and rezoning or a building permit application, such application must meet the Provincial mMinimum-dDistance sSeparation fFormulae, as amended from time to time.

b) Notwithstanding Policy 7.14 a) above and any other policy in this Official Plan to the contrary, the mMinimum dDistance sSeparation fFormulae is applied as follows~~does not apply~~ under the following circumstances:

1. To existing and proposed development within approved settlement areas;

1. Does not apply to all building permit applications for new dwellings Building on an existing lots of record that were created prior to March 1, 2017;

2. Does not apply to a surplus farm dwelling consent where the barn is located on a separate lot;

3. MDS1 setbacks from existing livestock facilities and anaerobic digesters will not be applied for land use planning applications establishing new agricultural- related uses and on-farm diversified uses characterized by Type A low density of human occupancy and activities. However, Type B

human occupancy or activity such as agri-tourism, food service, accommodation and retail operations shall apply MDS1.;

4. MDS2 setbacks from proposed new or altered livestock facilities and anaerobic digesters will not be applied for land use planning applications establishing new agricultural- related uses and on-farm diversified uses characterized by Type A low density of human occupancy and activities. However, Type B human occupancy or activity such as agri-tourism, food service, accommodation and retail operations shall apply MDS2.; and,
5. Existing cemeteries shall be considered a Type A land use for the purposed of MDS2 setbacks.

2._____

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.

e) 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:

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.

7.15 PARKLAND DEVELOPMENT

In addition to the permitted uses in any designation, parkland development projects, including any accessory buildings, structures, facilities and site modifications carried out or supervised by a public agency shall be permitted in any designation in the Township of East Garafraxa, with the appropriate zoning.

7.16 STREAM VALLEYS

All buildings and structures shall be set back from the crest of the embankment of any stream valley in order to ensure adequate structural stability, to avoid adversely affecting the visual amenity of the landscape and to protect the quality of the stream and fisheries habitat. The Township shall consult the Conservation Authority when considering the appropriate setback.

No development or alteration of the natural shoreline and shoreline vegetation shall be permitted within 30 metres of the high water mark.

7.17 STEEP SLOPES AND RAVINES

Development shall be directed away from areas subject to hazards due to steep slopes, unstable slopes and/or erosion. The following development criteria shall apply to development affecting steep slopes and ravines:

- a) The crest or brow and toe of the slope or ravine shall be established by the means of a site inspection by the Conservation Authority and these lines shall be surveyed, if required, and plotted on proposed development plans.
- b) The Conservation Authority may establish a minimum development setback from the brow or crest and toe of a slope or ravine and no disturbance of grades or vegetation below the crest or brow and above the toe shall occur except for erosion and sedimentation control projects approved by the Conservation Authority.
- c) On existing vacant lots, where the restrictions established by b) above cannot be achieved on a steep slope, the development setback may be reduced or eliminated provided an Engineering Report prepared by a professional soils consultant, is prepared to the satisfaction of the Conservation Authority and the Township of East Garafraxa. The report shall confirm that the slopes will be stable during and after construction.
- d) Development should be designed in such a way as to minimize the disturbance of and ensure the stability of slopes.

7.18 STORMWATER MANAGEMENT

New and expanding commercial, industrial, recreational and institutional development and residential Plans of Subdivision shall be accompanied by a Stormwater Quantity/Quality Management Report, including consideration of low impact development approaches, prepared by a qualified professional to the satisfaction of the Township and the appropriate Conservation Authority. Stormwater management is to be addressed prior to development with the preparation of a Stormwater Quantity/Quality Management Report. The report shall be prepared in accordance with the Township's design criteria, taking into consideration any applicable stormwater management guidelines or materials of the appropriate Conservation Authority, integration with any planning for sewage and water services, and the following:

- a) the Stormwater Management Practices Planning and Design Manual (2003), or its successor, as prepared by the Ministry of Environment, Conservation and Parks and Energy;
- b) Best Management Practices (BMP);
- c) a Stormwater quantity system which ensures that post-development run-off rates will not be greater than the pre-development run-off rates for

storms up to and including the 100 year event; and

- d) the effects of development on watershed flow regimes including the interconnection with groundwater resources.
- e) For lands with 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.

7.19 TECHNICAL REPORTS

Where this Plan requires that technical reports be submitted in support of a development application, the reports shall be prepared by a professional with the appropriate qualifications at the cost of the developer. Council may retain independent experts to peer review any technical report submitted in support of an application. The costs of the peer review will be borne by the applicant.

7.20 TOWNSHIP USES

With the exception of the Agricultural and Environmental Protection designations, the Township of East Garafraxa may use lands for municipal purposes within any of the designations in this Plan. When considering municipal land uses the Township shall ensure that the development of lands is done in accordance with the Development Criteria outlined in this Plan. The foregoing exception does not include transportation and utility facilities which are subject to Section 6.6 of this Plan nor does the exception apply to municipal drains subject to the Drainage Act, R.S.O. 1990,c D.17.

7.21 WASTE DISPOSAL AREAS

- a) Active and inactive waste disposal sites in the Township are identified on Schedule B.
- b) Prior to approving any new development within 500 metres of an active or inactive waste disposal site, the applicant must demonstrate to the satisfaction of Council that there are no environmental problems associated with the site that may make the lands unsuitable for development. In addition, it must be demonstrated that the water supply will not be negatively affected and that there are no other problems such as leachate, gas, other contaminants, rodents or vermin.
- c) Re-use of inactive waste disposal site will require approval in accordance with Section 46 of the Environmental Protection Act.

7.22 WATERSHED MANAGEMENT AND FLOOD CONTROL

In addition to the permitted uses in any designation, water shed management and flood and erosion control projects and accessory buildings, structures, facilities and site modification required to accommodate them, carried out or supervised by a public agency shall be permitted in any designation in the

7.23

WATER QUALITY

The policies of Section 5.10 with respect to Source Water Protection provide the primary direction with respect to water quality however, the following development criteria ~~shall apply to~~ will also be considered for development affecting the water quality of surface and ground water resources:

- a) Changes to the natural drainage should be avoided.
- b) No sewage tile field ~~or the spreading of agricultural or bio-solid nutrients~~ shall be permitted within 30 metres of:
 - i) the high water mark of any waterbody or watercourse;
 - ii) the top of a stream bank or ravine;
 - iii) the edge of any wetland; and
 - iv) any municipal or private well head

Where this setback cannot be achieved on an existing lot of record the distance may be varied to the satisfaction of the appropriate authority. This setback may be increased depending on physical conditions to ensure that minimum travel time parameters are also met.

- c) A setback for other development will be established from each side of a stream, river, pond, lake or wetland necessary to maintain existing water quality. The width of this buffer shall be determined in consultation with the Conservation Authority and other agencies as required, which shall consider:
 - i) soil type;
 - ii) types and amounts of vegetation cover;
 - iii) slope of the land including existing drainage patterns;
 - iv) fish and wildlife; and,
 - v) nature of the development.
- d) No alteration of the natural grade or drainage shall occur within the setback, where, in the opinion of the implementing authority, such action would adversely affect surface and/or ground water resources.
- e) The cutting of trees within the setback shall be regulated by Site Plan Control or as a condition of consent or subdivision. The cutting of trees

shall be permitted in the setback where lands are designated Agricultural, provided that sufficient vegetation is maintained to prevent erosion and provide for leaching and retention of nutrients.

- f) All applications for major development proposals such as subdivisions or commercial, industrial or institutional ~~shall~~ may be required to be accompanied by a Water Resource Management (WRM) Report. The WRM Report shall be prepared by a qualified professional to the satisfaction of the Township and Conservation Authority and other agencies as may be required. The WRM Report shall address the potential impacts and cumulative impacts on surface and ground water quality and quantity by requiring:
 - i) maintenance or enhancement of natural hydrological characteristics including baseflow of watercourses;
 - ii) maintenance or enhancement of sensitive groundwater recharge/discharge areas, aquifer and headwater areas;
 - iii) the development and monitoring of water budgets for groundwater aquifers;
 - iv) the protection or enhancement of fish and wildlife habitat;
 - v) maintenance of existing drainage patterns where possible; and
 - vi) management of all watercourses within the Township as coldwater streams and respect to water quality and quantity.
- g) During and after development sediment and erosion control measures shall be carried out to the satisfaction of the implementing authority.
- ~~h) Spreading of biosolids shall not be permitted within Areas more Vulnerable to Contamination, as shown on Schedule B.~~

7.24 WATER QUANTITY

The policies of Section 5.10 with respect to Source Water Protection provide the primary direction with respect to water quantity, however, the following development criteria will also be considered for

~~The following development criteria shall apply to~~ development affecting the quantity of water resources:

- a) Permitted uses which involve water taking or undertake stream diversions must demonstrate such actions to be an essential part of their operation and shall be of a scale and intensity that will not adversely affect water quality, quantity and the natural environment. The implementing authority may require that studies be undertaken to justify the need and

amount of water taking and/or diversions and to mitigate impact on the natural environment.

- b) When considering whether to allow a use that involves water taking or diversion, the implementing authority shall consider the number, distribution, location and intensity of such activities within the watershed in terms of:
 - i) the impact on water quality and quantity;
 - ii) the cumulative effect on the objectives of the Plan and designation; and,
 - iii) the quantity and character of natural streams and water supplies.
- c) Commercial water taking and bottling operations shall be considered an industrial use and shall require an amendment to this Plan.
- d) Commercial, industrial and new agricultural operations requiring in excess of 50,000 litres of water per day shall enter into a development agreement with the Township.
- e) Water for irrigation shall be obtained from surface runoff and surface sources rather than subsurface sources wherever possible.

7.25 WETLANDS

- a) There are Provincially significant wetlands within the Township and numerous wetlands that are locally significant or have yet to be evaluated. These areas shall be protected and maintained in a natural state. The Township will consult with the Conservation Authority with respect to the protection of wetlands.
- b) An Environmental Impact Assessment Report shall be required where development is proposed within 120 metres of any Provincially significant wetland or within a locally significant wetland as identified on Schedule B. Development adjacent to wetlands shall only be permitted if it can be demonstrated that it will not result in any negative impact to the natural features or ecological functions of the wetland. A Report may not be required for a single detached dwelling on an existing lot of record.
- c) Existing agricultural uses are permitted within wetlands.
- d) Peat extraction shall be prohibited in all wetlands.

7.26 Excess Soil

The Township will support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human

[health and the environment.](#)

8.0 GROWTH MANAGEMENT

All applications for development and land division within the Township of East Garafraxa will be subject to the Growth Management policies of this Plan. These policies deal with managing the rate, location and servicing of growth in the Township

8.1 ~~POPULATION AND EMPLOYMENT GROWTH~~ ~~PROVINCIAL GROWTH PLAN~~

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, The~~ the growth forecasts for the lower-tier municipalities within the County of Dufferin are reflected in the County Official Plan and guide planning decisions over the planning horizon. The population forecast for the Township of East Garafraxa is 3,150 residents to the year 2031 and 3,180 residents to the year 2036, and the employment forecast is 570 jobs to the years 2031/2036. The County and the Township will monitor population and employment growth on an on-going basis in accordance with the policies of the County Plan. The majority of the Township growth will be directed to the Township's community settlement areas – primarily Marsville and secondarily Orton.

8.2 ~~RATE OF GROWTH~~

~~In order to meet projected housing targets there is a need to develop approximately 12-15 new units per year. Plans of subdivision may be phased and creation of lots by consent may be withheld to ensure that this rate of growth is not exceeded and is not concentrated in one area of the Township. The Township shall review the rate of residential growth on an annual basis.~~

8.3. ~~LOCATION OF GROWTH~~

~~New growth in the Township shall be distributed primarily to the Community of Marsville and secondarily to the Community of Orton. Estate Residential, Rural and Agricultural areas will accommodate limited growth. Approximate distribution of growth shall be in accordance with the following guidelines:~~

Communities	80 percent
Estate Residential Areas	10 percent
Rural and Agricultural Areas	10 percent

8.2 ~~LOT CREATION~~

Within this Plan there are land division policies that apply to the various land use designations. The following policies apply to all land division in the Township:

- a) Ribbon or strip development shall be prevented.
- b) The size and configuration of new lots shall be subject to the requirements of this Plan and the implementing Zoning By-law.
- c) The location, design, size and density of lots shall retain the open rural landscape and protect natural features;
- d) New building shall have safe and adequate access and shall front onto a public road that meets current standards of construction and is maintained all year round.
- e) New lots may include a portion of lands containing physical constraints to development such as poor drainage, flood susceptibility and steep slopes. New lots will not be permitted where physical condition may jeopardize public health and safety and where new development may negatively impact the environment.
- f) All new lots in Agriculture and/or Rural designations must comply with the Provincial ~~m~~Minimum ~~d~~Distance ~~s~~Separation ~~f~~Formulae, save and except for consents under Section 8.5 Technical Consents.

8.3 TECHNICAL CONSENTS

In addition to severances permitted in each designation, consents may be permitted for the following purposes:

- i) an easement or right of way; ~~and~~
- ii) a lot addition, deed correction or boundary adjustment which is required for legal or technical reasons and does not create an additional lot or result in a significant reduction of the land area actively farmed;:-
- iii) ~~To recreate original Township lots of approximately 40 hectares (100 acres) each along the originally surveyed lot lines;:- and,~~
- iv) ~~Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;~~

8.4 SUBDIVISIONS

Where three or more lots are to be created from a single parcel of land existing as of the date of adoption of this Plan, a plan of subdivision shall be required. Exceptions to this policy may be considered where the proposal would not result

in strip development, there are no residual lands resulting from the development and there is no need to extend municipal services including roads. The following policies apply to all development by plan of subdivision:

- g) In considering a proposed plan of subdivision, Council shall ensure that all costs associated with the development of the land are borne by the developer.
- h) All roads within a plan of subdivision shall be constructed to Municipal standards, shall be paved and shall be dedicated to the Township.
- i) Prior to considering a plan of subdivision Council shall require the applicant to submit professional reports addressing the Development Criteria in Section 7 of this Plan,

8.5 PARKLAND DEDICATION

- a) The minimum parkland dedication as part of a plan of subdivision or consent shall not include lands that are unsuitable for parkland development.
- b) As an alternative to parkland conveyance, Council may require the payment of cash in lieu of parkland or an improved park to the satisfaction of Council.
- c) Parkland may be acquired pursuant to the provisions of the Planning Act and by other available means, including:
 - i) using moneys allocated in the Municipal Budget;
 - ii) using donations, gifts, and bequests from individuals or corporations; and/or,
 - iii) using moneys allocated by any authority having jurisdiction.

8.6 MUNICIPAL WATER AND SEWAGE SERVICES

- a) Private sewer and water supplies will continue to be the preferred form of servicing for small scale development outside of communities.
- b) For development within Communities, and for major development outside of the settlement area, a servicing option report will be required to be completed to the satisfaction of Council where:
 - i) full municipal sewage and water services is the preferred form of servicing for urban and rural settlement areas, subject to the Township and the requisite approval authorities having confirmed prior to the preparation of servicing option report that assimilative capacity of the receiving environment for waste water

services is available; and

- ii) communal services are the preferred means of servicing multiple lots/units in areas where full municipal sewage and water services are not or cannot be provided, where site conditions are suitable over the long term; and
 - iii) where the use of communal systems is not feasible development may be serviced by individual on-site systems where site conditions are suitable over the long term; and,
 - iv) partial services are discourage except where necessary to address failed services or because of physical constraints.
- c) Municipally operated water supplies will be maintained in accordance with Provincial standards. The costs of maintaining municipal water systems shall be borne by the users of the systems. Any expansions or upgrading of the existing municipal water systems or any new municipal water systems shall be constructed at the cost of those who would use the system.
- d) Any proposal to develop lands utilizing communal services shall require an amendment to this Plan. In addition to those matters to be considered in accordance with Section 9.7 of this Plan, Council shall also require a financial impact assessment outlining the long-term capital and operating costs associated with communal services.

9.0 IMPLEMENTATION

9.1 ZONING BY-LAWS

9.1.1 Implementing By-law

This Plan shall be implemented by the passage of Zoning By-laws in compliance with the provisions of this Plan and pursuant to the Planning Act. The implementing By-law will also implement the following policies:

- a) It is the intent of this Plan that existing uses that do not conform to the provisions of this Plan, shall, in the long term, be brought into conformity with the provisions of this Plan. However, this Plan is not intended to prevent the continuation, extension or enlargement of uses, including the reconstruction of buildings or structures destroyed through natural disaster such as fire, which do not comply to the provisions of this Plan. After deeming it unfeasible to acquire a non-conforming property so as to bring it into compliance with this Plan through redevelopment, the Township may zone lands to permit the continuation, extension or enlargement of legally existing non- conforming uses provided that Council is satisfied that the zoning shall:
 - i) have no adverse effect on the present uses of the surrounding lands;
 - ii) generally comply with the Provincial mMinimum dDistance sSeparation feFormulae subject to Section 7.14 Minimum Distance Separation Formulae;
 - iii) apply to a use that has frontage on a public road which has been assumed for public use as a road and is fully maintained year round including winter snow and ice control, by the Township, County or the Province; and,
 - iv) will not detrimentally affect the implementation of this Plan.
 - v) The zoning of the Garafraxa Woods subdivision lands, as set out in Zoning By-Law 60-2004, as of the date of approval of this Plan is deemed to remain in conformity with this Plan, including OPA 4, as modified and approved.
- b) No provision of this Plan shall be deemed to require Council to zone all lands in the Township in order to permit immediate development of such lands for their designated uses. Therefore the Township may zone lands to reflect existing uses only, where there is insufficient information to determine specific zoning categories or where the development of such lands is considered to be premature or not in the public interest. Such

lands may be zoned in accordance with the provisions of this Plan at such time as there is sufficient information to determine specific zoning categories and the development of such lands is no longer considered to be premature or not in the public interest.

9.1.2 Holding Category

The Township may zone lands to include a holding symbol 'H' as provided for in Section 36 of the Planning Act in conjunction with a specific zoning category in order to specify the permitted uses of such lands at such time as the holding symbol is removed by amendment to the zoning by-law. The use of the lands zoned to include the holding symbol with a specific zoning category may include existing uses and a limited range of uses compatible with the intended future use of the lands.

The use of the holding symbol shall be restricted to the following situations:

- i) Where adequate services are not available but anticipated. At such time as adequate services are available, the Township shall amend the Zoning By-law to remove the holding symbol;
- ii) Where such lands are affected by adverse environmental or other constraints on development which can be resolved to the Township's satisfaction. Upon resolution of the adverse environmental or other constraints on development to the Township's satisfaction, the Township shall amend the Zoning By-law to remove the holding symbol;
- iii) Where the development of such lands may impose adverse financial impacts upon the Township. Upon resolution of such adverse financial impacts to the Township's satisfaction, the Township shall amend the Zoning By-law to remove the holding symbol;
- iv) Where the development of the land requires a development agreement, the Holding provision may be used until such time as the appropriate agreement is completed and registered on title; and,
- v) Where the development is proceeding by Plan of Subdivision, upon the completion of all conditions of Draft Plan Approval, the holding symbol may be removed.

9.1.3 Interim Control By-laws

The Township may pass interim control by-laws pursuant to Section 38 the Planning Act, R.S.O.1990, c.P.13 where the Township has directed that a study of land use planning policies be undertaken.

9.1.4 Temporary Uses

Notwithstanding the policies contained in the Official Plan, Council may authorize the temporary use of land in accordance with Section 39 of the Planning Act, which may not comply with the land use designation as established by the Official Plan, provided that:

- a) Such temporary use is determined to not have any detrimental effect upon the existing land uses in the area; and,
- b) The proposed temporary uses conforms to the noted principles in Section 3.2 of this Plan and the following criteria are met:
 - i) The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner, so that the owner will not experience undue hardship in reverting to the original use or a use permitted in the land use designation upon the termination of the temporary use provisions;
 - ii) The proposed use shall be compatible with adjacent land uses and the character of the surrounding neighbourhood;
 - iii) The proposed use shall not require the extension or expansion of existing municipal services;
 - iv) The proposed use shall not create any traffic circulation problems within the surrounding area nor shall it adversely affect the volume and/or type of traffic serviced by the area roads;
 - v) Parking facilities required by the proposed use shall be provided entirely on-site; and,
 - vi) The proposed use shall generally be beneficial to the community.
- c) Council may permit the installation of one garden suite on a lot as a temporary dwelling where:
 - i) the property owner enters into an agreement with the Township to ensure that the garden suite is occupied and removed when it is no longer required;
 - ii) the sewage and water systems can accommodate the garden suite;
 - iii) the garden suite is limited in size to ensure that it is clearly secondary to the principle-principal dwelling.

- d) Council may pass a temporary use by-law to permit a temporary dwelling unit for full time farm help where:
 - i) Council is satisfied that the nature of the operation requires full time farm help;
 - ii) appropriate sewage and water systems are available for the unit;
 - iii) the dwelling is clearly a temporary building but not a mobile home;
 - iv) an agreement is registered on the title of the land confirming that the dwelling unit will be removed when it is no longer needed.

9.1.5 Housing

i) General

The Township shall encourage the development of a range and mix of housing options and densities which are appropriate for the Township to meet projected market-based and affordable housing needs of current and future residents including permitting secondary residential units.

ii)Secondary Residential Units

In accordance with the Planning Act, where a single detached dwelling is a permitted use in the Agricultural, Rural, Estate Residential and Community Residential designations in the Official Plan, the Township may permit one secondary residential unit in a new or existing single detached dwelling and one secondary residential unit in a new or existing accessory building on the same lot subject to, but not limited to, the following requirements:

- a) applicable fire codes are satisfied;
- b) where permitted by the Zoning By-law or by amendment to the By-law provided the applicable Building Code, Zoning By-law and other By-law regulations are satisfied, in particular an accessory residential unit shall not be permitted in any area identified as a natural hazard area by the Township, in consultation with the applicable conservation authority and a rezoning shall be required for any secondary residential unit in a new or existing accessory building;
- c) the lot is of sufficient size that adequate sewage and water capacity can be provided to support the additional accessory residential unit(s) and satisfy applicable health regulations; and,
- d) appropriate parking is provided.

9.2 NON-CONFORMING USES

- a) The Township of East Garafraxa or a Committee appointed by Council shall be guided by the general intent and purpose of this Plan and the

implementing Zoning By-law in making decisions under the Planning Act on applications dealing with non-conforming uses.

- b) This Plan will not limit the authority of the Township to pass a By-law for permitting the extension or enlargement of any land, building or structure which is being legally used, at the time of the passing of such By-law, for a purpose which does not conform with the land use designation of the Official Plan. Such a By-law shall, however, be in conformity with the policies included in this Section of the Official Plan.
- c) Any land use legally existing at the date of approval of this Plan which does not conform with the land use designation shown on Schedule A, A-1 and A-2, Land Use Plan, and termed a 'non-conforming use', should in the long term, cease to exist. In special instances, however, it may be desirable to permit the extension or enlargement of a non-conforming use in order to avoid unnecessary hardship, provided the applicant is in conformity with the policies of this Section of the Plan.
- d) A minor variance or zoning by-law amendment for the extension or enlargement of a legally non-conforming use shall not aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law applying to the areas subject to the following criteria:
 - i) An approved minor variance or by-law amendment to permit the extension or enlargement shall be in an appropriate proportion with respect to what is normally required by the Zoning By-law.
 - ii) The characteristics of the proposed minor variance or the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, aesthetics and traffic generating capacity.

No approval shall be granted if one or more of such nuisance factors will be created or increased so as to add substantially to the incompatibility of the use with the surrounding area. The proposal shall satisfy the requirements of any agency including the Health Unit, the Conservation Authority, the Ministry of Natural Resources [and Forestry](#) and the Ministry of Environment, [Conservation and Parks and Energy](#);

- iii) Neighbouring conforming uses will be protected where necessary by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances. Where necessary, regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, and similar uses may be required. Such provisions and regulations shall be applied to the minor variance or proposed extension or enlargement and, wherever feasible in order to improve its compatibility with the surrounding area;

- iv) Traffic and parking conditions in the vicinity will not be adversely affected by the granting of the application, and traffic hazards will be kept to a minimum by the appropriate design of entrance and exit points to and from the site and improvements of sight conditions particularly near intersections;
- v) Adequate provisions have been or will be made for off street parking and loading facilities; and,
- vi) That the water supply and sewage disposal facilities, and other necessary municipal services such as roads, are adequate or can be made adequate at the cost of the applicant.

9.3 SITE PLAN CONTROL

9.3.1 Site Plan Control Area

Pursuant to the Planning Act, the Township designates all of the land within the Township as a Site Plan Control Area excepting those lands designated as Extractive Industrial. The Council may pass a By-law designating any portion of the Township as a Site Plan Control Area.

9.3.2 Policies

a) It is the intention to apply Site Plan Control to all commercial uses, industrial uses, institutional uses, recreational uses, agricultural livestock operations ~~exceeding 150 nutrient units~~, single detached residential dwellings within estate residential subdivisions and as otherwise provided in this Plan whereby the Township may require drawings provided in Section (c) below.

b) In addition, all new development within WHPAs, as described in Section 5.10 of this Plan and as shown on Schedule F, shall be subject to site plan control to ensure, where possible:

i) the extent and location of impervious surfaces such as parking lots, roadways and sidewalks are minimized;

ii) site grading and drainage is designed to reduce ponding; and,

iii) run-off is either directed outside of the WHPAs or to storm sewers.

In addition, development within WHPAs may be subject to site plan control to implement the recommendations of a water balance assessment or similar study to:

i) maintain pre-development recharge to the greatest extent feasible through best management practices such as Low Impact Development stormwater management approaches; and,

ii) minimize impervious surfaces and provide for lot level infiltration.

A salt management plan may also be established as a condition of the submission of a complete application for site plan in accordance with the provisions of Section 9.7 of this Plan.

a)b) For the purpose of this section of the Plan 'development' and 'redevelopment' shall be 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 or usability thereof, or the laying out and establishment of a commercial parking lot or golf course.

b)c) No development or re-development shall be undertaken within the designated area unless Council has approved one or both of the following:

- i) site plans showing location of all buildings and structures existing or to be erected and all servicing and utility facilities and works to be provided, all in accordance with this Plan and the implementing Zoning Bylaw;
- ii) drawings showing plans, elevations and cross-section views for each building to be erected including the massing and conceptual design, the relationship of the buildings to adjacent buildings, streets and exterior public area, and the provision of interior walkways, stairs, elevators, escalators to which the public has access from streets, open spaces and interior walkways in adjacent buildings;
- iii) a lot grading plan.

~~d)~~ e) In accordance with the Planning Act, the owner of land may be required to enter into a Site Plan Agreement and provide to the satisfaction of Council and at no expense to the Township, any or all of the requirements set out in the Planning Act.

~~d)~~ e) Where a proposed development is within the designated Site Plan Control Area, the dedication free of all charges and encumbrances to the appropriate authority, of the widening needed to achieve the road allowance to meet the Township and County rights-of-way and sight triangle standards may be required along the limit of the subject land as a condition of site plan approval.

9.4 OFFICIAL PLAN AMENDMENTS

9.4.1 Should changing conditions necessitate that this Official Plan be amended, the procedures outlined in the Planning Act and the Regulations thereunder will ensure adequate notification of the general public.

9.4.2 Subject to a public resolution of Township Council, an Official Plan Amendment will not be required to:

- i. Change the numbering or ordering of the Sections in this Official Plan, provided Sections are not added or deleted;
- ii. Consolidate approved Amendments or Map Schedules;
- iii. Correct grammatical or typographical errors which do not affect the intent of the Official Plan's policies or Map schedules;
- iv. Change measurement to different units of measures or correct references to legislation or regulation where the legislation or regulations has been replaced or changed.

9.4.3

An amendment to Schedule A, A-1 and A-2 or the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to Schedule A with a view to designating additional areas for a particular use or changing the designated uses of a particular area, or changing the policies of this Plan, Council shall have due regard to the following criteria which are in addition to those specified in the remainder of this Plan;

- a) the need for the proposed use excepting those amendments to follow for the establishment of new mineral aggregate operations;
- b) the extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development excepting those amendments to allow for the establishment of new mineral aggregate operations;
- c) the physical suitability of the land for such proposed use;
- d) the location of the areas under consideration with respect to;
 - i) the adequacy of the existing and proposed roadway system in relation to the development of such proposed areas;
 - ii) the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety in relation thereto;
 - iii) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations which the Council shall request from the developer and subject to the requirements of any other appropriate authority;
 - iv) the compatibility of the proposed use with uses in the surrounding area;
 - v) the potential effect of the proposed use on the financial position of the Township; and,
 - vi) the potential effect of the proposed use on the population level and the social character of the community.”

9.5

CAPITAL WORKS PROGRAM

- a) It is intended that the Council will prepare a capital works program in conformity with the proposals and policies of this Plan, in order to assess the immediate and long-term requirements and plan the major expenditures within the financial resources of the Township. The program would be reviewed annually.
- b) The Township may levy against benefiting properties all or part of the cost of municipal services and facilities.

9.6

CONSERVATION AUTHORITY REGULATIONS

The following works shall be subject to the Fill, Construction and Alteration to Waterways Regulations, as administered by the Grand River Conservation Authority and the Credit Valley Conservation [Authority](#):

- a) the straightening, changing, diverting or interfering in any way with the existing channel of a watercourse;
- b) the construction of any building or structure in a wetland or in any area susceptible to flooding under regional storm conditions; and
- c) the placing or dumping of fill of any kind in a defined area regulated by the Conservation Authority.

9.7 PROPERTY STANDARDS

9.7.1 [The Township may prescribe maintenance standards and the conditions of occupancy for all types of property through a property standards by-law enacted in accordance with the provisions of the Building Code Act.](#)

9.7.2 [The Township may appoint a Municipal Enforcement Officer who will be responsible for administering and enforcing the property standards by-law.](#)

9.8 PRE-APPLICATION CONSULTATION AND COMPLETE APPLICATION REQUIREMENTS

9.8.1 Pre-Application Consultation

- a) [Prior to the submission of an application for an Official Plan amendment, Zoning By-law amendment, draft plan of subdivision or condominium, site plan approval, consent or variance, applicants are required to consult with Township staff and with the staff of the County of Dufferin, the appropriate Conservation Authority and any other agency deemed relevant by the Township.](#)
- b) [Where lands which are the subject of a proposed application listed in Section 9.8.1 a\) are located in a WHPA as described in Section 5.10 of this Plan and as shown on Schedule F, consultation shall be required with the RMO. This requirement shall be a condition of submission of a complete application, together with a Section 57, 58 or 59 Notice under The Clean Water Act, 2006 from the RMO. In addition, to be declared complete, an application for site plan approval may also require submission of a salt management plan.](#)

- c) The pre-consultation process is intended to identify and scope issues associated with the proposed development and/or change in land use and establish specific requirements for a complete application. The form of pre-consultation shall be scoped based on the application type and context.
- d) Any development application shall not be deemed complete by the Township and the time period in which the Council is required to make a decision shall not commence, unless the application is accompanied by:
 - i) the prescribed information and material as required under the Planning Act; and,
 - ii) other information and material deemed necessary by the Township in accordance with this Plan.

9.8.2 Complete Application Requirements

In addition to the requirements identified in the various sections of this Official Plan, the Township may require additional information and material to be submitted as part of a complete application. The following categories identify additional information and material that may be required and the type of studies or documents that may be identified during the pre-consultation process for submission as part of a complete development application:

a) Natural Heritage

The submission of reports, studies and/or drawings, which identify and demonstrate, to the satisfaction of the Township, in consultation with the appropriate Conservation Authority, that there will be no negative impacts on natural heritage features and areas or their ecological functions; and which identify proposed mitigation measures to ensure ecological functions, diversity, and connectivity of natural heritage features and areas are maintained, restored, and where possible enhanced. Any information and material submitted must recognize linkages between and among natural heritage features and areas and surface water features and groundwater features.

This may include, but shall not be limited to:

- i) Environmental Impact Assessment or Study (or scoped Environmental Impact Assessment or Study) within 120 metres of a significant woodland, significant wetland, Life Science ANSI, fish habitat, significant wildlife habitat, significant valleylands, habitat of endangered and threatened species, and within 50 metres of an Earth Science ANSI;
- ii) Environmental Implementation Report;
- iii) Ecological Land Classification;
- iv) Natural Hazard Assessment that addresses flooding and erosion hazards;
- v) Hydrogeological Study;
- vi) Hydrology Study;
- vii) Water Budget;
- viii) Soil Stability and Geotechnical Analysis;

- ix) Tree and/or Vegetation Inventory Report;
- x) Vegetation Compensation Plan;
- xi) Topographical Survey/Slope Analysis; and,
- xii) Geotechnical Report.

b) Planning

The submission of reports, studies, plans, and/or statements that demonstrate, to the satisfaction of the Township, how the proposed development and/or change in land use is consistent with the applicable provisions of the Provincial Policy Statement, conforms to the Official Plan, conforms to any Provincial Plans that are in effect, and provides an integrated approach to land use planning.

This may include, but shall not be limited to:

- i) Planning Justification Report;
- ii) Statement of Conformity and/or Consistency with applicable policies;
- iii) Employment and/or Residential Lands Needs Analysis;
- iv) Employment Lands Conversion Justification Report;
- v) Conceptual Site Plan Layout; and,
- vi) Detailed Site Plan.

c) Transportation

The submission of reports, studies and/or drawings, which address any change or impact to the transportation network resulting from a proposed development and/or change in land use. Such analyses will demonstrate, to the satisfaction of the Township, how the proposed development can be accommodated by the existing transportation network or where new transportation infrastructure is required. Where an expansion to the existing transportation infrastructure is necessary, such analyses will demonstrate that the expansions will be adequate to accommodate the proposed development.

This may include, but shall not be limited to:

- i) Traffic Impact or Transportation Study;
- ii) Parking Study; and,
- iii) Transportation Demand Management Plan.

d) Servicing

The submission of reports, studies and/or drawings, which demonstrate, to the satisfaction of the Township, that the existing or proposed site servicing is sufficient to accommodate the proposed development and/or change in land use.

This may include, but shall not be limited to:

- i) Water Supply (well) Report;
- ii) Stormwater Management/Drainage Report and Plan; and,
- iii) Private Septic System Report.

e) Cultural Heritage Resources

The submission of reports, studies and plans that demonstrate, to the

satisfaction of the Township, how a proposed development and/or change in land use will not negatively impact on designated cultural heritage or identified archaeological resources.

This may include, but shall not be limited to:

- i) Cultural Heritage Review;
- ii) Cultural Heritage Impact Assessment;
- iii) Scoped Cultural Heritage Impact Assessment;
- iv) Cultural Heritage Conservation Plan;
- v) Cultural Heritage Landscape Assessment; and,
- vi) Archaeological Assessment.

f) Development Impacts

The submission of reports, studies and/or drawings that assess all potential nuisance or safety issues arising from natural and human made hazards which may result from or affect the proposed development and/or change in land use. Such analyses shall demonstrate, to the satisfaction of the Township, that potential nuisances or safety issues can be effectively mitigated.

This may include, but shall not be limited to:

- i) Noise Impact Study;
- ii) Vibration Study;
- iii) Acoustical Design Study;
- iv) Lighting Plan;
- v) Site Screening Questionnaire;
- vi) Phase 1 Environmental Site Assessment;
- vii) Phase 2 Environmental Site Assessment;
- viii) Record of Site Condition; and,
- ix) Agricultural Impact Assessment.

g) Fees and Costs

The submission of any fees required by the Township, the County or other public agencies such as the appropriate Conservation Authority. In addition, the applicant shall acknowledge responsibility for any costs incurred by the Township in the processing of the application, including any costs incurred by the Township in support of the applicant for hearings before the Local Planning Appeal Tribunal.

The Township will, within 30 days of receiving a development application, provide notice to the applicant that the application is complete or incomplete. If deemed incomplete, the Township will indicate additional information and material that is required to constitute a complete application.

The date of application shall be the date upon which all required information and material is submitted in a form that is satisfactory to the Township.

The information and material described in this section that may be required to accompany a development application is not intended to preclude the Township from requiring additional reports, studies and/or drawings that may be identified during the development review process if circumstances necessitate the need for such information and material as part of the decision making process.

Where necessary, the Township may retain outside consultants, at the cost of the applicant, to review the information and materials submitted in conjunction with a development application.

10.0 INTERPRETATION

10.1 PLAN BOUNDARIES

The outer limit of the Plan Area and the *Community* designations where abutting a road, lot line or natural features shown on Schedule A, Schedule A-1 and Schedule A-2 are fixed and inflexible and can be changed only by an amendment to this Plan.

10.2 ROAD LOCATIONS

The locations of roads as indicated on the Schedules shall be considered as approximate only. Amendments to this Plan therefore will not be required in order to make minor adjustments or deviations to the location of roads, provided that the general intent of this Plan is maintained.

10.3 USES

Examples of permitted uses as included in this Plan are intended to illustrate the range of activities in each respective land use designation. Wherever a use is permitted, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted. Specific uses and related regulations shall in any case, be defined for an area at such time as the Zoning By-law comes into effect.

10.4 LAND USE DESIGNATIONS

It is intended that the boundaries of the Land Use categories shown on Schedule A, Schedule A-1 and Schedule A-2 of this Plan, shall be considered as general only, except in the case of roads and other definite physical barriers. They are not intended to define the exact limits of such areas. Minor adjustments may be made in these boundaries for the purpose of any Zoning By-law if appropriate without necessitating an amendment to this Plan. Other than such minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform to this Plan.

Council recognizes that the boundaries of the *Environmental Protection* area on Schedule A, Schedule A-1 and Schedule A-2 of this Plan may be imprecise and may be refined through appropriate environmental studies. The Township shall determine the extent of these Environmental Protection areas on a site-by-site basis when considering development proposals, in consultation with the Conservation Authority. Minor adjustments to the *Environmental Protection* designation can occur without necessitating an amendment to this Plan.

10.5 PLAN REVIEW

The Plan shall be reviewed at least once within five years of its approval by the Township. Should economic or social changes occur which necessitate an earlier review, Council may direct such a review to be undertaken.

10.6 FLEXIBILITY

The interpretation of the numerical figures with the exception of density figures can be varied within 5 per cent of the figures in the text and such minor variation will not require an amendment.

10.7 LEGISLATION AND TERMINOLOGY

Where this Plan makes reference to legislation, [regulations, or the names of Provincial Ministries, agencies or other documents](#), it is intended to reflect the most current legislation, [regulations, or](#) in effect at the time.

10.8 DEFINITIONS

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. [Terms in this Official Plan which are not defined in Provincial documents, but are defined in the County of Dufferin Official Plan are defined as per the County Plan.](#)

[In addition, the following definition from the *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas*, Ministry of Agriculture, Food and Rural Affairs is applicable:](#)

[Value retaining facilities](#) are facilities located on farms serve to maintain the quality of raw commodities produced on the farm (i.e., prevent spoilage) to ensure they remain saleable. This includes facilities involving refrigeration (cold storage), controlled-atmosphere storage, freezing, cleaning, grading, drying (e.g. grains, oilseeds, tobacco), as well as simple, bulk packaging that helps maintain the quality of farm commodities. Value-retaining facilities may also include operations that provide a minimum amount of processing to make a farm commodity saleable, such as grading eggs, evaporating maple syrup and extracting honey. Agricultural commodities undergoing value-retaining processes are often shipped in bulk to value-added operations.

**TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN REVIEW**
DRAFT AMENDMENT TO SCHEDULE "A"
LAND USE AND TRANSPORTATION

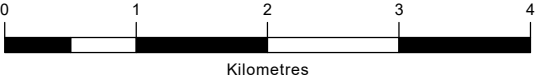
Map Projection: NAD 83, UTM Zone 17
Map Date: September 2020

Sources

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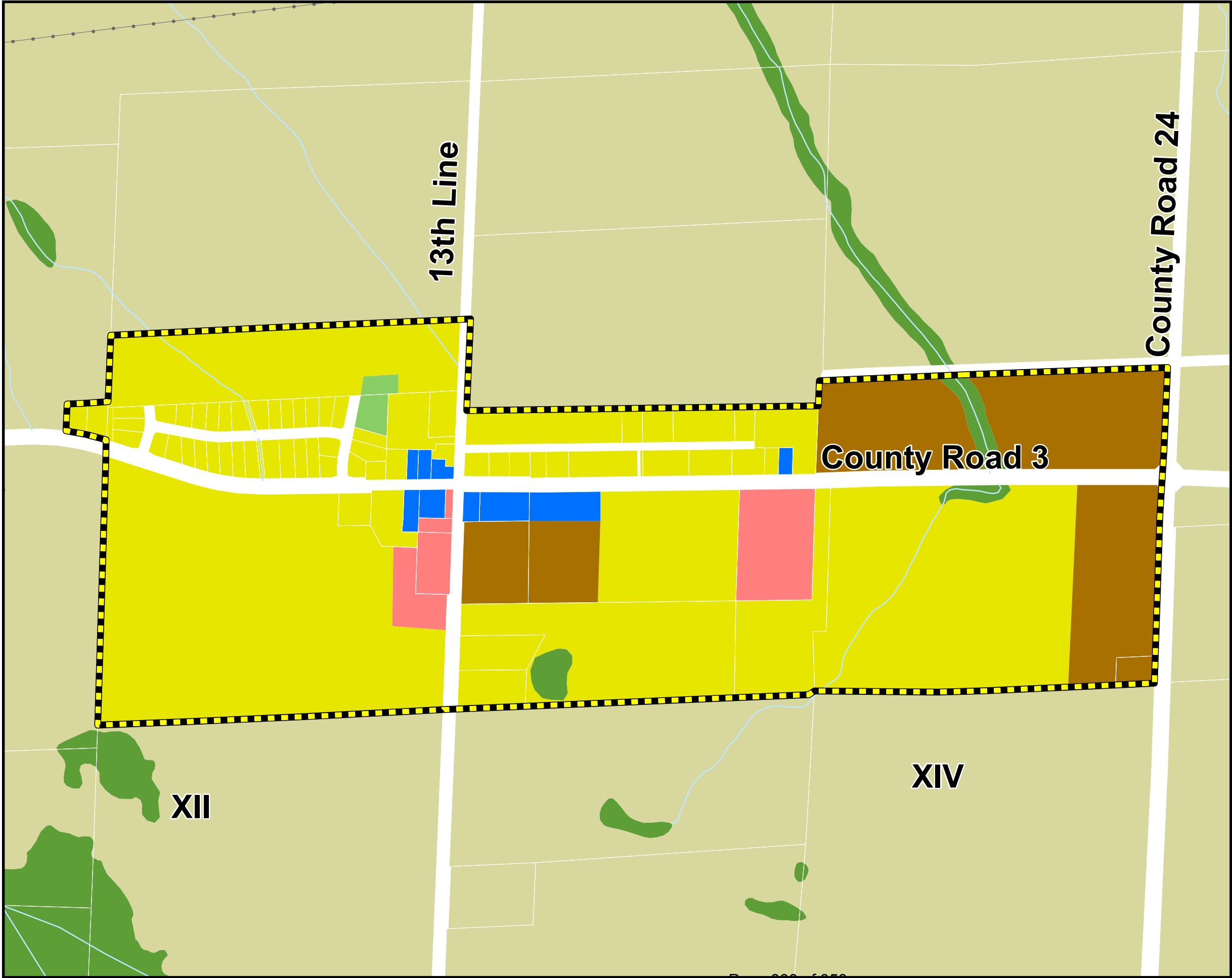
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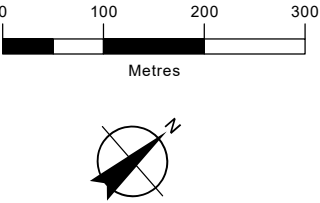
Legend

- | | |
|------------------------------|--------------------------|
| Waste Disposal Site | Community Boundary |
| Utility Line | Lakes and Rivers |
| Township Roads | Agricultural |
| Township Roads - Seasonal | Employment |
| County Roads | Environmental Protection |
| Water Features | Estate Residential |
| Special Policy Area | Extractive Industrial |
| Greenbelt Plan Area Boundary | Rural |
| Parcels | |



**TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN REVIEW**

**DRAFT AMENDMENT TO
SCHEDULE "A-1"
MARSVILLE
LAND USE AND TRANSPORTATION**



Map Projection: NAD 83, UTM Zone 17
Map Date: September 2020

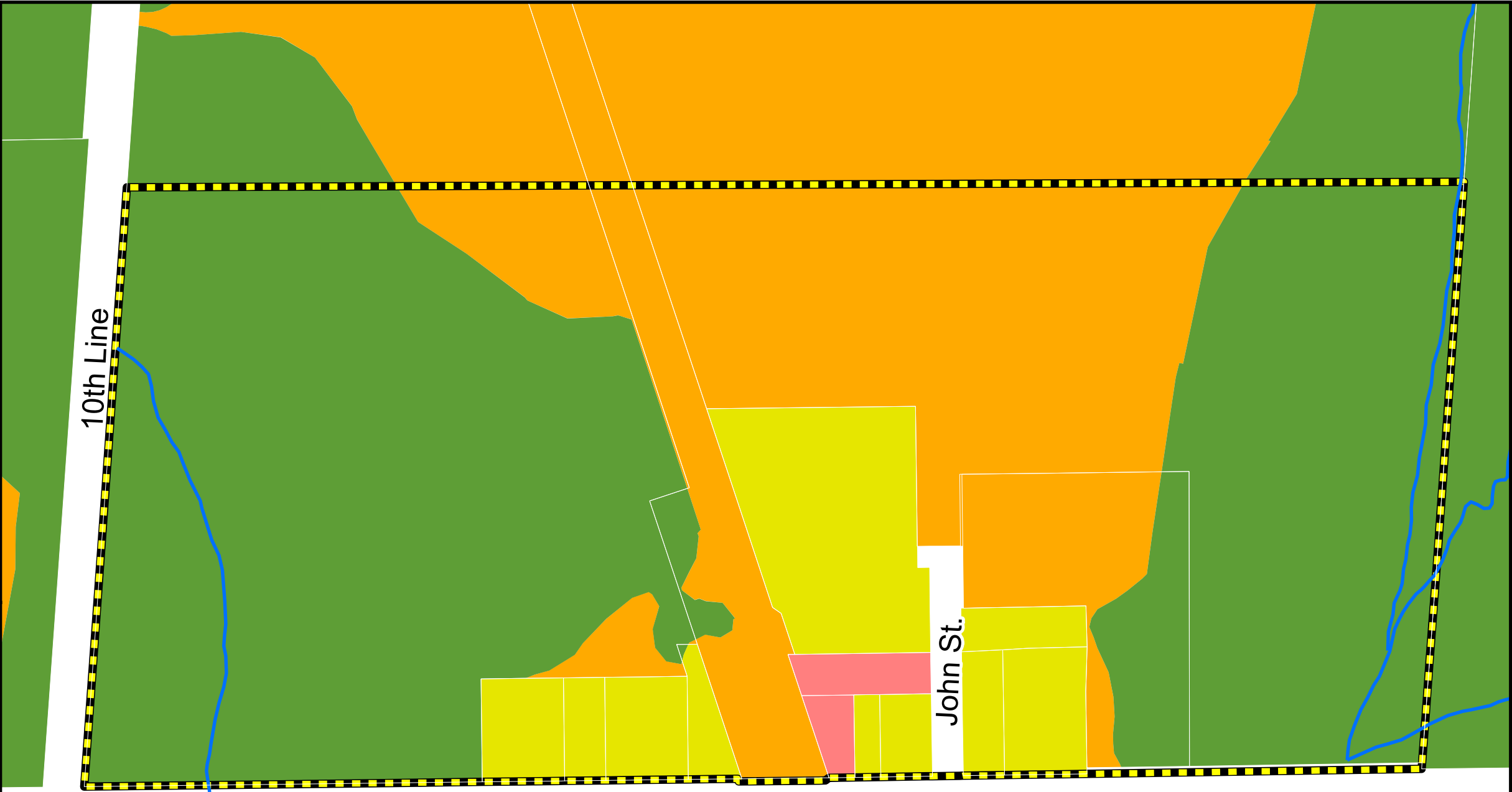
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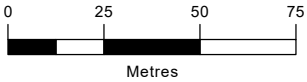
- Legend**
- Utility Line
 - Water Features
 - CommunityBoundary
 - Agricultural
 - Community Commercial
 - Community Institutional
 - Community Residential
 - Employment
 - Environmental Protection
 - Open Space



East Garafraxa-Erin Townline

**TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN REVIEW**

**DRAFT AMENDMENT TO
SCHEDULE "A-2"
ORTON
LAND USE AND TRANSPORTATION**



Map Projection: NAD 83, UTM Zone 17
Map Date: September 2020







Sources

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Legend

-  Community Residential
-  Community Institutional
-  Environmental Protection
-  Rural
-  CommunityBoundary
-  Water Features

**TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN REVIEW
DRAFT AMENDMENT TO
SCHEDULE "B"
ENVIRONMENTAL FEATURES**

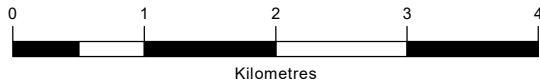
Map Projection: NAD 83, UTM Zone 17
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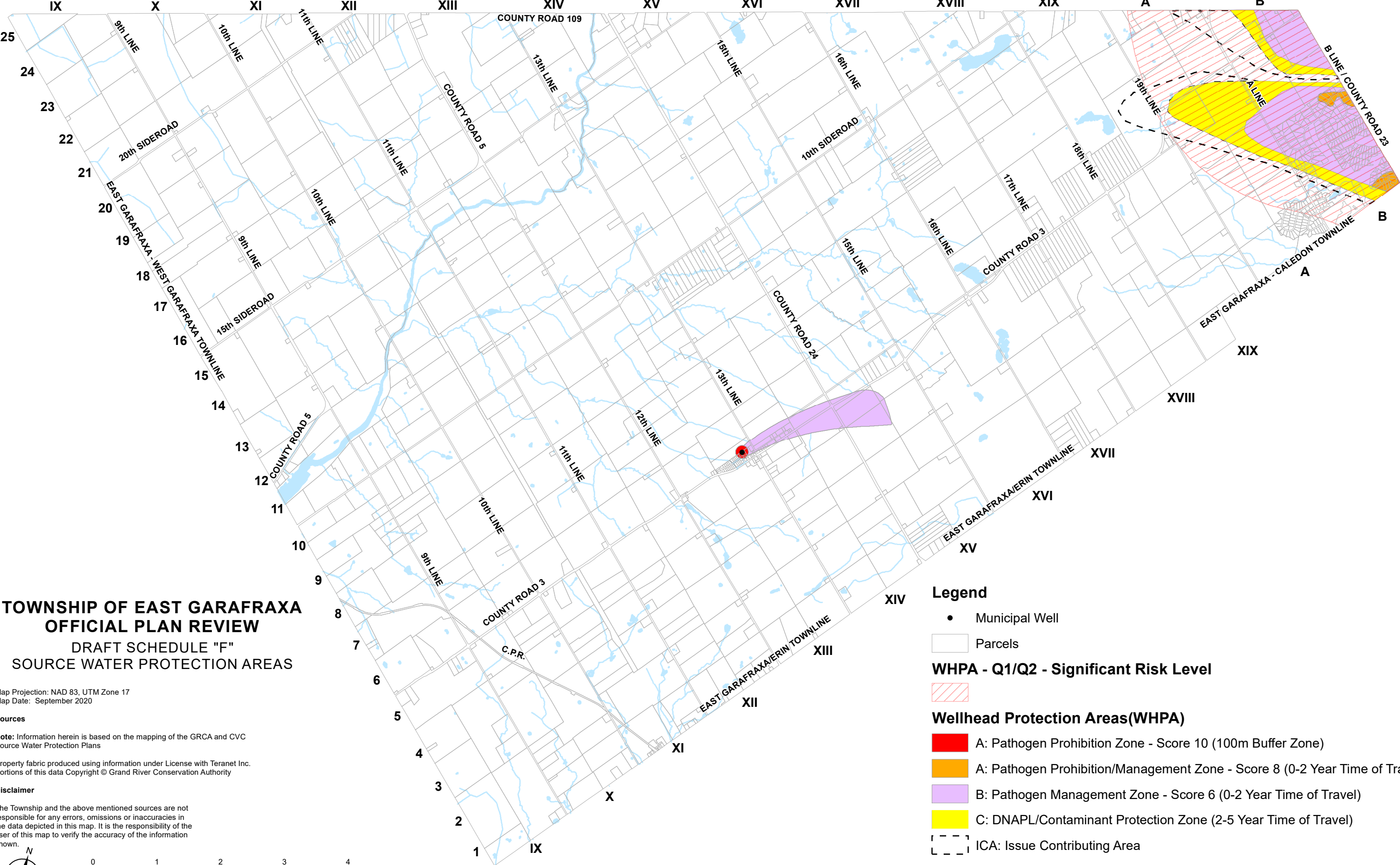
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Legend

- | | |
|------------------------------|--|
| Waste Disposal Site | Provincially Significant Wetlands |
| Parcels | Wetlands (CVC and GRCA) |
| Floodplain | High Potential Aggregate Resource |
| ANSI - Earth Science | |
| ANSI - Life Science | Areas More Vulnerable to Contamination |
| Deer Yard | 0-5 Years to Contamination
Water recharges the aquifer very quickly through high conductivity materials (sand/gravel). |
| Forest Areas | 5-10 Years to Contamination
Water recharges the aquifer quickly; material and distance to aquifer control recharge rate. |
| Lakes and Rivers | 10-100 Years to Contamination
Water recharges the aquifer slowly; material and distance to aquifer control recharge rate. |
| Stream Thermal Regime | |
| Cold and Cool Water | |
| Warm Water | |
| Other | |



TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN REVIEW
DRAFT SCHEDULE "F"
SOURCE WATER PROTECTION AREAS

Map Projection: NAD 83, UTM Zone 17
Map Date: September 2020

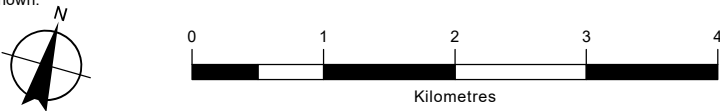
Sources

Note: Information herein is based on the mapping of the GRCA and CVC Source Water Protection Plans

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Legend

- Municipal Well
- ▭ Parcels

WHPA - Q1/Q2 - Significant Risk Level

ICA: Issue Contributing Area

Wellhead Protection Areas(WHPA)

- A: Pathogen Prohibition Zone - Score 10 (100m Buffer Zone)
- A: Pathogen Prohibition/Management Zone - Score 8 (0-2 Year Time of Travel)
- B: Pathogen Management Zone - Score 6 (0-2 Year Time of Travel)
- C: DNAPL/Contaminant Protection Zone (2-5 Year Time of Travel)
- Water Features
- Lakes and Rivers

TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN REVIEW

COMPARISON BETWEEN GRCA'S
WETLANDS, WATERBODIES AND
WATERCOURSES AND THE TOWNSHIP
ENVIRONMENTAL PROTECTION
DESIGNATION.

SOUTHWEST AREA OF TOWNSHIP

- EP Designation Removed
- EP Designation Added
- EP Designation Unchanged
- Waste Disposal Site
- Utility Line
- Greenbelt Plan Area Boundary
- Community Boundary
- Parcels
- Water Features
- Lakes and Rivers

Note: The information provided herein is based on GRCA's data dated 2019 and identify the required updates

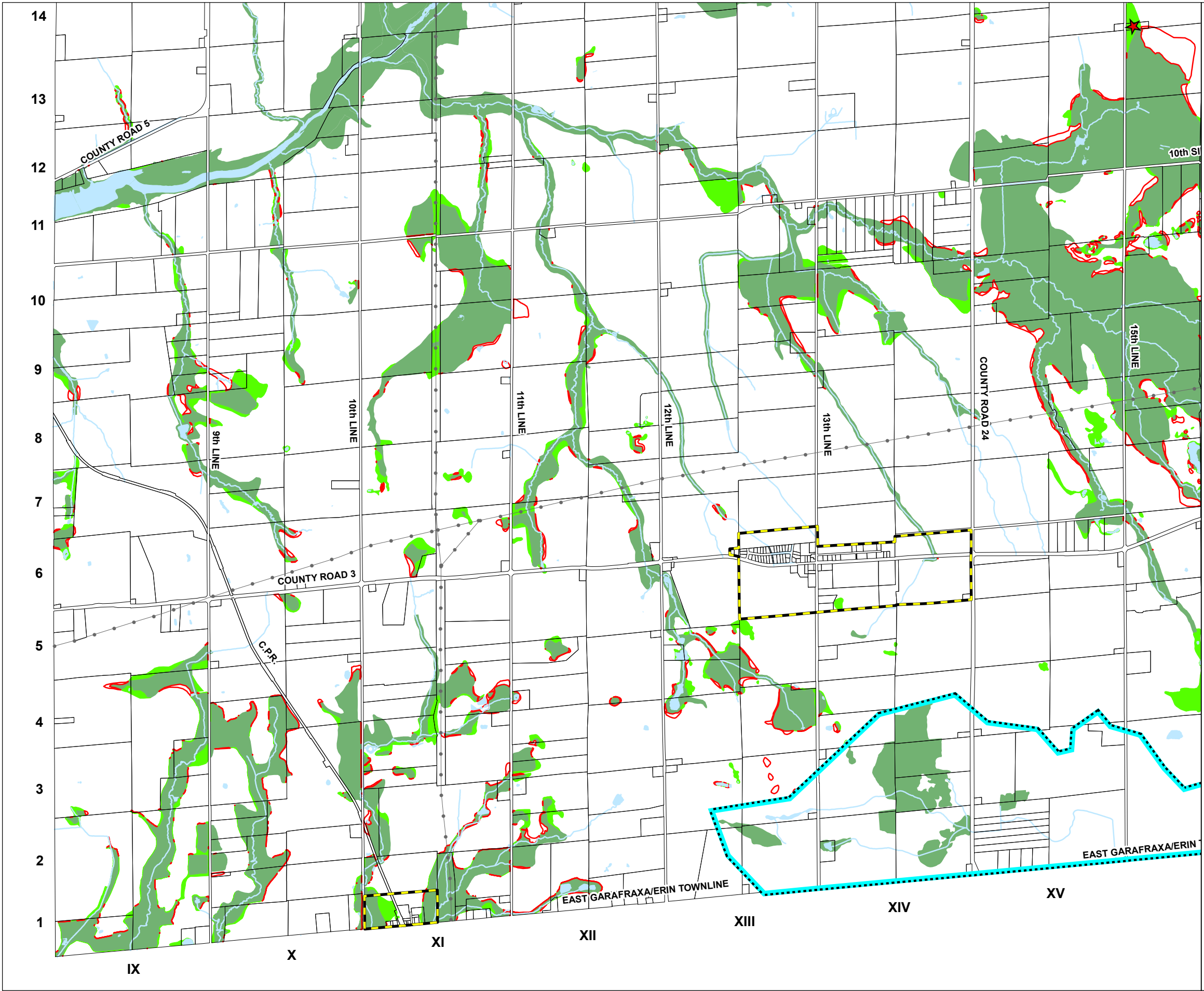
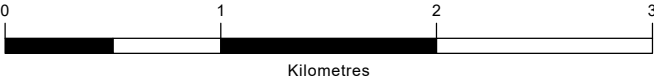
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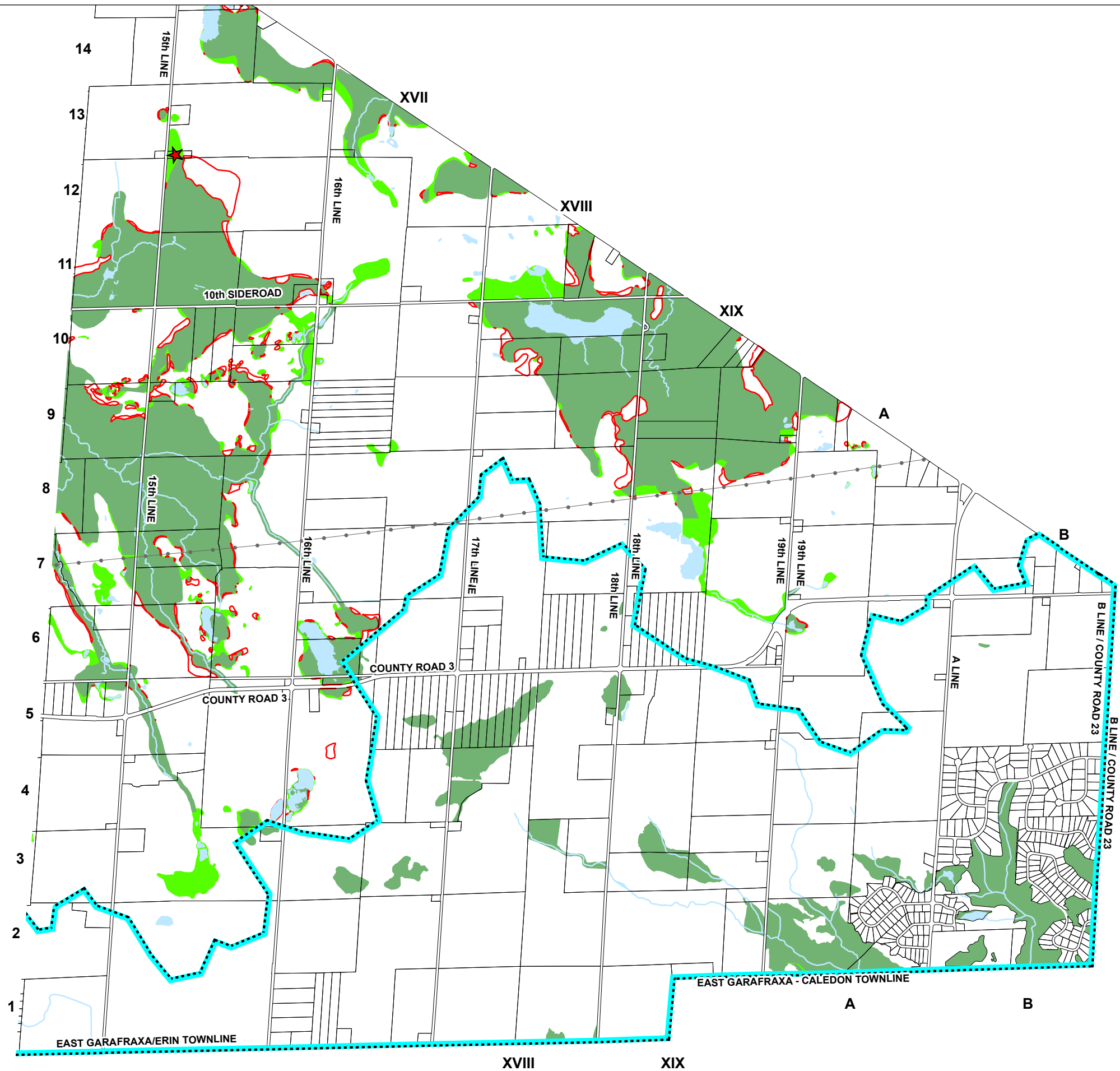
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TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN REVIEW

COMPARISON BETWEEN GRCA'S
WETLANDS, WATERBODIES AND
WATERCOURSES AND THE TOWNSHIP
ENVIRONMENTAL PROTECTION
DESIGNATION.

EAST AREA OF TOWNSHIP



- EP Designation Removed
- EP Designation Added
- EP Designation Unchanged
- Waste Disposal Site
- Utility Line
- Greenbelt Plan Area Boundary
- Community Boundary
- Parcels
- Water Features
- Lakes and Rivers

Note: The information provided herein is based on GRCA's data dated 2019 and identify the required updates

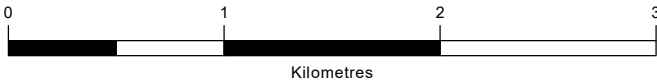
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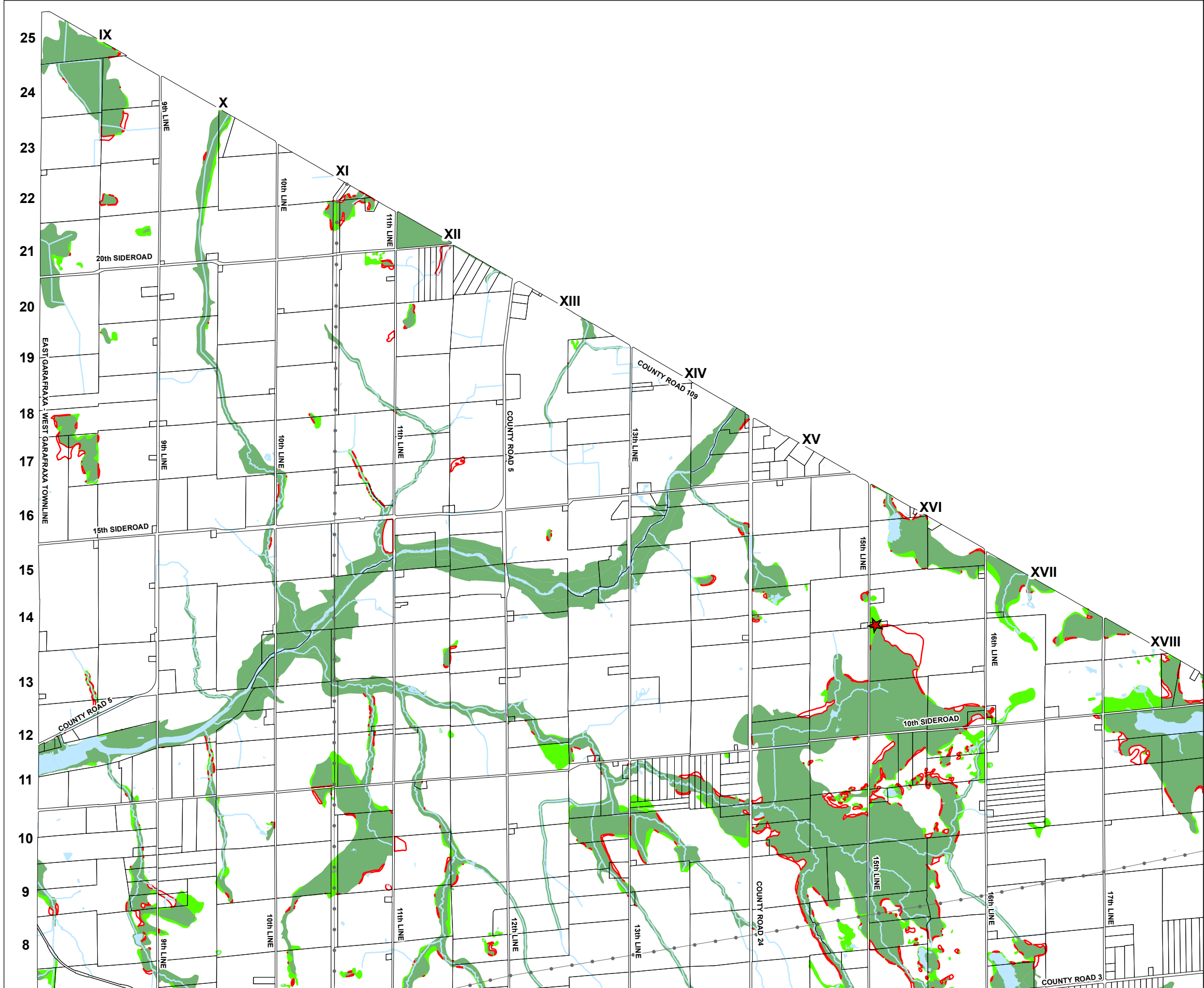
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TOWNSHIP OF EAST GARAFRAXA OFFICIAL PLAN REVIEW

COMPARISON BETWEEN GRCA'S
WETLANDS, WATERBODIES AND
WATERCOURSES AND THE TOWNSHIP
ENVIRONMENTAL PROTECTION
DESIGNATION.

NORTHWEST AREA OF TOWNSHIP

- EP Designation Removed
- EP Designation Added
- EP Designation Unchanged
- Waste Disposal Site
- Utility Line
- CommunityBoundary
- Parcels
- Water Features
- Lakes and Rivers

Note: The information provided herein is based on GRCA's data dated 2019 and identify the required updates

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**The Corporation of the Town of Orangeville
Council Chambers, Town Hall
Minutes of a meeting of Orangeville Accessibility and Seniors
Advisory Committee
Held March 3, 2020 at 10:30 a.m.**

Members Present

Councillor Lisa Post
Ms. Diva Anderson – arrived at 10:57 a.m.
Mr. Larry Barnett
Ms. Simran Bhamu – arrived 10:34 a.m.
Ms. Peggy Bond
Mr. Paul Charbonneau
Mr. Mike Gravelle
Ms. Cheryle Hamilton
Mr. James Jackson
Mr. Larry Rankin

Staff Present

Ms. S. Doherty, Manager, Rec/Events
Mr. Bruce Ewald, Chief Building Official
Ms. T. Macdonald, Assistant Clerk

1 Call to Order

The Chair called the meeting to order at 10:32 a.m.

2 Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3 Adoption of Minutes of Previous Council Meeting

Paul Charbonneau noted that the spelling of Karenda is incorrect in the minutes.

Recommendation Number 2020-008

Moved by Paul Charbonneau

That the minutes of the following meeting are approved as amended:

- February 4, 2020

Carried.

4 Presentations

4.1 Bruce, Ewald, Chief Building Official discussed the portable ramp program and indicated that he reached out to other municipalities and the general consensus is that the ramps are portable and temporary and therefore the Building Code does not apply. Mr. Ewald indicated that as the ramps are technically not compliant with the Building Code there could be some level of liability for the Town and suggested speaking with legal counsel to determine if this is something that the Town wants to promote.

Recommendation Number 2020-009

Moved by Simran Bhamhu

That Councillor Post bring a Notice of Motion to Council to request that the Ramp Program be discussed with legal counsel;

And that the committee take budget considerations into account when determining the promotion of the ramp program and consider requesting an additional annual amount from Council for the ramp program.

Carried.

5 Reports and Items for Discussion

5.1 Abilities Fair

Peggy Bond provided an update on the Abilities Fair and provided a draft of the invitation and vendor application form for the committee to review. The Abilities Fair will be asking people to make a donation to the food bank in lieu of admission. Be Social will have a food booth available at the fair.

Sharon Doherty, Manager Parks/Rec indicated that Town staff is not able to waive facility rental fees that is a decision that Council must make. Ms. Doherty indicated that she has discussed the matter with Ray Osmond, General Manager, Community Services and the County may be able to assist with the rental cost. Ms. Doherty also indicated that there is a cost for table and equipment rentals as the Town does not own those items. Councillor Post indicated that she will discuss budget with Pam Hillock at the County. Peggy Bond indicated that the Abilities Fair working group had discussed the possibility

of providing swag bags and it was suggested that she check with Ruth Philips, Manager, Economic Development as she may have some items to contribute.

5.2 Accessibility Pamphlet

Sharon Doherty and Paul Charbonneau have been working on revising the pamphlet and will update on this matter at the next meeting.

5.3 Mobi Mat

Sharon Doherty advised that the Mobi Mat is at Town Hall and indicated it is cumbersome to move and would require some advance notice for it to be transported.

5.4 Age Friendly Plan

Sharon Doherty indicated that she has received some information from Darla Fraser, CEO, Library with respect to where we are in terms of the age friendly initiatives and will update the committee at the next meeting.

5.5 Tip of the Month

Larry Rankin provided two tips:

MARCH 2020: March is Juvenile Arthritis Awareness Month. About 3 in 1000 Canadians under the age of 16 suffers from Arthritis. It affects both their physical & mental well-being, and reduces quality of life.

MARCH 2020: March is Arthritis Awareness Month. In Canada Arthritis is the number one cause for women becoming disabled and the third reason amongst men. For more information visit <http://www.arthritis.ca>

Recommendation Number 2020-010

Moved by Mike Gravelle

That the committee combine the two tips to form one tip for March, 2020.

Carried.

5.6 Traffic Signals at Broadway and Second and Broadway and First – update

Mike Gravelle indicated that on February 20 and 26 the Audio Pedestrian Signals were not working and indicated that it seems to be an ongoing issue and suggested that the Town should be inspecting these signals on a weekly basis.

Councillor Post will follow up with Infrastructure Services.

5.7 Work Plan Update

There was nothing new to discuss on the work plan.

6 Correspondence

None.

7 New Business

The residents at Montgomery Village have advised the committee that they would like an audio pedestrian signal at Alder and Riddell. Councillor Post will consult with Town staff to determine next steps on this matter.

Peggy Bond indicated that instead of the kiosk that committee currently has a roll up banner may be a better option and Sharon Doherty will liase with the Communications Department to determine the cost of a roll up banner.

Larry Barnett indicated that he attended a show at the Opera House and the sidewalk was not very well cleared. Councillor Post will follow up with Public Works staff about this matter.

Mike Gravelle questioned the Transit Task Force and what solutions were found. The committee will invite John Lackey, Manager, Transportation and Development, to the next meeting.

Mike Gravelle advised the committee of a device that Sobey's has that scans a prescription bottle reads out the information on the bottle.

Councillor Post advised that she made a presentation to the BIA regarding the façade program and indicated that she would like to request that Council amend the façade program to allow for façade and/or accessibility improvements.

Sharon Doherty indicated that John Whipp, Supervisor, Facilities had inquired about Mike Gravelle and James Jackson attending to review the accessibility improvements that have been made at Tony Rose and Ms. Doherty will facilitate that review with Mr. Whipp.

8 Date of Next Meeting

The next meeting is set for April 7, 2020 in Council Chambers, Town Hall.

9 Adjournment

That the meeting adjourn at 11:37 a.m.



The Corporation of the Town of Orangeville
Electronic Virtual Meeting
87 Broadway, Orangeville, Ontario

**Minutes of a meeting of Sustainable Orangeville
Held on June 25, 2020, at 7 p.m.**

Members Present:

Councillor Grant Peters
Martina Rowley
Mark Whitcombe
Matthew Smith

Tammy Woods
Andrew Seagram

Regrets:

Jessica Marchildon
Luke Decastro
Charles McCabe

Janice Quirt
Jeff Lemon

Staff Present:

Charles Cosgrove, Manager of Facilities & Parks
Andrea Shaw, Committee Secretary
Dan Benotto, IT Support
Alison Myles, Climate Change Co-ordinator

Guests Present:

Sylvia Bradley

1 Call to Order

The Chair called the meeting to order at 7:06 p.m.

2 Disclosures of (Direct or Indirect) Pecuniary Interest

None stated.

3 Approval of Agenda

That the agenda for June 25, 2020 be hereby approved.

Moved by A. Seagram

Carried.
Recommendation Number 01

4 Adoption of Minutes of Previous Council Meeting

That the minutes of February 4, 2020 meeting are hereby approved.

Moved by M. Whitcombe

Carried.

Recommendation Number 02

5 Presentation

5.1 Alison Myles, Climate Change Co-ordinator

Allison Myles, Climate Change Co-ordinator for the Town of Orangeville was introduced to the committee. Ms. Myles shared her presentation with the committee on the Climate Change Adaptation Plan and completion of milestones 1 and 2. Currently completing milestone 3 that include key stakeholder involvement in which Sustainable Orangeville committee members will be asked to participate. Next steps will be the adaptation actions and planning and working closely with the County who is completing a mitigation plan. The opportunity to seek funding application partnerships and collaboration within the future.

The committee members discussed increased use of trails and biking outdoors during the current COVID pandemic. Mr. Cosgrove, Manager of Facilities and Parks gave the members on update on the approval and completion of the Cycling and Trails Master Plan and the rail trail extension that was approve in the 2020 budget.

6 Delegation

6.1 Sylvia Bradley, Community Garden Update

Ms. Sylvia Bradley has been volunteering as the Community Garden Lead Volunteer on behalf of the committee. Ms. Bradley gave the committee members on update on the gardens and orchard. Currently, all plots are in use and plot owners have been communicated with regularly. Food Bank has hired 3 students to plant and maintain their garden plots. Fruit trees are in good health, herbs have been planted surround the perimeter and flower bulbs along the west side. The bees are not back as Parks staff is seeking a new colony for the gardens.

Ms. Sylvia indicated that there are a few maintenance and repair requests:

- Siding on the Community Garden shed needs replacing.
- Install the solar lights.
- Interlocking stone to be leveled.
- Install the raised garden beds.

Mr. Cosgrove will get quotes on the siding and interlocking stone for the committee and request the installation of the raised garden beds and solar bulbs.

The committee received an update on the Smart Cities Camera pilot project that is being installed at the Community Garden.

To open the community gardens in May, the Parks division created a gardener's schedule to ensure a max of 5 people within the gardens at any one time. The Ontario government restrictions have increased to 10 people maximum for gatherings, therefore the committee is recommending that the gardening schedule be removed but continue with a maximum of 5 gardeners at any particular time. Now that all the plants are in there is no longer a concern of there being too many participants. Ms. Bradley indicated that even in prior years it is very uncommon for there to be more than 5 at any given time. The committee put forth the following motion of recommendation for approval by Town management and/or the Emergency Operations Committee.

That the Sustainable Orangeville committee recommends that the gardener's planting schedule at the Community Garden and Orchard be removed but the continuation of the 5 people maximum participants at any given time continue.
Moved by M. Whitcombe

Carried.
Recommendation Number 03

7 Reports and Items for Discussion

7.1 Update on Hens By-law

Councillor Grant Peters gave an update to the committee on the Council approved Hens trial program and drafted by-law. Public consultation will begin in September and the public feedback to Council with further recommendations in October. Currently the hens by-law trail will allow for 2 hens per yard with specifics in regards to yard and coop size. Permit fee is \$110 annually and members suggested that this was too high in comparison to dog permits and egg volume per 2 hens. It was recommended that such feedback is appreciated, and members should participate in the September public consultation and surveys.

7.2 Update on Transit Terminal

Martina Rowley provided an update on the Transit Task Force recommendation that was approved by Council for the Downtown location (Broadway and First Street) for the new Transit terminal. Ms. Rowley explained the committees background research, input and consultation the task force took prior to the recommendation. Ms. Rowley is also an avid Orangeville transit user.

8 New Business

8.1 Cancellation of Communities in Bloom for 2020

Council Grant Peters and CiB member representative Matthew Smith had approximately 10-15 volunteers interested in participating for the 2020 year prior to COVID. The Communities in Bloom judges tour is cancelled for 2020. Orangeville will consider the CiB registration into the Circle of Excellence – noncompetitive category for 2021. A virtual meeting will be arranged with the

CIB volunteers to keep the lines of communication open and to begin planning.

8.2 Seed Library Porch Pick Up Model

Committee member, Matthew Smith has volunteered to be the lead on the Seed Library Program. This year the seed library opened late in May with a porch pick up model. Safety protocols are in place and were advertised accordingly. To encourage seeds be donated a seed saving workshop was suggested for September. Ms. Bradley suggested contacting the hardware stores within Orangeville, as many have donated their left over seed packages in previous years.

8.3 Postponement / cancellation of Earth Week and Enviro Awards

Due to COVID-19 all Earth Week events and the Environmental Awards were postponed. There are still no set dates for the event but the committee is hopeful that a tree planting event can be organized for the Fall. CVC has commenced field work and tree planting location assessments again. The committee will discuss the possibility of a Fall Tree planting at the September meeting.

9 Other

9.1 Sub-Committee Updates

Urban Harvest Program:

Ms. Rowley would like to be contacting volunteers and homeowners regarding the Urban Harvest program shortly. She will be drafting new protocols and guidelines including physical distancing measure for the volunteer pickers and homeowners to submit to the Town for approval. Ms. Rowley will be contact the homeowner soon to get a sense of their willingness to participate this year.

9.2 School Gardens Update

UGDSB committee rep, Andrew Seagram provided an update on the school gardens. Two school gardens, Princess Margaret and PEPS gardens are planted and healthy. Island Lake School garden is predominately run by the Parent Council. COVID protocols and guidelines are in place for all the gardens. Currently considering increasing the maximum to 10 people allowed within each garden at a time.

9.3 ODSS Garden

Ms. Bradley has been maintaining the ODSS canoe garden. She stated that the tree sculpture is drying out and requires varnishing. Andrea Seagram from UGDSB will get mulch for the school gardens at ODSS.

9.4 Urban Forest

Mark Whitcombe and Sylvia Bradley will be meeting to discuss an urban forest maintenance plan for the committees tree plantings and baby tree forests to ensure health and longevity of the committees tree plantings.

9.5 CVC Trail

Councillor Grant Peters gave the committee members an update from his CVC board meeting on the Credit Valley Trail and continuation of the project. Further guidelines and chapters information will out next month.

9.6 Orangeville Hydro

Councillor Peters put forth a motion to Orangeville Hydro on the expansion of renewable energy as part of their business plan. Orangeville Hydro has been very receptive and will be investigating renewable energy options as part of their business plan.

Centennial Road Engineering Design

Councillor Peters informed the committee members that Infrastructure Services will be seeking proposals soon on the engineering design for Centennial Road. To increase active transportation, connectivity, and in keeping with the SNAP strategies, the committee put forth the follow motion;

That the Sustainable Orangeville committee recommends and is in support of designated bike lanes along the full length of Centennial Road.

Moved by M. Rowley

Carried Unanimously.
Recommendation Number 04

10 Date of Next Meeting

The next committee meeting is scheduled for Tuesday, September 1, 2020 at 7 p.m.

11 Adjournment

Adjourned at 8:45 p.m.



The Corporation of the Town of Orangeville

By-law Number

A by-law to amend By-law 078-2005 to allow Heavy Trucks on Broadway between Town Line/Sherbourne Street and John Street

Whereas the Municipal Act, S.O. 2001, c.25, S.11, authorizes a municipality to pass by-laws respecting matters within the jurisdiction of highways including traffic and speeding limits on highways;

And whereas Council deems it expedient to amend By-law No. 78-2005, as amended;

Now therefore be it resolved that Council of the Corporation of the Town of Orangeville hereby enacts as follows:

1. That Schedule "J" (NO HEAVY TRUCKS) of By-law 78-2005, be amended by replacing the second clause under "Column 1 Highways" with the following:

Broadway between Town Line/Sherbourne Street and John Street

Read three times and finally passed by Council this 28th day of September, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk



The Corporation of the Town of Orangeville By-law Number 2020-

A by-law to establish Mandatory Face Coverings in the Town of Orangeville

WHEREAS the World Health Organization has declared a worldwide pandemic regarding the Novel Coronavirus 19 hereinafter referred to as COVID-19;

AND WHEREAS on March 17, 2020 a Declaration of Emergency was made by the Province of Ontario pursuant to section 7.0.1 of the *Emergency Management and Civil Protection Act, R.S.O. 1990, c. E.9*, as amended, hereinafter referred to as “the Act” related to COVID-19;

AND WHEREAS on March 20, 2020 Mayor Sandy Brown for the Town of Orangeville declared an emergency pursuant to section 4(1) of the Act;

AND WHEREAS on July 14, 2020 the Medical Officer of Health for Wellington-Dufferin-Guelph issued a Class Order requiring all persons who own or operate a Commercial Establishment or other Establishment or a vehicle providing private commercial transportation in the jurisdiction of the Wellington-Dufferin-Guelph Health Unit to prohibit persons from entering the premises of the Establishment or remaining in the premises or a Private Commercial Vehicle if the said person is not wearing a face covering;

AND WHEREAS on September 18, 2020 the Medical Officer of Health for Wellington-Dufferin-Guelph updated the Class Order;

AND WHEREAS health authorities at the Federal, Provincial and County level have all recommended that persons wear face coverings in public where physical distancing cannot be maintained;

AND WHEREAS Council for the Town of Orangeville is desirous to enact a by-law to require mandatory face coverings in indoor public spaces and vehicles that are accessible to the public to help mitigate the spread of COVID-19;

AND WHEREAS subsection 8(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, hereinafter referred to as the “Municipal Act” provides that the

powers of a municipality shall be interpreted broadly so as to confer broad authority to enable it to govern its affairs as it considers appropriate and to enhance its ability to respond to municipal issues;

AND WHEREAS subsection 8(3) of the Municipal Act provides the power to regulate, prohibit or require persons to do such things as may be necessary to respond to matters affecting the municipality;

AND WHEREAS subsection 11(2) of the Municipal Act authorizes a municipality to pass by-laws with respect to:

- economic, social and environmental well-being of the municipality;
- the health, safety and well-being of persons; and
- the protection of persons and property, including consumer protection;

AND WHEREAS without limiting sections 9 and 11 of the Municipal Act, a local municipality may prohibit and regulate matters such as dangerous places, public nuisances and business hours and closures, as well as regulate and govern real and personal property used for by a business and the person carrying it on or engaged in it;

AND WHEREAS section 425 of the Municipal Act authorizes a municipality to pass by-laws providing that a person who contravenes a municipal by-law is guilty of an offence and section 429 of the Municipal Act authorizes a municipality to establish a system of fines for offences under a by-law;

AND WHEREAS subsection 436(1) of the Municipal Act provides that a municipality has the power to pass by-laws providing that the municipality may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not a by-law passed under the Municipal Act is being complied with;

AND WHEREAS subsection 444(1) of the Municipal Act authorizes a municipality to make an order requiring the person who contravened a by-law, caused or permitted the contravention, or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity;

NOW THEREFORE be it resolved that the Council of The Corporation of the Town of Orangeville hereby enacts as follows:

1. TITLE

- 1.1 This by-law may be referred to as the “COVID-19 Mandatory Face Coverings By-law”.

2. DEFINITIONS

- 2.1 For the purposes of this By-law:

“Common Area” means enclosed common areas including vestibules, lobbies, hallways, stairs, elevators, underground parking levels, meeting rooms, mailrooms, garbage storage areas, laundry rooms, washrooms, spectator areas and other common use amenity spaces;

“Orders” mean the orders passed by the Province of Ontario pursuant to the **Reopening Ontario Act**;

“Face Covering” means a medical mask or a non-medical mask or other face covering such as a bandana, a scarf or cloth that covers the mouth, nose and chin;

“Municipality” means the **Town** and County of Dufferin or their local boards or agencies, including the Ontario Provincial Police and Orangeville Fire;

“Officer” means a By-law Enforcement Officer, a Property Standards Officer, a Police Officer, Public Health Inspector or any other person appointed to enforce the provisions of this By-law.

“Operator” means a **Person** or organization who alone or with others, owns and/or has control over and/or directs, the operation of an Establishment, but does not include a **Municipality**;

“Orangeville Transit Vehicle” means any vehicle which is used as part of the **Town’s** public bus transportation system and falls under the operation and control of Orangeville Transit and includes the Grey County Community Transit Service;

“Orders” mean the orders passed by the Province of Ontario pursuant to the **Reopening Ontario Act**;

“Person” includes an individual, sole proprietorship, partnership, limited partnership, trust, corporation, and an individual in his or her capacity as a trustee, executor, administrator, or other legal representative;

“Provincial Offences Act” means the *Provincial Offences Act*, R.S.O. 1990, c. P. 33, as amended and its regulations;

“Private Commercial Vehicle” means a vehicle used for the provision of transportation services of the general public such as a bus, taxicab, limousine, vehicle for hire and rideshare vehicle but does not include a vehicle owned and operated by a government authority;

“Reopening Ontario Act” means the *Reopening Ontario (A Flexible Response to COVID-19) Act*, 2020, S.O. 2020, c. 17, as amended and its regulations;

“**Town**” means the Corporation of the Town of Orangeville or the land within the geographical limits of the Town of Orangeville as the context requires.

3. ESTABLISHMENT

3.1 For the purposes of this By-law, “Establishment” means all or any portion of a building or place in the **Town** that is located:

- (a) indoors; and
- (b) where the public is invited or permitted access whether or not a fee is charged or a membership is required for entry.

3.2 Notwithstanding section 3.1, an “Establishment” shall include multi-unit residential buildings including apartments and condominiums, but for greater clarity, this does not include the dwelling units in these same buildings.

3.3 For greater clarity, an Establishment shall include the following:

- (a) retail stores where goods and services are sold to customers;
- (b) businesses that primarily sell food including restaurants, bars, taverns, supermarkets, grocery stores, bakeries and convenience stores;
- (c) churches, mosques, synagogues, temples and other places of worship, except during a religious rite or ceremony conducted that is incompatible with the face being covered;
- (d) indoor community, sports and recreational facilities and clubhouses, play zones and arcades;
- (e) shopping malls, plazas or similar structure which contains multiple places of business;
- (f) businesses providing personal care services;
- (g) **Common Area** of multi-unit residential buildings (including apartments and condominiums), hotels and motels and short term accommodations;
- (h) libraries, museums, galleries, art studios and other similar facilities;
- (i) banquet halls, conventions centres, arenas, stadiums and other event spaces;
- (j) concert venues, theatres, cinemas, casinos, charitable

gaming halls and other entertainment establishments;

- (k) premises utilized as an open house, presentation centre, or other facility for real estate purposes;
- (l) mechanic shops, garages, repair shops, gas stations and car dealerships;
- (m) public indoor tour of facilities;
- (n) Farmer's Markets;
- (l) vehicle licensed or operated in accordance with the **Town's** Licensing By-law and a **Private Commercial Vehicle** operating within the **Town**;
- (m) buildings operated by the **Municipality**; and
- (n) other businesses, organizations and places that are or may be permitted to operate in accordance with the **Orders**.

3.4 Notwithstanding sections 3.1, 3.2 and 3.3, an Establishment shall not include the following:

- (a) day cares, schools, post-secondary institutions and other facilities used solely for educational purposes;
- (b) hospitals and portions of buildings used by regulated health professionals;
- (c) buildings owned or services operated by the Province of Ontario or the Federal Government of Canada;
- (d) portions of community centres, arenas or other buildings that are being used for the purpose of providing day camps for children or for the training of amateur or professional athletes. For greater certainty, a **common area** is not included as part of the exemption;
- (e) portions of community centres, arenas or other buildings operated by the **Municipality** that are being used for the purpose of providing community services or programs. For greater certainty, a **common area** is not included as part of the exemption;
- (f) school transportation vehicles;
- (g) offices not open to members of the public.

4. FACE COVERING SIGNAGE

- 4.1 Every **Operator** shall conspicuously post at all entrances to an Establishment clearly visible signage:
- (a) provided by the **Town**; or
 - (b) containing text requiring a **Person** to wear a **Face Covering** in accordance with this By-law.
- 4.2 Every **Operator** of a multi-unit residential building including an apartment and condominium, in addition to Section 4.1, shall conspicuously post at all entrances to a **common area** clearly visible signage:
- (a) provided by the **Town**; or
 - (b) containing text requiring a **Person** to wear a **Face Covering** in accordance with this By-law.
- 4.3 No **Operator** shall permit a **Person** to enter or to remain in an Establishment without a **Face Covering** in contravention of this By-law.

5. FACE COVERINGS

- 5.1 Every **Person** shall wear a **Face Covering**:
- (a) before entering and while inside an Establishment; and
 - (b) before entering onto and while riding:
 - i) **Orangeville Transit Vehicle**;
 - ii) a vehicle licensed by the **Town** in accordance with its By-laws;
 - iii) a **Private Commercial Vehicle**.
- 5.2 Every **Person** shall ensure that any **Person** under his or her care or control including children comply with Section 5.1 of this By-law.

6. EXEMPTIONS

- 6.1 Notwithstanding Sections 4 and 5 of this By-law, the following **Persons** shall be exempt from wearing a **Face Covering**:
- (a) children 2 years of age or younger;

- (b) children between the ages of 3 and 4 who refuse to wear a **Face Covering** and cannot be persuaded to do so by their caregiver;
- (c) **Persons** who have trouble breathing or are otherwise unable to wear a **Face Covering** for medical reasons or by reason of disability, including **Persons** unable to place or remove a **Face Covering** without assistance;
- (d) **Persons** who are engaged in an athletic, fitness, or aquatic activity in accordance with the **Orders**;
- (e) **Persons** while consuming food or drink provided such businesses are permitted to operate under the **Orders** and all other conditions of the **Orders** are met;
- (f) **Persons** while receiving services involving the face and requiring the removal of a **Face Covering**, provided such services are permitted to operate under the **Orders** and provided 2.0 metre distance is maintained from all other **Persons** other than the **person** providing the service;
- (g) employees and agents of the **Operator** or a **Municipality** within an area not for public access, or within or behind a physical barrier;
- (h) police, fire or paramedics while on duty; and
- (i) **Persons** while testifying, examining or making submissions at a court, tribunal, arbitration or other quasi-judicial proceeding.

6.2 A **Person** who is not wearing or refuses to wear a **Face Covering** shall identify if they are a **Person** who is exempt from wearing a **Face Covering** when asked by an **Operator** or **Officer**, but such **Persons** shall not be required to identify which exemption prevents them from wearing a **Face Covering** or provide proof in order to meet any of the exemptions set out in section 6.1 of this By-law.

7. ENFORCEMENT AND INSPECTION

7.1 The provisions of this By-law may be enforced by an **Officer**.

7.2 An **Officer** may enter any lands, buildings, and structures at any reasonable time for the purpose of carrying out an inspection to determine whether any provision of this By-law is being complied with.

7.3 For greater certainty, for the purposes of conducting an inspection pursuant to this By-law, an **Officer** may:

- (a) require the production for inspection of documents or things relevant to the inspection;
 - (b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
 - (c) require information from any person concerning a matter related to the inspection; and
 - (d) alone, or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.
- 7.4 No **Person** shall prevent, hinder, or obstruct, or attempt to hinder or obstruct, an **Officer** who is lawfully exercising a power or performing a duty under this By-law, including by refusing to identify themselves when requested to do so by an **Officer**.

8. ORDERS

- 8.1 An **Officer** may order any **Person** found in contravention of this By-law or a **Person** who caused or permitted the contravention of this By-law to:
- (a) leave an Establishment, **Orangeville Transit Vehicle** or **Private Commercial Vehicle**;
 - (b) immediately correct the contravention by putting on and continuing to wear a **Face Covering**.
- 8.2 An order made pursuant to this By-law may be given by an **Officer** verbally or in writing.
- 8.3 An order in writing shall:
- (a) identify the following:
 - (i) the location where the contravention occurred;
 - (ii) the reasonable particulars of the contravention; and
 - (iii) the date and time by which compliance with the order is required; and
 - (b) be served personally to the **Person** to whom it is directed, or by registered mail to the **Person** shall be deemed to be served on the fifth day after mailing.

8.4 Every **Person** shall comply with an order made under this By-law.

9. PENALTIES

9.1 Every **Person** over the age of 12 who contravenes any provision of this By-law, and every director or officer of a corporation who concurs in such contravention by the corporation, including failing to comply with an order made under this By-law, is guilty of an offence and is liable to a fine, and such other penalties, as provided for in the **Provincial Offences Act** and the Municipal Act, as each may be amended from time to time.

9.2 In addition to section 9.1, any **Person** who is charged with an offence under this By-law by the laying of an information under Part III of the **Provincial Offences Act** and is found guilty of the offence is liable, pursuant to the Municipal Act to the following fines:

- (a) a minimum fine not exceeding \$500 and a maximum fine not exceeding \$100,000;
- (b) in the case of a continuing offence, for each day or part of a day that the offence continues, a minimum fine not exceeding \$500, and a maximum fine not exceeding \$10,000, and the total of all daily fines for the offence is not limited to \$100,000; and
- (c) in the case of a multiple offence, for each offence included in the multiple offence, a minimum fine not exceeding \$500, and a maximum fine not exceeding \$10,000, and the total of all fines for each included offence is not limited to \$100,000.

9.3 If a **Person** is convicted of an offence under this By-law, in addition to any other remedy or any penalty imposed, the court in which the conviction has been entered, and any court of competent jurisdiction, may make an order prohibiting the continuation or repetition of the offence by the **Person** convicted.

9.4 An offence under this By-law may constitute a continuing offence or a multiple offence as set out in the Municipal Act.

10. GENERAL

10.1 In the event of conflict, the specific conflicting provision of this By-law will be of no force and effect to the extent that it conflicts with:

- (a) an **Order**, and for greater certainty nothing in this By-law shall be construed as permitting the opening or access to an Establishment that is not permitted or restricted by an **Order**;

- (b) any statute, regulation, rule, by-law, order or instrument of the Province of Ontario or the Government of Canada.

10.2 Words importing the singular number shall include the plural, and words importing the masculine gender shall include the feminine, and the converse of the foregoing also applies, unless the context of the By-law otherwise requires.

10.3 Should a court of competent jurisdiction declare any part or provision of this By-law to be invalid or of no force and effect, it is the intention of Council in enacting this By-law that the remainder of its provisions remain valid and binding, and that it be applied and enforced in accordance with its terms to the fullest extent possible according to law.

11. FORCE AND EFFECT

11.1 This By-law shall come into force on October 1, 2020.

Read three times and passed in open Council this 28th day of September, 2020.

Sandy Brown, Mayor

Karen Landry, Clerk



The Corporation of the Town of Orangeville

By-law Number 2020-

A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its regular and closed Council Meeting held on September 28, 2020

Whereas Section 5 (1) of the Municipal Act, 2001, as amended, provides that the powers of a municipal corporation shall be exercised by its council;

And whereas Section 5 (3) of the Municipal Act, 2001, as amended, provides that municipal powers shall be exercised by by-law;

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

1. That all actions of the Council of The Corporation of the Town of Orangeville at its regular and closed Council Meeting held on September 28, 2020, with respect to every report, motion, by-law, or other action passed and taken by the Council, including the exercise of natural person powers, are hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this or a separate by-law.
2. That the Mayor and Clerk are authorized and directed to do all the things necessary to give effect to the action of the Council of The Corporation of the Town of Orangeville referred to in the preceding section.
3. That the Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the Town of Orangeville.

Passed in open Council this 28th day of September, 2020

Sandy Brown, Mayor

Karen Landry, Clerk