

SECTION 7

Natural Resources and Environmental Areas

7. Environmental Policies

A healthy natural environment is important to us all. It is our natural life-support system, providing the water we drink, the air we breathe and the land we grow our food on. A healthy natural environment is central to our quality of life and economic well-being. It is part of Niagara's appeal to both residents and tourists.

Environmental conservation is a cooperative effort involving landowners and residents, community organizations and all levels of government as outlined in Figure 7-1. In particular, at the municipal level it requires a partnership between the Region and the local municipalities. Implementation will occur through Regional and local initiatives, Planning and Development review, and private and public land stewardship. The policies in this Section of the Plan provide the framework for this cooperative effort. They set out the overall context within which an important part of the detailed implementation will occur at the local municipal level.

The Planning Act, the Provincial Policy Statement and the Greenbelt Plan, in conjunction with other Provincial policy, legislation and regulations, set out the Provincial framework for environmental planning and conservation. This Section of the Plan addresses this Provincial framework in developing a planning approach tailored to specific conditions in Niagara. Thus the environmental conservation provisions of the Greenbelt Plan are integrated into the policies set out below.

Policy Framework

The policy framework is based on maintaining a Healthy Landscape throughout Niagara, while giving particular attention to natural features of special significance within the broader landscape. This Core Natural Heritage System is an essential component of a Healthy Landscape. Implementation measures also are included.

The Healthy Landscape policies apply an ecosystem approach based upon the following principles:

- Ecosystem Health and Sustainability – to ensure healthy, resilient and self – sustaining ecosystems over the long term while also meeting human needs.
- An Ounce of Prevention – to emphasize better up-front planning to avoid problems.
- Environmental Protection Plus Enhancement – to protect the existing environment while supporting environmental restoration.
- Stewardship Plus Regulation – to combine support for the stewardship activities of landowners, community groups and public agencies with regulations to maintain ecosystem health.
- Thinking Globally, But Acting Locally – to address the cumulative effects of individual actions.

FIGURE 7-1

**A Healthy Landscape
A Shared Responsibility**

Ensuring a healthy landscape as our community develops involves individual residents, businesses, community groups and all levels of government. Each has specific roles to play.

- Landowners, Businesses, Local Residents and Community Groups
 - Exercise environmental stewardship (e.g., conserving water and energy; reducing and recycling waste; tree planting and naturalization; good forestry management and protection of natural areas; creation of stream buffers; sediment and erosion control).
- Local Municipalities
 - Develop and adopt Local Official Plans and Secondary Plans containing more detailed environmental policies in conformity with Provincial and Regional policies and Plans.
 - Review and approve Zoning By-law Amendments and development applications (subdivision plans, site plans, severances and variances) with input from the Region and the Conservation Authority.
- The Niagara Peninsula Conservation Authority
 - Undertakes land management and stewardship programs
 - Establishes regulations and policies to manage hazards and water resources.
 - Comments to the Region and local municipalities on planning and development applications based on Authority policies and regulations plus delegated Federal and Provincial responsibilities, such as natural hazards and fish habitat protection.
 - Assists the Region in carrying out certain Provincial review responsibilities such as stormwater management.
- The Region
 - Through the Policy Plan establishes the framework for planning and development review in Niagara consistent with Provincial policies and Plans.
 - Implements Provincial policies through its delegated responsibilities for planning and development review.
 - Reviews and approves Regional and local Official Plan Amendments.
 - Reviews and comments on planning and development applications.
- Federal and Provincial governments
 - Give direction through legislation, regulations, policies and guidelines.
 - Establish Plans to guide development (e.g., the Greenbelt Plan and the Niagara Escarpment Plan).
 - Administer specific approvals such as Permits to Take Water.
 - Provide technical assistance to municipalities.

All levels of government work together, with input from the private sector and individual landowners, to develop and implement broad, community-based conservation strategies.

A Guide to the Policies

The Environmental Policies employ a broad Healthy Landscape approach to environmental conservation and restoration:

- Section 7.A explains the Healthy Landscape approach. It sets out Objectives and Policies that apply throughout the Region. This Section contains broad healthy landscape policies as well as policies dealing specifically with water resources, air quality and climate change, natural communities, land resources, shorelines, and natural hazards.
- Section 7.B generally identifies a Core Natural Heritage System consisting of natural areas of special significance. The Healthy Landscape policies apply to these areas and they also are subject to Natural Heritage System Policies concerned with their conservation and protection.
- Section 7.C sets out measures to implement the preceding policies.

The Natural System identified in the Provincial Greenbelt Plan is an important component of the broader Healthy Landscape in Niagara. The Greenbelt Natural System is made up of areas of natural heritage, hydrologic and landform features which are often functionally inter-related. It is addressed as part of the Core Natural Heritage System in Section 7.B as well as through the broader Healthy Landscape and Implementation Policies. Policies applying specifically to the Greenbelt Area do not apply within the Niagara Escarpment Plan Area.

7.A A Healthy Landscape

The Healthy Landscape concept is concerned with ecosystem health and environmental sustainability throughout Niagara. It recognizes that environmental conditions in any particular location affect, and are affected by, environmental conditions in the surrounding landscape. Stormwater management on a site will affect, and be affected by, conditions in the surrounding area, whether the site is a residential subdivision or a farm, a golf course or a wetland. The Healthy Landscape approach recognizes that broader landscape level patterns and processes, such as the amount of forest cover in a watershed, are important to ecosystem health. It recognizes that when the health of any one component, such as air quality, is impaired it will affect the healthy functioning of the ecosystem as a whole.

The Healthy Landscape policies first set out an integrated, ecosystem-based approach to development and conservation that addresses the interrelationships among air, land, water and plant and animal life and human activities. The planning component of this approach is outlined in more detail in Section 7.C.2. The Healthy Landscape policies then address specific environmental concerns in more detail: water resources; air quality and climate change; the living landscape; land resources; shorelines; and natural hazards. The Healthy Landscape policies apply throughout the Region.

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Objectives for a Healthy Landscape

- Objective 7.1** To maintain a healthy natural environment for present and future generations.
- Objective 7.2** To conserve Niagara's distinctive natural character.
- Objective 7.3** To apply an ecosystem-based approach to planning and decision-making.
- Objective 7.4** To foster and promote cooperation among public agencies, private landowners and community groups.
- Objective 7.5** To support and encourage environmental stewardship and restoration.

Policies for a Healthy Landscape

- Policy 7.A.1** In making decisions concerning planning, development and conservation the Region shall employ an ecosystem approach addressing:
- a) The interrelationships among air, land, water, plant and animal life, and human activities;
 - b) The health and integrity of the broader landscape, including impacts on the natural environment in neighbouring jurisdictions; and
 - c) The long term and cumulative impacts on the ecosystem.
- Policy 7.A.2** Development should maintain, enhance or restore ecosystem health and integrity. First priority is to be given to avoiding negative environmental impacts. If negative impacts can not be avoided then mitigation measures shall be required.
- Policy 7.A.3** New development, including infrastructure, should be designed to maintain or enhance the natural features and functions of a site.
- Policy 7.A.4** Where more than one Policy in Section 7 applies to a planning application all of the applicable Policies are to be addressed, with the more restrictive Policy applying where there are conflicts.
- Policy 7.A.5** The Region, in partnership with other appropriate stakeholders, shall develop an environmental data base and monitoring program to assess ecosystem health and integrity and recommend improvements, where necessary, to this Plan.

7.A.1 Natural Vegetation and Wildlife

The Core Natural Heritage System identified in Section 7.B of this Plan contains the most significant natural areas in Niagara and the linkages among them. Natural vegetation and wildlife outside this System also contribute to ecosystem health and integrity, and to the quality of life in Niagara. Regional Council supports and encourages conservation and restoration of natural vegetation and wildlife throughout Niagara's urban, rural and agricultural areas.

Objectives

- Objective 7.A.1.1** To conserve the natural beauty and distinctive character of Niagara's landscape.
- Objective 7.A.1.2** To maintain, enhance and restore natural vegetation and wildlife.
- Objective 7.A.1.3** To make green space and exposure to nature part of the day-to-day living environment.

Policies

- Policy 7.A.1.1** The Region shall support efforts to achieve the following targets through the development and implementation of watershed and environmental planning studies and through voluntary landowner stewardship and restoration:
 - a) 30% of the land area in the Region in forest cover or wetland, with at least 10% of each subwatershed in wetland; and
 - b) A 30 metre wide naturally vegetated buffer along 70% of the length of the first to third order streams in Niagara. Agricultural uses may continue within this buffer and are encouraged to employ best management practices to protect water resources and natural heritage.

- Policy 7.A.1.2** The Region shall support the efforts of landowners to maintain and improve ecosystem health by:
 - a) Promoting good forestry practices and development of Woodland Management Plans;
 - b) Encouraging and supporting natural heritage conservation and restoration, including the planting of native vegetation; and
 - c) Maintaining and implementing a Regional Forest Conservation By-law regulating harvesting, destruction or injuring of trees in woodlands. If a local municipality has entered into an agreement pursuant to the **Municipal Act** to adopt a by-law establishing more rigorous standards respecting cutting and destruction of trees the Region may, upon request, delegate its authority to that municipality.

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- Policy 7.A.1.3** Local municipalities shall be encouraged to:
- a) Adopt by-laws protecting trees and woodlands not covered by the Regional Forest Conservation By-law or delegate their authority to the Region;
 - b) Require preparation and implementation of Tree Saving Plans for new development, if needed; and
 - c) Integrate natural features and natural vegetation, including the planting of native species, into development.

7.A.2 Water Resources

Objectives

Objective 7.A.2.1 To protect, improve or restore the quantity and quality of ground and surface water resources.

Objective 7.A.2.2 To maintain or restore natural stream form and flow characteristics in the region's watercourses.

Policies

Policy 7.A.2.1 Development and site alteration shall only be permitted if it will not have negative impacts, including cross-jurisdictional and cross-watershed impacts, on:

- a) The quantity and quality of surface and ground water;
- b) The functions of ground water recharge and discharge areas, aquifers and headwaters;
- c) The natural hydrologic characteristics of watercourses such as base flow;
- d) Surface or ground water resources adversely impacting on natural features or ecological functions of the Core Natural Heritage System or its components;
- e) Natural drainage systems, stream forms and shorelines; and
- f) Flooding or erosion.

Policy 7.A.2.2 Development and site alteration shall be restricted in the vicinity of vulnerable surface and ground water features of importance to municipal water supplies so that the safety and quality of municipal drinking water will be protected or improved.

Policy 7.A.2.3 As watershed and ground water studies identify surface and ground water features, hydrologic functions and natural heritage

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features and areas necessary for the ecological and hydrologic integrity of Niagara's watersheds, the Region shall consider appropriate amendments to this Plan.

Policy 7.A.2.4 Efficient and sustainable use of water resources shall be promoted, including practices to conserve water and protect or enhance water quality.

Policy 7.A.2.5 Combined sewer overflows and sewage treatment plant bypasses have significant environmental impacts. The elimination of sewer overflows and bypasses shall be a Regional priority.

Policy 7.A.2.6 A stormwater management plan and a sediment and erosion control plan prepared and signed by a qualified engineer may be required with a development application depending on:

- a) The scale and nature of the proposal; and
- b) Site-specific environmental conditions.

A stormwater management plan shall be required with an application for development or site alteration in the Unique Agricultural Areas.

Stormwater management plans shall be prepared in accordance with Policy 7.A.2.1, with the Ontario Ministry of the Environment Stormwater Management Planning and Design Manual 2003 or its successor, and with watershed and/or environmental planning studies for the area.

A stormwater management plan and a sediment and erosion control plan shall not be required for a new mineral aggregate operation or an expansion to an existing operation where these matters are adequately addressed through studies prepared to meet the requirements of the **Aggregate Resources Act**.

Policy 7.A.2.7 A stormwater management plan submitted with an application for development shall demonstrate that the proposal will minimize vegetation removal, grading and soil compaction, erosion and sedimentation, and impervious services as well as meeting the requirements of Policy 7.A.2.6. Stormwater management facilities shall not be constructed in Core Natural Heritage Areas, Fish Habitat, key hydrologic features, or in required vegetation protection zones in the Unique Agricultural Areas unless permitted under Section 7.B of this Plan.

Policy 7.A.2.8 Prior to any planning approvals, new development applications requiring a Provincial Permit to Take Water shall satisfy the Region that the water taking will not have negative impacts on natural ecosystems or the quality and quantity of water to meet existing and planned uses.

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- Policy 7.A.2.9** Development and site alteration shall not have significant adverse impacts on ground water quality or quantity. In areas where development and site alteration could significantly affect ground water quality or quantity the Region shall require further review of potential impacts.
- Policy 7.A.2.10** The Region shall oppose the transfer of water outside the Great Lakes Basin.
- Policy 7.A.2.11** The Region recognizes the importance of municipal drains for drainage of agricultural lands and, in some areas, for conveying irrigation water. The Region supports design, construction and maintenance of Requisition and Petition Drains authorized under the Drainage Act in accordance with Best Management Practices to avoid significant detrimental effects on farmland, water resources, natural areas and fish and wildlife habitat and encourages local municipalities to include policies in their official plans to achieve this.

7.A.3 Air Quality and Climate Change

Air pollution is a significant health concern and affects agriculture, natural vegetation and wildlife. Climate change poses significant economic, environmental and health risks. Many of the activities responsible for greenhouse gas emissions also cause other forms of air pollution. Policies elsewhere in this Plan make a significant contribution to reducing emissions by:

- Promoting energy efficiency and alternatives to fossil fuel based energy in Regional facilities and operations;
- Emphasizing compact, mixed use development to reduce the need for travel;
- Supporting transit, walking and cycling;
- Encouraging waste reduction and diversion, use of landfill gas and water conservation; and
- Promoting green space, tree planting and natural heritage conservation.

Objectives

- Objective 7.A.3.1** To reduce air pollutant and greenhouse gas emissions.
- Objective 7.A.3.2** To promote measures that remove and store atmospheric carbon that otherwise would contribute to climate change.
- Objective 7.A.3.3** To adapt to the effects of climate change.

Policies

- Policy 7.A.3.1** The Region shall develop and implement a plan to reduce greenhouse gas emissions from Regional operations by at least

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20% below 1994 levels and emissions from the community as a whole by at least 6% below 1994 levels by 2014.

Policy 7.A.3.2 The Region shall encourage and support energy conservation, district heating and combined heat and power, and alternative and renewable energy sources developed in accordance with Provincial and Federal legislation, policies and regulations.

Policy 7.A.3.3 The Region shall encourage the Federal and Provincial governments and local municipalities to pursue reductions in air pollutant and greenhouse gas emissions and to develop and implement strategies to adapt to the impacts of climate change.

Policy 7.A.3.4 Recognizing that some climate change may be unavoidable, the Region shall develop and implement plans to adapt to potential impacts.

7.A.4 Landforms, Geology and Soils

Objectives

Objective 7.A.4.1 To protect significant landforms and geological features and conserve Niagara's soils.

Objective 7.A.4.2 To prevent site alterations that will have negative environmental impacts or pose hazards to life or property.

Policies

Policy 7.A.4.1 Development and site alteration may be permitted within an Earth Science Area of Natural and Scientific Interest (ANSI) shown on the Core Natural Heritage Map if it has been demonstrated that there will be no significant negative impacts on the earth science features for which the area was identified or on ecological functions related to the ANSI.

Policy 7.A.4.2 Where an amendment to Regional or local planning documents or a major development is proposed within an Earth Science ANSI adequate information shall be submitted with the application respecting:

- a) Site topography, significant geological features and stratigraphic exposures; and
- b) Planning and design measures recommended to avoid negative impacts on the feature and its ecological functions or, if not possible, to mitigate them.

Policy 7.A.4.3 Linear public utilities and infrastructure may be permitted within an Earth Science ANSI if there is no reasonable alternative location and they are designed to avoid or minimize negative impacts.

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Policy 7.A.4.4 Where development is planned site alteration should not occur without prior planning approval. Regional Council supports Site Alteration By-laws and their adoption by local municipalities to regulate:

- a) Placing or dumping of fill;
- b) Alterations to the grade of land prior to approval; and
- c) Removal of topsoil.

7.A.5 Shorelines

Objectives

Objective 7.A.5.1 To maintain and, where possible, improve public access to open space along Niagara's shorelines.

Objective 7.A.5.2 To maintain Niagara's shorelines in as natural a condition as possible and promote environmental protection, restoration and enhancement.

Policies

Policy 7.A.5.1 Public access to Niagara's shorelines as shown on the Natural Heritage Map shall be maintained or enhanced. Road closings that would reduce public access shall not be permitted unless a suitable new access is provided nearby.

Policy 7.A.5.2 The Region shall support public acquisition of property along Niagara's shorelines for environmental and recreational purposes.

Policy 7.A.5.3 Landowners shall be encouraged to maintain Niagara's shorelines in a natural state by:

- a) Maintaining or establishing a naturally vegetated buffer strip along the shoreline; and
- b) Using non-structural shoreline protection such as bio-engineering with native vegetation.

Policy 7.A.5.4 Where major development is proposed along Niagara's shorelines:

- a) Public access to the shoreline shall be provided;
- b) Efforts shall be made to maintain a view of the shoreline from beyond the development;
- c) Where feasible the shoreline should be maintained in, or restored to, a naturally vegetated state; and

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- d) Suitable shoreline lands should be dedicated, where possible, to an appropriate public agency where such lands would provide public benefits or are identified as part of a planned public trail system. Normally these lands shall be located above the stable top of bank.

Policy 7.A.5.5 Development and site alteration shall not be permitted in the dune areas along the Lake Erie shoreline unless they are in compliance with other policies in this Plan and it has been demonstrated that they will not have a significant negative impact on the natural features and ecological functions of the dunes or on adjacent properties. An Environmental Impact Study in accordance with Policies 7.B.2.2 to 7.B.2.5 shall be required with planning applications in dune areas.

7.A.6 Natural Hazards

Natural hazards pose risks to life and property. Development and site alteration shall be directed away from hazardous lands and hazardous sites where there is an unacceptable risk to public health or safety or to property. Hazardous lands are lands that could be unsafe due to naturally occurring processes such as flooding, erosion, slope failure and beach movement. Hazardous sites are those that could be unsafe due to naturally occurring physical conditions such as unstable soil or bedrock.

Objectives

Objectives 7.A.6.1 To minimize the risk of personal injury, loss of life or property damage, public costs and social and economic disruption from natural hazards.

Objective 7.A.6.2 To ensure that development and site alteration do not create new hazards, aggravate existing ones, or have negative environmental impacts.

Policies for Natural Hazards

Policy 7.A.6.1 Hazardous lands and sites shall be as identified and mapped by the Niagara Peninsula Conservation Authority. Where an application for development or site alteration is made and such mapping is not available the location and extent of hazardous lands or sites shall be as determined by the Conservation Authority after considering an appropriate study prepared and signed by a qualified engineer and submitted with the application.

Policy 7.A.6.2 Local Official Plans and Zoning By-laws shall include maps showing the location and extent of hazardous lands and sites as determined by the Conservation Authority.

Policy 7.A.6.3 Along the shorelines of Lake Erie and Lake Ontario:

- a) Development and site alteration shall not be permitted within

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the dynamic beach hazard limit; and

- b) Development and site alteration may be permitted within the erosion hazard limit and the flooding hazard limit subject to the approval of the Conservation Authority conditional on part (a).

Policy 7.A.6.4

Development and site alteration may be permitted within floodplains if it has been demonstrated to the satisfaction of the Conservation Authority that it is in accordance with the Conservation Authority's "Fill, Construction and Alteration to Waterways Regulation" (as amended) or its successor, and subject to the Conservation Authority's approval.

Policy 7.A.6.5

Along valleylands where the valley bank height is equal to or greater than 3 metres the following provisions apply:

- a) A minimum setback of 7.5 metres from the stable top of the valley slope, as identified by the Conservation Authority, shall be required for all new structures, including swimming pools and subsurface sewage disposal systems, and for site alterations.
- b) Where the Conservation Authority finds evidence of slope instability or where the angle of the valley slope exceeds 3:1 (Horizontal Distance: Vertical Distance) a geotechnical report prepared by a qualified engineer shall be submitted with an application for new development or site alteration. A setback greater than 7.5 metres may be required where the Conservation Authority has determined, after considering the geotechnical report, that an increased setback is needed to address site specific conditions.
- c) Within Urban Boundaries the Region supports the maximum use of land for development while avoiding hazardous conditions. A reduced setback may be considered where an existing lot provides insufficient depth to accommodate the required setback provided that a geotechnical report submitted by the applicant and approved by the Conservation Authority finds that the reduced setback, with mitigative measures, will maintain long term bank stability with no adverse environmental impacts, will not create new hazards or increase existing ones, and that no development or site alteration will be permitted below the top of the valley bank.
- d) Where possible existing vegetation should be maintained within the setbacks required under this policy. Vegetation below the top of the valley slope shall not be disturbed.
- e) New lots created through plan of subdivision, plan of condominium or consent shall not extend below the top of the valley slope as determined by the Conservation Authority. Lands below the top of the valley slope in plans of subdivision

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and plans of condominium shall be maintained as one block. The Region shall encourage dedication of these lands for conservation purposes either to the appropriate local municipality or to another public agency where there is a willing recipient.

Policy 7.A.6.6 On hazardous sites development and site alteration will not be permitted unless a geotechnical study, prepared and signed by a qualified engineer, has demonstrated to the satisfaction of the Conservation Authority that the requirements of Policy 7.A.6.8 will be met.

Policy 7.A.6.7 On hazardous lands and hazardous sites the following uses shall not be permitted:

- a) institutional uses associated with hospitals, nursing homes, pre-school, school nurseries, day care or schools;
- b) essential emergency services such as that provided by fire, police and ambulance stations and electrical substations; and
- c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

Policy 7.A.6.8 Where under this Plan development and site alteration may be permitted on portions of hazardous lands or sites the Conservation Authority must be satisfied that the effects and risk to public safety are minor and can be managed or mitigated so that:

- a) Development and site alteration will be in accordance with provincial floodproofing standards, protection works standards and access standards;
- b) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) New on-site or off-site hazards will not be created or existing ones aggravated; and
- d) No adverse environmental impacts will result.

7.B The Core Natural Heritage System

The Core Natural Heritage System contains environmental features and functions of special importance to the character of the Niagara community and to its ecological health and integrity. The Core Natural Areas within the System are significant in the context of the surrounding landscape because of their size, location, outstanding quality or ecological functions. They contribute to the health of the broader landscape, protecting water resources, providing wildlife habitat, reducing air pollution and combating climate change. Some contain features of provincial or even national

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significance, such as threatened or endangered species.

Within a settled community such as Niagara, natural areas can become isolated islands of green in a landscape dominated by human activity. Natural areas are healthier and function better if they are connected by naturally vegetated corridors. Corridors support the movement of wildlife and dispersal of plant material, playing a vital role in maintaining ecosystem health and integrity.

Landowner stewardship plays a key role in Natural Heritage conservation. Land use regulations also are needed, however, to protect Natural Heritage while at the same time providing for growth and development.

The Provincial Greenbelt Plan includes provisions to protect, maintain and enhance the Natural Heritage and Water Resource Systems within the Greenbelt Area shown on the Core Natural Heritage Map. In this Section of the Policy Plan the Greenbelt Natural Heritage and Water Resources Systems are treated as components of the broader Regional Core Natural Heritage System. The Provincial Greenbelt Natural Heritage System is shown on the Core Natural Heritage Map included in this Plan. The key natural heritage features within the Greenbelt Natural Heritage System are identified as Environmental Protection Areas or Fish Habitat on the Map. Key hydrologic features have not been shown on the Core Natural Heritage Map but would include those features identified as Fish Habitat.

Objectives

- Objective 7.B.1** To maintain, restore and, where possible, enhance the long term ecological health, integrity and biodiversity of the Core Natural Heritage System and its contributions to a Healthy Landscape.
- Objective 7.B.2** To recognize the linkages among natural heritage features and ground and surface water resources.

Policies

- Policy 7.B.1.1** The Core Natural Heritage System consists of:
- a) Core Natural Areas, classified as either Environmental Protection Areas or Environmental Conservation Areas;
 - b) Potential Natural Heritage Corridors connecting the Core Natural Areas;
 - c) the Greenbelt Natural Heritage and Water Resources Systems; and
 - d) Fish Habitat.

The System generally is shown on the Core Natural Heritage Map, which provides an overall indication of provincially and regionally significant natural features and provides the framework for natural heritage planning and development review in Niagara. The Regional Planning and Development Department should be

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contacted for more detailed information. Natural heritage features may be further defined through future studies. Additional Natural Heritage features of local significance may be identified by local municipalities in their planning documents.

Policy 7.B.1.2 Development and site alteration within the Core Natural Heritage System, where potentially permitted by policies elsewhere in this Plan, shall be subject to the Healthy Landscape Policies in Section 7.A as well as the Core Natural Heritage System Policies.

Policy 7.B.1.3 Environmental Protection Areas include provincially significant wetlands; provincially significant Life Science Areas of Natural and Scientific Interest (ANSIs); and significant habitat of threatened and endangered species. In addition, within the Greenbelt Natural Heritage System, Environmental Protection Areas also include wetlands; significant valleylands; significant woodlands; significant wildlife habitat; habitat of species of concern; publicly owned conservation lands; savannahs and tallgrass prairies; and alvars.

Mapping of the significant habitat of threatened and endangered species is not included in the Core Natural Heritage Map although much of this habitat may be found within the Environmental Protection and Environmental Conservation areas shown on the Map. Significant habitat of threatened and endangered species will be identified through the Planning and Development review process. Where such habitat is identified development and site alteration shall be subject to the policies for Environmental Protection Areas.

Policy 7.B.1.4 Environmental Conservation Areas include significant woodlands; significant wildlife habitat; significant habitat of species of concern; regionally significant Life Science ANSIs; other evaluated wetlands; significant valleylands; savannahs and tallgrass prairies; and alvars; and publicly owned conservation lands.

Policy 7.B.1.5 To be identified as significant a woodland must meet one or more of the following criteria:

- a) Contain threatened or endangered species or species of concern;
- b) In size, be equal to or greater than:
 - 2 hectares, if located within or overlapping Urban Area Boundaries;
 - 4 hectares, if located outside Urban Areas and north of the Niagara Escarpment;
 - 10 hectares, if located outside Urban Areas and south of the Escarpment;
- c) Contain interior woodland habitat at least 100 metres in from the woodland boundaries;

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- d) Contain older growth forest and be 2 hectares or greater in area;
- e) Overlap or contain one or more of the other significant natural heritage features listed in Policies 7.B.1.3 or 7.B.1.4; or
- f) Abut or be crossed by a watercourse or water body and be 2 or more hectares in area.

Policy 7.B.1.6

Key hydrologic features include permanent and intermittent streams, lakes and their littoral zones, seepage areas, springs and wetlands. When key hydrologic features are identified through watershed or other studies the Region will consider an amendment to this Plan to show those features on a Map. In the interim, within the Greenbelt Area, if potentially permitted development is proposed in an area within the Unique Agricultural Areas where key hydrologic features have not been identified, the applicant may be required to identify the hydrologic features on the site of the proposed development as well as within 120 meters of the site boundary.

Policy 7.B.1.7

The boundaries of Core Natural Areas, Potential Natural Heritage Corridors and Fish Habitat are shown on the Core Natural Heritage Map. They may be defined more precisely through Watershed or Environmental Planning Studies, Environmental Impact Studies, or other studies prepared to the satisfaction of the Region and may be mapped in more detail in local official plans and zoning by-laws. Significant modifications, such as a change in the classification of a Core Natural Area, or a significant change in the spatial extent or boundaries of a feature, require an amendment to this Plan unless otherwise provided for in this Plan. Only minor boundary adjustments to Environmental Protection Areas will be permitted without Amendment to this Plan.

In considering both refinements and significant modifications to the mapping or classification of features shown on the Core Natural Heritage Map the Region shall consult with:

- a) the Ministry of Natural Resources respecting changes to Environmental Protection Areas other than in the Greenbelt Natural Heritage System, where consultation shall only be required respecting those Environmental Protection Areas identified as Provincially Significant Wetlands or Provincially Significant Life Science Areas of Natural and Scientific Interest; or
- b) the Ministry of Natural Resources and the Department of Fisheries and Oceans or its designate respecting changes to Fish Habitat.

Within the Greenbelt Area mapping of Core Natural Heritage System components may only be refined at the time that a local

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official plan initially is brought into conformity with the Provincial Greenbelt Plan.

Policy 7.B.1.8 Where, through the review of a planning application, it is found that there are important environmental features or functions that have not been adequately evaluated, the applicant shall have an evaluation prepared by a qualified biologist in consultation with the Region, the local municipality and, where appropriate, the Ministry of Natural Resources and the Niagara Peninsula Conservation Authority. If the evaluation finds one or more natural heritage features meeting the criteria for identification as Core Natural Heritage System components the appropriate Core Natural Heritage System policies shall apply.

Policy 7.B.1.9 If a feature meeting the criteria for identification as a Core Natural Heritage System component is identified through an evaluation under Policy 7.B.1.8 or through other studies, it shall be considered for inclusion in the Core Natural Heritage System through an amendment to this Plan. Where such a feature is identified on lands involved in an ongoing planning application the appropriate Core Natural Heritage System policies shall apply.

Policy 7.B.1.10 Notwithstanding Policies 7.B.1.15 and 7.B.1.20 and the Policies in Section 7.A.2, within Environmental Protection Areas, within Fish Habitat in the Greenbelt Natural Heritage System, within key hydrologic features within the Unique Agricultural Areas, and within any associated vegetation protection zones in the Greenbelt Area, development and site alteration shall not be permitted except for the following:

- a) forest, fish and wildlife management;
- b) conservation and flood or erosion control projects where it has been demonstrated that they are necessary in the public interest and other alternatives are not available; and
- c) small scale, passive recreational uses and accessory uses such as trails, boardwalks, footbridges, fences, docks and picnic facilities that will have no significant negative impact on natural features or ecological functions of the Core Natural Heritage System.

Where such uses are proposed, the proponent shall be required to prepare an Environmental Impact Study (EIS) to the satisfaction of the Region in accordance with Policies 7.B.2.1 to 7.B.2.5.

Policy 7.B.1.11 Development and site alteration may be permitted without an amendment to this Plan:

- a) In Environmental Conservation Areas; and

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- b) On adjacent lands to Environmental Protection and Environmental Conservation Areas as set out in Table 7-1 except for those lands within vegetation protection zones associated with Environmental Protection Areas in the Greenbelt Natural Heritage System.

If it has been demonstrated that, over the long term, there will be no significant negative impact on the Core Natural Heritage System component or adjacent lands and the proposed development or site alteration is not prohibited by other Policies in this Plan. The proponent shall be required to prepare an Environmental Impact Study (EIS) in accordance with Policies 7.B.2.1 to 7.B.2.5.

Where it is demonstrated that all, or a portion of, an Environmental Conservation Area does not meet the criteria for designation under this Plan and thus the site of a proposed development or site alteration no longer is located within the Environmental Conservation Area or adjacent land then the restrictions on development and site alteration set out in this Policy do not apply.

Table 7-1: Core Natural Heritage System Components: Adjacent Lands	
Core Natural Heritage System Component	Adjacent Lands Where an EIS Shall Be Required for Development Applications
Environmental Protection Area <ul style="list-style-type: none"> • Provincially Significant Life Science Area of Natural and Scientific Interest • Provincially Significant Wetland • Habitat of Threatened and Endangered Species 	All lands within 50 metres. All lands within 120 metres. All lands within 50 metres.
Environmental Conservation Area	All lands within 50 metres.
Fish Habitat	All lands within 30 metres of the top of bank.
Where a component of the Core Natural Heritage System lies within the Provincial Greenbelt Plan Natural Heritage System adjacent lands mean all lands within 120 metres of the natural heritage component.	

Policy 7.B.1.12 Where development or site alteration is proposed in or near a Potential Natural Heritage Corridor the Corridor shall be considered in the development review process. Development

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should be located, designed and constructed to maintain and, where possible, enhance the ecological functions of the Corridor in linking Core Natural Areas or an alternative corridor should be developed. The Potential Natural Heritage Corridors are illustrated conceptually on the Core Natural Heritage Map. The Region shall undertake a study to further define Corridors within the Core Natural Heritage System.

Policy 7.B.1.13 Within the Environmental Protection Area located south of Brown Road between Kalar Road and Garner Road in the City of Niagara Falls, notwithstanding other Policies in this Section of the Plan, trail development may be permitted within the provincially significant wetland and limited golf course development within the upland forest area provided that it is demonstrated through an Environmental Impact Study (EIS) prepared in accordance with Policies 7.B.2.1 to 7.B.2.5 that there will be no significant negative impact on significant natural heritage features or their ecological functions.

Policy 7.B.1.14 Notwithstanding other policies in this Plan essential public uses of a linear nature including utilities, communication facilities and transportation routes such as the Niagara – GTA Corridor (the Mid-Peninsula Transportation Corridor) may be permitted within the Core Natural Heritage System or adjacent lands where an Environmental Assessment for the proposed use has been approved under Provincial or Federal legislation.

Policy 7.B.1.15 Within Fish Habitat as identified on the Core Natural Heritage Map, or adjacent lands as specified in Table 7-1, development and site alteration may be permitted if it will result in no net loss of the productive capacity of fish habitat as determined by the Department of Fisheries and Oceans or its designate. The proponent shall be required to prepare an Environmental Impact Study (EIS) to the satisfaction of the Department of Fisheries and Oceans, or its designate, in accordance with Policies 7.B.2.1 to 7.B.2.5.

First priority will be given to avoiding harmful alteration or destruction of fish habitat by redesigning or relocating the proposal or mitigating its impacts. A naturally vegetated buffer zone, a minimum 30 metres in width as measured from the stable top of bank, generally shall be required adjacent to Critical Fish Habitat as defined by Ministry of Natural Resources. A minimum 15 metre buffer from the stable top of bank shall be required adjacent to Important or Marginal Fish Habitat as defined by that Ministry. A narrower buffer may be considered where the EIS has demonstrated that it will not harm fish or fish habitat, but in no case shall the buffer adjacent to Critical Fish Habitat be less than 15 metres.

Agricultural cultivation does not require planning approval and is not subject to these requirements.

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- Policy 7.B.1.16** The Region recognizes that the primary function of the Municipal Drains shown on the Core Natural Heritage Map is to provide drainage for agricultural lands. These drains also may be used to convey irrigation water for agricultural use. The Region supports ongoing drain maintenance in accordance with the Federal Department of Fisheries and Oceans' Class Authorization System for Agricultural Municipal Drains. Where development, site alteration or building is proposed adjacent to a Municipal Drain a buffer zone a minimum 15 metres in width measured from the stable top of bank shall be required to provide access for drain maintenance, protect the integrity of the drains and protect environmental health. A narrower buffer may be permitted where it has been demonstrated to the satisfaction of the local municipality and the Niagara Peninsula Conservation Authority that there will not be a significant negative impact on the maintenance and functioning of the drain.
- Policy 7.B.1.17** The Region shall encourage the Provincial and Federal governments to develop and implement programs to address crop damage from wildlife.
- Policy 7.B.1.18** Where development or site alteration is approved in or adjacent to the Core Natural Heritage System new lots thus created shall not extend into either the area to be retained in a natural state as part of the Core Natural Heritage System or the buffer zone identified through an Environmental Impact Study prepared in accordance with Policies 7.B.2.1 to 7.B.2.5. The lands to be retained in a natural state and the adjacent buffer zone shall be maintained as a single block and zoned to protect their natural features and ecological functions. The Region shall encourage the local municipalities, the Conservation Authority and other appropriate public and private conservation organizations to assume ownership of these lands.
- Policy 7.B.1.19** Where development or site alteration is approved within the Core Natural Heritage System or adjacent lands as set out in Table 7-1 the applicant shall submit a Tree Saving Plan maintaining or enhancing the remaining natural features and ecological functions. The Plan shall be prepared in accordance with the Regional Forest Conservation By-law and the local tree conservation by-law as appropriate and its implementation monitored by a member of the Ontario Professional Forestry Association.
- Policy 7.B.1.20** Development and site alteration may be permitted within the Greenbelt Natural Heritage System if it is not prohibited by other Policies in this Plan and it has been demonstrated through an Environmental Impact Study prepared in accordance with Policies 7.B.2.1 to 7.B.2.5 that:
- a) Connectivity along the system and between Environmental

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Protection Areas, Fish Habitat and key hydrologic features is maintained, or where possible, enhanced;

- b) The removal of natural features not identified as Environmental Protection Areas, Fish Habitat or key hydrologic features will be avoided;
- c) The disturbed area of any site does not exceed 25 percent, and the impervious surface 10 percent, of the total developable area, except for recreational uses and mineral resource uses. With respect to golf courses, the disturbed area shall not exceed 40 percent of the site;
- d) At least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation, recognizing that standards for mineral aggregate operations, wayside pits and quarries are established through the Non-Renewable Resources Policies in the Greenbelt Plan; and
- e) Buildings or structures are planned to optimize the compatibility of the proposal with the natural surroundings.

Existing and new agricultural, agricultural-related and secondary uses are permitted within the Greenbelt Natural Heritage System and are not subject to the conditions set out in this Policy but are subject to the other Policies in this Plan.

Policy 7.B.1.21

Within the Greenbelt Area establishment of a self-sustaining, vegetation protection zone shall be required where new development or site alteration is approved within 120 metres of:

- a) An Environmental Protection Area or Fish Habitat within the Greenbelt Natural Heritage System; or
- b) A key hydrologic feature anywhere within the Unique Agricultural Areas.

The vegetation protection zone shall be of sufficient width to protect the natural heritage or hydrologic feature from adverse environmental impacts of the development or site alteration as determined through an Environmental Impact Study prepared in accordance with Policies 7.B.2.1 to 7.B.2.5 and shall be established and maintained as natural self-sustaining vegetation.

Policy 7.B.1.22

The vegetation protection zone required under Policy 7.B.1.21 shall be a minimum 30 metres wide in the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands.

Policy 7.B.1.23

Notwithstanding Policies 7.B.1.21 and 7.B.1.22 new buildings and structures for agricultural uses adjacent to Environmental Protection Areas or Fish Habitat within the Greenbelt Natural

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Heritage System or key hydrologic features within the Unique Agricultural Areas shall provide a 30 metre wide vegetation protection zone but will not be required to establish natural, self-sustaining vegetation if the land is, and will continue to be, used for agricultural purposes.

Policy 7.B.1.24 New or expanding infrastructure within the Unique Agricultural Areas shall avoid Core Natural Areas, Fish Habitat and key hydrologic features unless need has been demonstrated and it has been established that there is no reasonable alternative. Where new or expanding infrastructure crosses the Greenbelt Natural Heritage System or intrudes into or results in the loss of a Core Natural Area, Fish Habitat or key hydrologic feature, including related landform features, planning, design and construction practices shall minimize negative impacts and disturbance on the feature or its related functions, and where reasonable, maintain or improve connectivity among Core Natural Areas, Fish Habitat and key hydrologic features and their vegetation protection zones.

Policy 7.B.1.25 Within the Unique Agricultural Areas in the Greenbelt Area infrastructure serving the agricultural sector, such as an agricultural irrigation system, may need certain elements to be located within a Core Natural Area, Fish Habitat or a key hydrologic feature or within the vegetation protection zone of such a feature. In such instances, these elements of the infrastructure may be established within the feature itself or its associated vegetation protection zone but all reasonable efforts shall be made to keep such infrastructure out of Core Natural Areas or Fish Habitat or key hydrologic features or the vegetation protection zones.

Policy 7.B.1.26 Subject to other policies in this Plan an expansion to an existing use located within an Environmental Conservation Area or Fish Habitat or adjacent lands to a Core Natural Heritage System Component as identified in Table 7-1 may be permitted if it will have no significant negative impact on the natural feature or its ecological functions. If the expansion involves a substantial intensification in land use or increase in the land area devoted to the use the proponent shall prepare an Environmental Impact Statement in accordance with Policies 7.B.2.1 to 7.B.2.5.

Policy 7.B.1.27 Agricultural uses existing as of the date of adoption of this Policy may continue within the Core Natural Heritage System and adjacent lands as identified in Table 7-1. New farm buildings or structures and expansions to existing farm buildings or structures are permitted within Environmental Conservation Areas except for wetlands in the Unique Agricultural Areas, within Fish Habitat other than in the Greenbelt Natural Heritage System and within lands adjacent to a Core Natural Heritage System Component as identified in Table 7-1, subject to the other Policies in this Plan and the following provisions:

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- a) if the proposal is small in scale, and it has been demonstrated that there is no reasonable alternative, that the proposal is directed away from the feature to the maximum extent possible and negative impacts on the natural feature and ecological functions have been minimized; or
- b) if the proposal is large in scale, involving a major intensification in land use or a major increase in land area, it is subject to Policies 7.B.1.10 to 7.B.1.12, 7.B.1.15 to 7.B.1.16 and 7.B.1.26.

Policy 7.B.1.28

In the Greenbelt Natural Heritage System, subject to the other Policies in this Plan, expansions to existing farm buildings and structures may be permitted within Fish Habitat and within Environmental Protection Areas other than Provincially Significant Wetlands and Life Science Areas of Natural and Scientific Interest and significant habitat of threatened and endangered species provided that:

- a) if the proposal is small in scale, there is no reasonable alternative, the expansion has been directed away from the feature as much as possible and negative impacts on the natural feature and ecological functions have been minimized; or
- b) if the proposal is large in scale, involving a major intensification in land use or a major increase in land area, it is subject to Policies 7.B.1.10 to 7.B.1.12, 7.B.1.15 to 7.B.1.16 and 7.B.1.26.

Policy 7.B.1.29

If a proposed single residential lot is to be located entirely within lands adjacent to a Core Natural Heritage System Component as identified in Table 7-1 the requirement for an Environmental Impact Study may be waived if the Regional Commissioner of Planning and Development is satisfied that standard mitigation measures can avoid negative impacts on the natural features and ecological functions of the Core Natural Heritage System Component and adjacent lands.

Policy 7.B.1.30

A new residence and accessory uses may be permitted on an existing lot of record located in whole or in part within an Environmental Conservation Area, Fish Habitat or adjacent lands thereto as set out in Table 7.1 if they are located, designed and constructed to minimize negative impacts on the natural features and ecological functions of the Component and adjacent lands.

Policy 7.B.1.31

Where a new mineral aggregate operation or an expansion to an existing operation is proposed outside the Greenbelt Natural Heritage System within an Environmental Conservation Area, a Potential Natural Heritage Corridor or Fish Habitat or within adjacent lands as set out in Table 7-1 the Environmental Impact

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Study will include consideration of:

- a) Whether the following will be maintained or enhanced before, during and after mineral aggregate extraction,
 - i) connectivity among Core Natural Areas and hydrologic features; and
 - ii) significant hydrologic features and functions; and
- b) How significant natural heritage features and ecological functions that would be affected will be replaced, on or off site, with features and functions of equal or greater ecological value that are representative of the natural ecosystem in that particular setting or ecodistrict.

Policy 7.B.1.32

Notwithstanding other policies of this Plan, within the Greenbelt Natural Heritage System:

- a) No new mineral aggregate operations and no wayside pits and quarries, or any ancillary or accessory use thereto, will be permitted within:
 - i) Significant wetlands;
 - ii) Significant habitat of endangered species and threatened species; and
 - iii) Significant woodlands unless the woodland is occupied by young plantation or early successional habitat as defined by the Ministry of Natural Resources. In this case, the application must demonstrate that the specific provisions of Policies 7.B.1.33 (b), (c) and 7.B.1.34 (c) have been addressed and will be met by the operation.

For the purposes of this Policy significant woodland means an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. The Provincial Ministry of Natural Resources will identify criteria to determine whether a woodland is significant.

Where a woodland is located on a site proposed for a new mineral aggregate operation, or on adjacent lands, the applicant shall have an evaluation of the woodland's significance prepared by a qualified biologist based on the above definition. The evaluation shall be prepared to the satisfaction of the Region, the local municipality and the Ministry of Natural Resources.

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- b) An application for a new mineral aggregate operation or new wayside pit or quarry may only be permitted in other Environmental Protection Areas, Fish Habitat and key hydrologic features and any vegetation protection zones associated with such features where the application demonstrates:
 - i) How ground and surface water features and their associated functions will be protected or enhanced; and
 - ii) That the specific provisions in Policies 7.B.1.33 (b), (c) and 7.B.1.34 (c) have been addressed, and that they will be met by the operation; and
- c) Any application for a new mineral aggregate operation, or expansion of an existing mineral aggregate operation shall demonstrate through an Environmental Impact Study prepared in accordance with Section 7.B.2, or through an equivalent study prepared to meet the requirements of the **Aggregate Resources Act**:
 - i) How connectivity among Core Natural Heritage System features and key hydrologic features 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; and
 - iii) How ground and surface water features will be protected or enhanced; and
- d) Expansion of an existing mineral aggregate operation may be permitted in the Greenbelt Natural Heritage System, including Core Natural Heritage System features and key hydrologic features, and in any associated vegetation protection zone, only if the expansion is consistent with the Provincial Policy Statement.

Policy 7.B.1.33

When operators are undertaking rehabilitation of mineral aggregate operation sites within the Unique Agricultural Areas in the Greenbelt Area the following provisions apply:

- a) The disturbed area of a site will be rehabilitated to a state of equal or greater ecological value, and for the entire site, long-term ecological integrity will be maintained or restored, and to the extent possible, improved;
- b) If there are Core Natural Heritage System features or key hydrologic features on the site, or if such features existed on the site at the time of application:

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- i) The health, diversity and size of these features will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health; and
 - ii) Any permitted extraction of mineral aggregates that occurs in a feature will be completed, and the area rehabilitated, as early as possible in the life of the operation.
- c) Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation shall meet the intent of 7.B.1.33 (b).

Policy 7.B.1.34 Final rehabilitation of mineral aggregate operations in the Greenbelt Natural Heritage System shall meet these additional provisions:

- a) 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 forest cover, which shall be representative of the pre-existing natural ecosystem in that particular setting or ecodistrict;
- b) Where there is underwater extraction, no less than 35% of the non-aquatic lands of each license is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict; and
- c) Rehabilitation will be implemented so that the connectivity of the Core Natural Heritage System and the key hydrologic features on the site and on adjacent lands will be maintained or restored, and to the extent possible, improved.

Policy 7.B.1.35 In supporting ecological restoration by the Niagara Peninsula Conservation Authority and other groups, priority shall be given to those projects that will maintain or enhance the features of the Core Natural Heritage System and water resources.

Policy 7.B.1.36 This Section of the Plan also shall apply when development or site alteration is proposed on lands in Niagara adjacent to a significant natural area in an adjoining municipality that is designated in that municipality's Official Plan or by the Ministry of Natural Resources.

7.B.2 Environmental Impact Studies

Policy 7.B.2.1 An Environmental Impact Study (EIS) required under this Plan shall be submitted with the development application and shall be prepared and signed by a qualified biologist or environmental planner in accordance with the *Environmental Impact Study*

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Guidelines (EIS Guidelines) adopted by Regional Council. Environmental Impact Studies respecting development in or adjacent to Environmental Conservation Areas within the Urban Area Boundaries shall be prepared to the satisfaction of the local municipality in consultation with the Region and the Niagara Peninsula Conservation Authority. Environmental Impact Studies respecting development in or adjacent to the remaining components of the Core Natural Heritage System shall be prepared to the satisfaction of the Region, in consultation with the appropriate local municipality and, where appropriate, the Conservation Authority.

Policy 7.B.2.2

An Environmental Impact Study shall include the following as outlined in the *EIS Guidelines*:

- a) A description of the existing environment including: an assessment of its setting in the broader landscape and the identification, analysis and evaluation of significant natural features and ecological functions, of significant surface and ground water features and hydrologic functions, and of the linkages among them; and;
- b) A description of the proposed development;
- c) A description of measures to avoid or, if avoidance is not possible, to minimize or mitigate negative impacts on the Core Natural Heritage System, including impacts on significant natural features and ecological functions, and on significant surface and ground water features and hydrologic functions;
- d) An assessment, with respect to standards set out in the *EIS Guidelines*, of the significance of the cumulative net environmental impacts expected over the long term after these measures have been implemented; and
- e) Recommendations on the advisability of proceeding with the development as proposed or modified.

Where the EIS deals with development or site alteration on adjacent lands as specified in Table 7-1 it shall include an evaluation of the ecological functions of the adjacent lands and of expected impacts on those functions.

The Terms of Reference for an EIS shall be submitted for review to the Region, the appropriate local municipality and, where appropriate, the Conservation Authority prior to preparation of the study.

Policy 7.B.2.3

The required scope and/or content of an EIS may be reduced, in consultation with appropriate planning authorities, where:

- a) The environmental impacts of a development application are

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thought to be limited; or

- b) Other environmental studies fulfilling some or all requirements of an EIS have been accepted by the Region and the appropriate local municipality.

Policy 7.B.2.4 The Commissioner of Planning and Development may:

- a) Circulate an EIS to the Ecological and Environmental Advisory Committee for review and comment; and
- b) Require an independent peer review of an EIS in accordance with the Guidelines for Peer Review approved by Regional Council, with costs to be borne by the applicant.

Policy 7.B.2.5 An EIS is not required for uses authorized under an Environmental Assessment process carried out in accordance with Provincial or Federal legislation.

7.C IMPLEMENTATION MEASURES

Policy 7.C.1 Plans of subdivision that had received draft approval as of the date of adoption of this Policy are not subject to the Policies in Sections 7.A and 7.B. If draft approval lapses or is withdrawn the Policies will apply to subsequent planning applications involving the subject lands. Where significant modifications to a draft plan are proposed such that the plan is recirculated for comment the revised plan should be designed to reduce significant negative impacts on the Core Natural Heritage System and adjacent lands.

7.C.1 Regional Operations

Regional Niagara will lead by example and demonstrate environmental responsibility in the following ways.

Policy 7.C.1.1 In all its operations the Region shall strive to maintain a healthy natural environment and protect, enhance or restore Niagara's natural heritage.

Policy 7.C.1.2 The Region shall minimize the consumption of energy and resources in its own operations and reuse and recycle energy and resources wherever possible.

Policy 7.C.1.3 The Region shall practice good stewardship by:

- a) Managing Regionally owned lands within or adjacent to the Core Natural Heritage System to maintain, restore or enhance the System's natural features and ecological functions;
- b) Maintaining a program of tree planting and naturalization on Regional properties and roads. Where trees must be removed at least two trees shall be planted for every tree

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removed, normally using native species from seed sources climatically similar to Niagara.

- Policy 7.C.1.4** The Region shall endeavour to reduce the use of pesticides for cosmetic purposes by:
- a) Phasing out pesticide use on Regionally-owned properties by January 1, 2007;
 - b) Promoting alternatives to the use of pesticides; and
 - c) Supporting and facilitating adoption of local municipal by-laws reducing or eliminating the use of pesticides for cosmetic purposes.
- Policy 7.C.1.5** The Region shall reduce the quantity of salt used on Regional roads to protect agriculture, water resources and natural vegetation and wildlife.
- Policy 7.C.1.6** The Region shall give priority to energy based on sources other than fossil fuels to meet its own energy needs and collect methane gas generated by Regional landfills for heating and/or generation of electricity.
- Policy 7.C.1.7** The Region, recognizing that excessive, unnecessary or misdirected outdoor lighting can have adverse impacts on the environment, the economy and human health as well as on the quality of the night sky, will investigate outdoor lighting and develop a strategy to address it.
- Policy 7.C.1.8** The Region shall aim to divert 65% of waste from landfill by 2012 through waste reduction, recycling and composting.

7.C.2 Integrated Environmental Planning and Development Review

The ecosystem approach set out in Policy 7.A.1 provides the framework for environmental planning and development review. The environmental planning process involves:

1. Watershed Studies to guide development and conservation at a broad landscape level;
2. Environmental Planning Studies providing more detailed guidance for smaller areas such as communities or neighbourhoods; and
3. The preparation of site-specific studies for individual development applications.

These studies are linked to specific stages in the planning and development review process.

Watershed and Environmental Planning Studies will recommend policies for incorporation in Regional and local planning documents for use in development review

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at the site-specific level. Site specific studies for individual development applications, where needed, will be expected to address these policies. For small scale development proposals, such as individual severances, site-specific studies may not be needed where these policies can be met through appropriate design and construction measures.

Policy 7.C.2.1 The Region, in partnership with the Niagara Peninsula Conservation Authority and appropriate local municipalities, shall ensure that Watershed Studies are prepared for major watersheds in consultation with landowners, community groups and other public agencies and shall include:

- a) Inventory, analysis and assessment of ecological features and functions affecting the watershed;
- b) Identification of key issues and objectives;
- c) A water budget and water conservation plan;
- d) Recommendations on actions needed to maintain and enhance ecosystem health and integrity, including policies to be incorporated into municipal planning documents; and
- e) Identification of subwatershed boundaries and establishment of guidelines and terms of reference for additional studies if needed.

Policy 7.C.2.2 Where major changes in land use or municipal plans are proposed for an area, such as an urban boundary expansion or a secondary plan, an Environmental Planning Study (EPS) shall be prepared. It shall address the guidelines and terms of reference established through relevant watershed plans and shall include:

- a) An environmental inventory and assessment;
- b) A recommended environmental management strategy to maintain, enhance and restore ecological health and integrity within the study area;
- c) A recommended development plan identifying where development may take place, environmental features and functions to be maintained or restored, and appropriate policies;
- d) Recommendations for amendments to Regional and local planning documents; and
- e) A monitoring plan to assess environmental health during and after development.

An Environmental Planning Study shall not be required for an individual site-specific development proposal.

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- Policy 7.C.2.3** Environmental Planning Studies also may be prepared with the assistance of the Ministry of Natural Resources or its designate to support Federal and Provincial management and recovery plans for threatened and endangered species.
- Policy 7.C.2.4** Watershed and Environmental Planning Studies shall be implemented through amendments to Regional and local official plans, as appropriate, and through secondary plans and zoning by-laws providing guidance and direction for:
- a) The review of applications for development or site alteration;
 - b) Servicing and infrastructure proposals; and
 - c) The Region's support for environmental stewardship, restoration and other measures.
- Policy 7.C.2.5** When a significant development such as a golf course, a residential subdivision or a large commercial, industrial or institutional development is proposed that requires a number of different environmental studies a report shall be submitted with the application providing an integrated review of the environmental issues and the interrelationships among them. Such a report shall not be required where an equivalent review has been prepared for the proposal under Federal or Provincial legislation such as the Environmental Assessment Act or the Aggregates Resources Act review.
- Policy 7.C.2.6** Within the area covered by the Niagara Escarpment Plan the requirements of that Plan, as amended from time to time, shall prevail.
- Policy 7.C.2.7** Notwithstanding Policy 7.C.2.6, where Regional or local municipal planning policies conform with the policies of the Niagara Escarpment Plan but are more restrictive, those Regional or local policies shall take precedence.
- Policy 7.C.2.8** In order to provide more effective means to ensure that measures to protect the natural environment identified through the planning process are properly implemented the Region:
- a) Shall encourage local municipalities to ensure that development within the Core Natural Heritage System and adjacent lands is subject to either subdivision or site plan approval; and
 - b) May require an applicant to enter into a development agreement or conservation easement, or provide financial security, to ensure implementation of mitigation measures.
- Policy 7.C.2.9** The Region shall maintain an Ecological and Environmental Advisory Committee (EEAC) consisting of members of Regional

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Council plus members of the public with technical expertise, experience and academic qualifications related to environmental conservation. EEAC shall provide timely technical advice to Regional Council on environmental matters as well as respond to requests from local municipalities.

Policy 7.C.2.10 Local municipalities shall be encouraged to employ such measures as parkland dedications, density bonuses, transfer of development rights, land acquisition and exchange, holding provisions and conservation easements to facilitate environmental conservation in the development process, including the protection of Core Natural Areas.

7.C.3 Supporting Stewardship

Policy 7.C.3.1 The Region, in partnership with other organizations, shall encourage landowners to use environmentally-sensitive measures to protect and enhance natural heritage and water resources.

Policy 7.C.3.2 The Region shall encourage farmers to prepare and implement Environmental Farm Plans and shall support Provincial and Federal funding for the Environmental Farm Plan program and similar programs.

Policy 7.C.3.3 The Region shall encourage the Federal and Provincial governments to support environmental stewardship through programs such as:

- a) The Conservation Land Tax Incentive Program;
- b) The Managed Forest Tax Incentive Program; and
- c) Tax relief for ecological gifts under the Federal **Income Tax Act**.

Policy 7.C.3.4 The Region shall:

- a) promote natural landscaping and use of native plants from seed sources climatically similar to Niagara and encourage others to do likewise, and

- b) discourage planting of invasive non-native species.

Policy 7.C.3.5 The Region shall:

- a) recognize that the Provincial government has delegated responsibility for hazard land management to the Niagara Peninsula Conservation Authority; and

- b) encourage the Authority as an important partner to focus on land and water management, ownership of conservation lands, environmental stewardship and restoration and

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landowner education supporting the municipal planning program for development and conservation.

7.D Mineral Resources

The Niagara Region is fortunate in having large deposits of sand, gravel, stone and shale as illustrated on the sketch maps. These mineral resources play a significant role in the Region's economy in providing necessary raw materials for buildings, roads and other construction projects. Policies for mineral resources are intended to ensure that these natural resources are available for future use and that their management is compatible with the natural and human environment.

The **Pits and Quarries Control Act**, 1971, provides that:

- (a) all pit and quarry operations must obtain a Provincial license and must meet the landscaping, buffering and setback regulations of the Province; and
- (b) pit and quarry operations must prepare and follow plans for the future rehabilitation of their pit or quarry and must contribute funds to ensure that the rehabilitation measures are carried out.

There are now nine sand and gravel pits and eleven stone quarries within the Niagara Region operating under the provisions of the above **Pits and Quarries Control Act**. Approximately four million tonnes of aggregate have been extracted annually in recent years.

Other mineral resources found in the Region are peat and natural gas. There is a large peat-harvesting operation in the Wainfleet Marsh. A small amount of natural gas is produced from the southern portion of the Niagara Region and offshore Lake Erie. Natural gas is also stored underground in this Region to help provide for peak wintertime usage.

Objectives for Mineral Resources

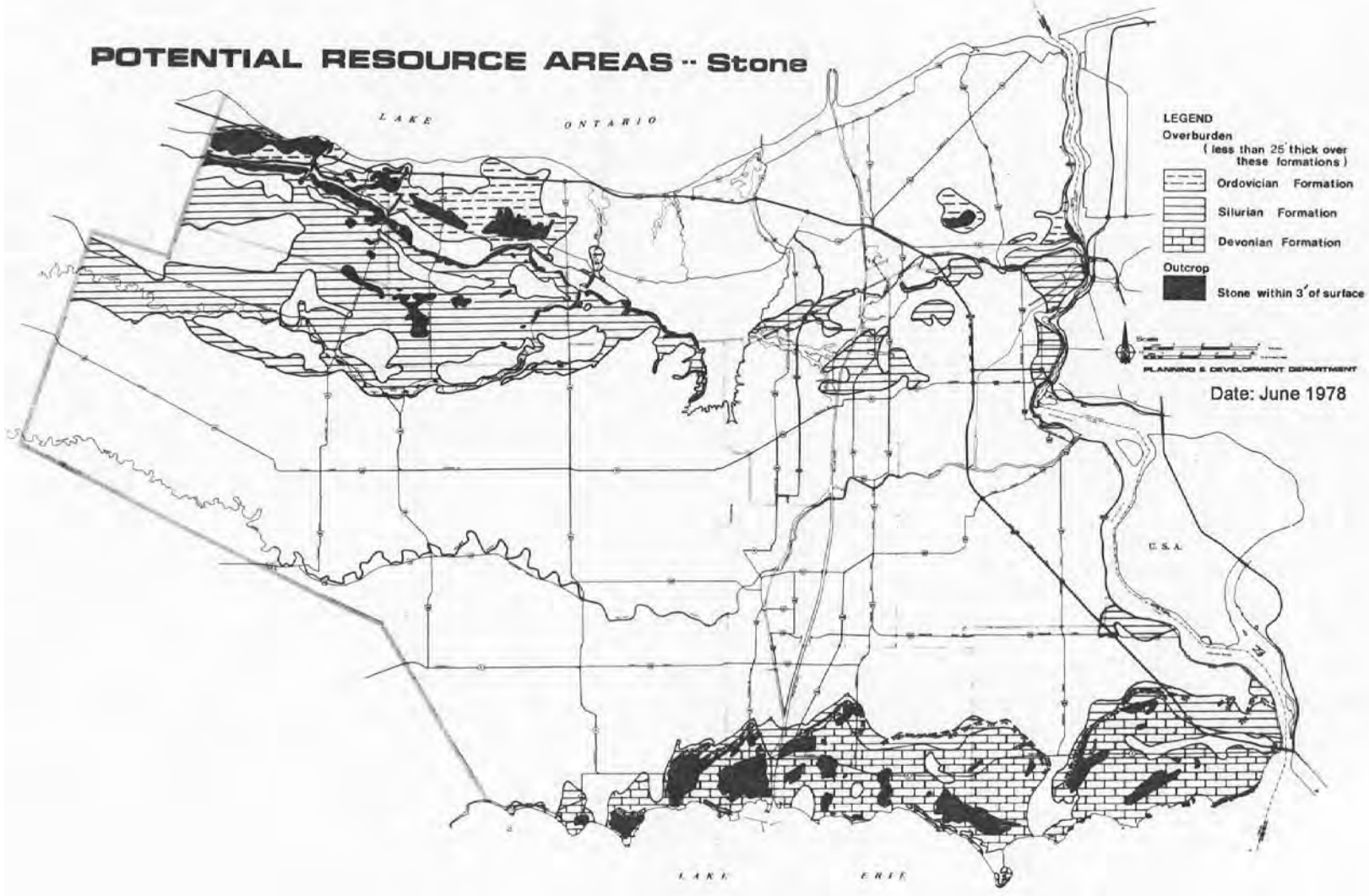
Objective 7.D.1 To ensure an adequate supply of mineral resources (including sand, gravel, stone and shale) for the short-term and long-term construction, chemical, and metallurgical needs within the Niagara Region.

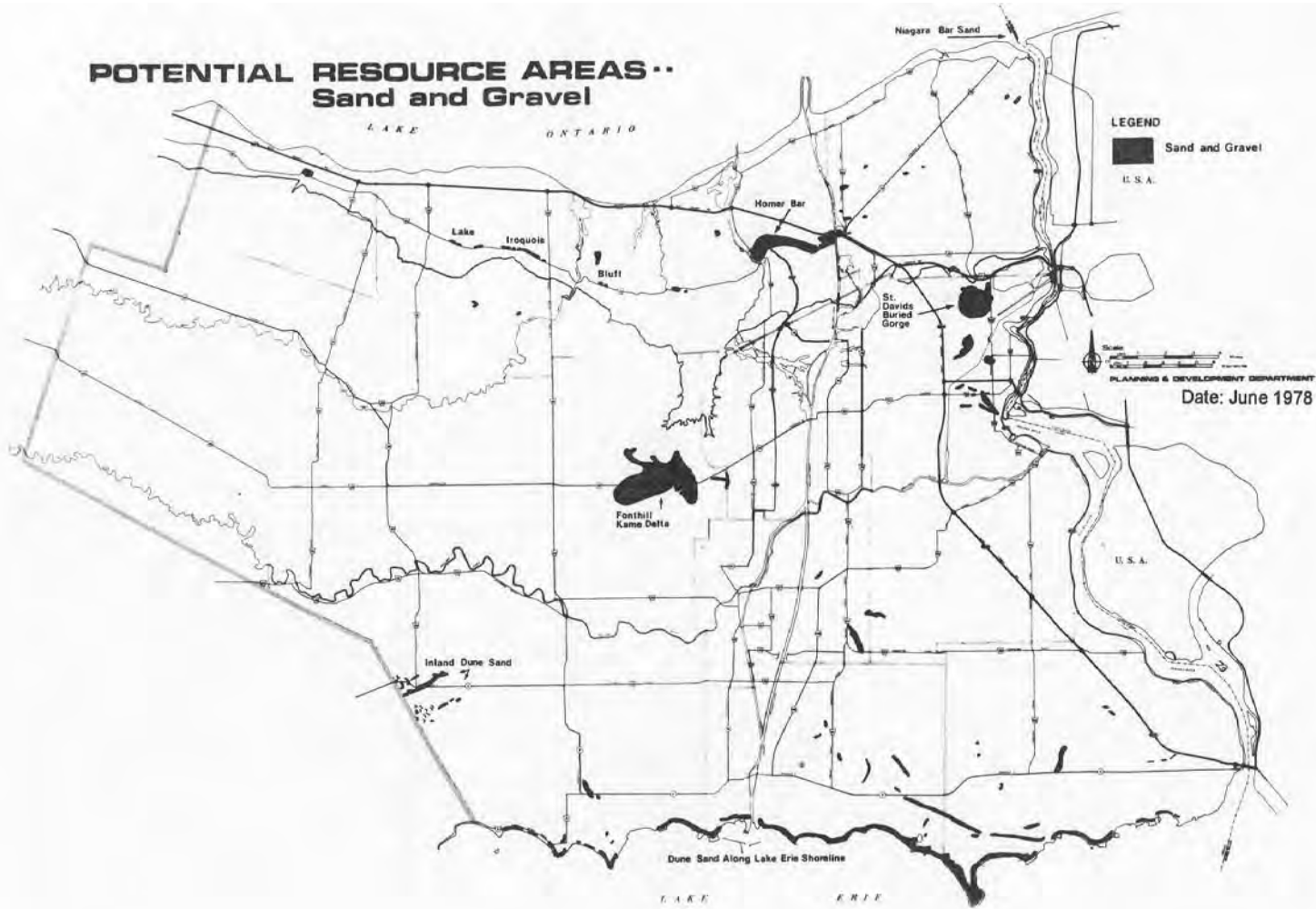
Objective 7.D.2 To ensure the suitable location, operation and rehabilitation of mineral extraction activities in order to minimize conflicts with both the natural and human environment of the Region.

Policies for Mineral Resources

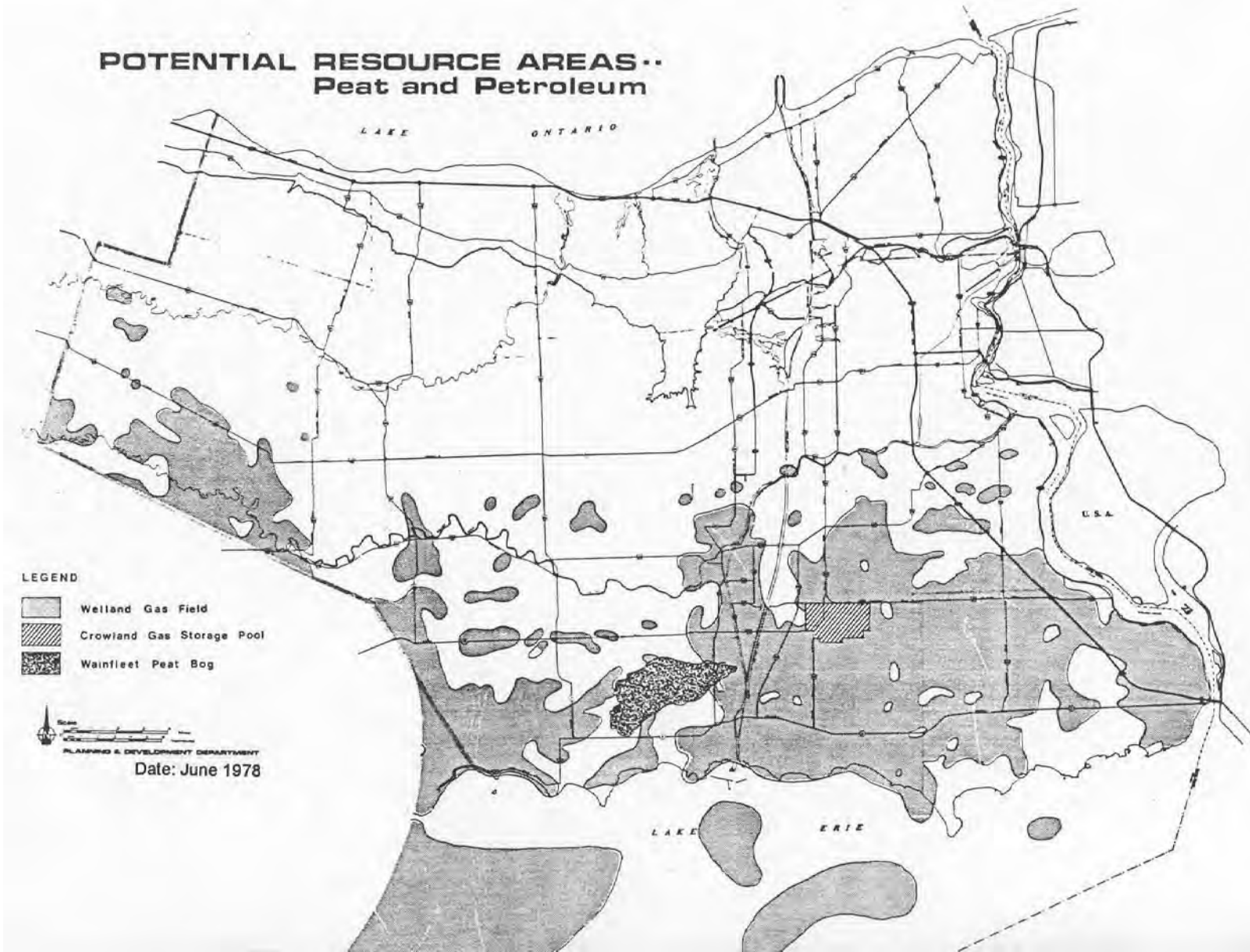
Policy 7.D.1 The Region accepts that all the currently licensed pits and quarries within the Niagara Region may continue within the limits of the land areas presently licensed, and subject to continuing satisfactory operating and rehabilitation procedures. (Licensed pits and quarries are shown approximately on the accompanying map, "Mineral Resources".)

POTENTIAL RESOURCE AREAS -- Stone

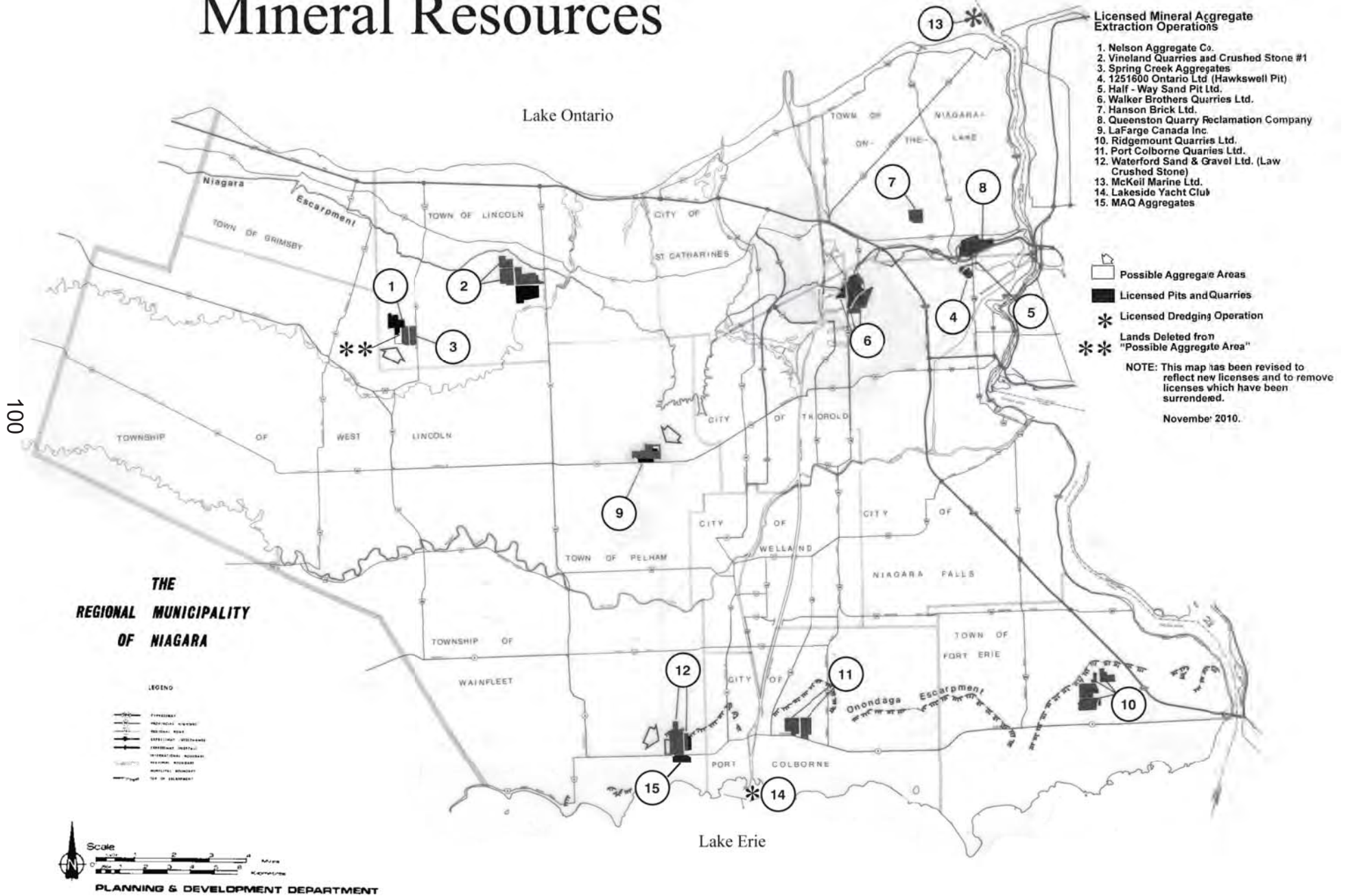




POTENTIAL RESOURCE AREAS** Peat and Petroleum



Mineral Resources



- Licensed Mineral Aggregate Extraction Operations**
1. Nelson Aggregate Co.
 2. Vineland Quarries and Crushed Stone #1
 3. Spring Creek Aggregates
 4. 1251600 Ontario Ltd. (Hawkswell Pit)
 5. Half - Way Sand Pit Ltd.
 6. Walker Brothers Quarries Ltd.
 7. Hanson Brick Ltd.
 8. Queenston Quarry Reclamation Company
 9. LaFarge Canada Inc.
 10. Ridgemount Quarries Ltd.
 11. Port Colborne Quarries Ltd.
 12. Waterford Sand & Gravel Ltd. (Law Crushed Stone)
 13. McKeil Marine Ltd.
 14. Lakeside Yacht Club
 15. MAQ Aggregates

- Possible Aggregate Areas
 - Licensed Pits and Quarries
 - Licensed Dredging Operation
 - Lands Deleted from "Possible Aggregate Area"
- NOTE: This map has been revised to reflect new licenses and to remove licenses which have been surrendered.
November 2010.

THE REGIONAL MUNICIPALITY OF NIAGARA

LEGEND

- FUTURE ROAD
- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD
- EXPRESSWAY / INTERCHANG
- CANTONMENT / RAILWAY
- INTERNATIONAL BOUNDARY
- REGIONAL BOUNDARY
- MUNICIPAL BOUNDARY
- TOP OF ESCARPMENT



PLANNING & DEVELOPMENT DEPARTMENT

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Policy 7.D.2 The Region will consider new pits and quarries or the expansion of existing pits and quarries within either the "possible aggregate areas" which are shown in a general way on the Mineral Resources map, or elsewhere in the Region. In addition, within the Niagara Escarpment Plan area any proposed new pit or quarry shall conform with the Niagara Escarpment Plan policies.

Policy 7.D.3 Other uses within possible aggregate areas will be restricted, insofar as possible, to existing uses plus agricultural, open space, and forestry uses which do not involve significant new building. The intent is to limit the establishment of uses or activities whose presence would either prevent or conflict with the possible development of a pit or quarry extraction operation. In addition, within the Niagara Escarpment Plan area, land uses are restricted to uses that are permitted in the Niagara Escarpment Plan policies.

Policy 7.D.4 Only those uses permitted under Section 6.A, Policies for Agriculture, and Niagara Escarpment Plan policies within the Niagara Escarpment Plan area, should be considered for areas adjacent to either licensed pits and quarries or possible aggregate areas which are outside the urban areas boundaries of local municipalities as shown in this Plan.

Also, in areas adjacent to or in known deposits of mineral aggregate resources, development and activities which would preclude or hinder the establishment of new operations or the expansion of existing operations or access to the resources shall only be permitted if:

- (a) Resource use would not be feasible; or
- (b) The proposed land use or development serves a greater long-term public interest; and
- (c) Issues of public health, public safety and environmental impact are addressed.

Policy 7.D.5 Applications for licenses to open new pits or quarries and applications for changes to or expansions of existing licensed pits or quarries will be considered in relationship to the Niagara Escarpment Plan policies within the Niagara Escarpment Plan area and to the following conditions:

- (a) compliance with the provisions of other policies in this Plan including Policies 7.B.1.31 to 7.B.1.34 inclusive in Section 7 of this Plan;
- (b) compatibility with surrounding land uses;
- (c) the impact on the natural environment including surface watercourses and groundwater;
- (d) the proposed manner of operation, site plan, and rehabilitation;

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- (e) the proposed haulage roads and the possible effect on the roads concerned and on adjacent development.

Policy 7.D.5.1 Notwithstanding any provisions in the Section 7.D to the contrary:

- (a) No new mineral aggregate operations, wayside pits and quarries or any ancillary or accessory use thereto will be permitted between Lake Ontario and the Niagara Escarpment Plan Area.
- (b) A new mineral aggregate operation or wayside permit or the expansion to an existing operation may only be considered on primary and secondary selected sand and gravel resources on the Fonthill Kame, in the Town of Pelham, as identified by Aggregate Resource Inventory Paper #4 if the applicant demonstrates that:
 - i. Substantially the same land area will be rehabilitated back to an agricultural condition which allows for the same range and productivity of tender fruit or grape crops common in the area; and
 - ii. The micro climate on which the site and the surrounding area may be dependent for tender fruit and grape crop production will be maintained.
- (c) A new mineral aggregate operation or the expansion of an existing operation shall only be permitted in Unique Agricultural Areas not identified under clauses (a) and (b) above where the applicant demonstrates the following:
 - i. The physical characteristics of the proposed site allow for the rehabilitation of the property back to an agricultural condition, which allows for the same range and productivity of tender fruit and grape crops common in the area, and allow for the microclimate on which the site and surrounding area may be dependent for grape and tender fruit production to be maintained; or
 - ii. If the physical characteristics of the proposed site will not allow for the rehabilitation of the property back to an agricultural condition, which allows for the same range and productivity of tender fruit and grape crops common in the area, and will not allow for the micro climate on which the site and the surrounding area may be dependent for tender fruit and/or grape production to be maintained, the applicant shall consider alternative locations; and
 - iii. Where other alternatives have been considered by the applicant and found unsuitable, and in situations where complete agricultural rehabilitation to the same level of tender fruit and grape production is not possible due to the depth of planned extraction or a substantial aggregate deposit below

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the water table warranting extraction, agricultural rehabilitation in the remaining licensed area will be maximized as a first priority to allow production of tender fruit and grape crops.

Policy 7.D.5.2 Notwithstanding the provisions contained in Section 7.D, any expansion of the extraction area for the Reeb Quarry (M.A.Q. Aggregates Quarry) into the portion of the licensed area located approximately 425 metres east of Bessey Road on the northwestern part of Concession 1, Lot 2 in the Township of Wainfleet is not permitted and will not be considered without an amendment to the Regional Policy Plan and the Township of Wainfleet Official Plan.

No extraction will be permitted in any portion of Phase 2 of the licensed area located east of Bessey Road including any removal of wooded areas or change in grade until such time as it is determined by the Ministry of Natural Resources and to the satisfaction of the Region, based on an independent peer review prepared at the licensee's expense, that the objectives and targets set out in the Woodland Restoration Plan have been achieved.

Notwithstanding the above, not earlier than 15 years from the date the license is granted, MAQ or the holder of the license at such time may request that the Region consider permitting extraction to proceed into Phase 2A as referenced on the site plans, if the objectives and targets of the Woodland Restoration Plan have been achieved to the date of the request. If in the opinion of the Region, the said targets have been achieved to the date of the request and MAQ or the holder of the license at that time submits a report to the Region from a qualified expert that the proposed extraction in Phase 2A will not impact upon the restored woodlot or impair the Woodland Restoration Plan (said report subject to peer review by the Region at the expense of the license holder), the Region will advise the Ministry of Natural Resources that the license should be amended to allow for extraction in Phase 2A.

Notwithstanding that the existing woodlot on the subject lands is not designated as Environmental Conservation Area, there shall be no extraction of materials, regarding or removal of any of the vegetation, other than that which may be required as part of the Woodland Restoration Plan, until such time as the objectives in the Woodland Restoration Plan have been satisfactorily completed in full or extraction of Phase 2A is complete, whichever is later.

Policy 7.D.6 The Region desires full consultation among the Ministry of Natural Resources, the Region, the area municipalities and pit and quarry applicants before the licenses are issued or changed, to ensure that proposed new or expanded pit and quarry operations are found to be on satisfactory sites and that the rehabilitation plans are found suitable. Policies of local official plans and comments by area municipalities will be taken into account. In addition, within the Niagara Escarpment Plan

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area any pit and quarry application shall conform with the Niagara Escarpment Plan policies.

- Policy 7.D.7** The Region encourages progressive rehabilitation of operating pits and quarries, that is, the simultaneous stripping, extraction, and rehabilitation of licensed areas. The rehabilitation of the pit or quarry should be compatible with the surrounding land uses.
- Policy 7.D.8** In the case of adjacent pit or quarry operations, the Region will, wherever practical, encourage the removal of all economically viable material between the pits, and encourage continuous and harmonious rehabilitation.
- Policy 7.D.9** Where two extractive operations are separated by a Regional road, the feasibility of allowing the producers to temporarily re-route and then replace the road at a lower elevation will be considered to enable operators to remove viable material between the operations.
- Policy 7.D.10** Wayside pits and quarries which are to be operated by a public authority or under agreement by an agent of a public authority for public road purposes may be permitted temporarily in all parts of the Region except in environmentally sensitive areas as shown in this Plan. In addition, within the Niagara Escarpment Plan area any wayside pit and quarry application shall conform with the Niagara Escarpment Plan policies. Such public authority should inform the area municipality and the Region of its intentions and respond to any comments made before the opening of a wayside pit or quarry.
- Policy 7.D.11** All pits and quarries and wayside pits and quarries are subject to the **Pits and Quarries Control Act**, 1971, and Regulations as amended.
- Policy 7.D.12** The Region will request area municipalities to establish land-use designations and by-laws for pits and quarries to conform with the policies and maps in this Plan.
- Policy 7.D.13** Where a new pit or quarry or an extension to an existing licensed pit or quarry are to be located outside a possible aggregate area, an amendment to this Plan is required.
- Policy 7.D.14** All the lands shown on the Mineral Resources map as Possible Aggregate Area, located south of Mountain Road and west of the Trans Canada Pipeline in the City of Niagara Falls, shall be rehabilitated in a progressive and sequential manner for agricultural use following licensing and extraction. Any rehabilitation for uses other than agriculture shall require an Amendment to the Regional Niagara Policy Plan. (The reference to Mountain Road refers to the road alignment as it existed prior to the fall of 2001.)
- Policy 7.D.14.1** Notwithstanding the provisions of Section 6 - Agriculture and Rural Areas and above Policy 7.D.14 Environmental: Mineral Resources in the Regional Niagara Policy Plan, a landfill and ancillary facilities for the disposal of non-hazardous solid waste is permitted in accordance

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with approvals under the **Environmental Assessment Act** and **Environmental Protection Act**, on an 85.68 hectare property (53.9 hectare landfill footprint limit) generally located north of Thorold Stone Road, west of Taylor Road, south of former Mountain Road and east of Thorold Townline Road in the City of Niagara Falls (Township lots 31, 49, 50 and 66 in former Township of Stamford). The after use of the property following land filling, if other than agriculture, will require an amendment to this Plan.

Peat Extraction

Policy 7.D.15 The Region requests the Province to enact enabling legislation to include peat extraction as mineral extraction under the **Pits and Quarries Control Act**.

7.E Recreation and Open Space

Objectives for Recreation and Open Space

Objective 7.E.1 To ensure sufficient recreational, open space and park areas within the Region to meet the leisure needs and desires of present and future residents and visitors.

Policies for Recreation and Open Space

Policy 7.E.1 The Region considers that its major role in recreation and open space should be related to co-ordination of the activities of the various public agencies involved, especially when the areas are of regional significance or transcend the boundaries of individual local municipalities.

Policy 7.E.2 The Region recognizes that the primary role of local municipalities in the field of recreation and open space should be the development of policies and programs for the acquisition, use, management and distribution of recreation and open space areas which best serve the needs of the residents of that municipality.

Policy 7.E.3 The Region may provide funding for land acquisition in cases where this cannot be accomplished through other agencies. Wherever possible, acquisition programs shall be in co-operation with other agencies and shall use available cost-sharing programs. The Region will also seek the necessary legislative changes to permit such funding.

Policy 7.E.4 The Region will evaluate the potential of all public lands including property owned by the St. Lawrence Seaway Authority, the Federal Department of National Defense, the public utilities, and the Region for recreation and open space uses. Those lands considered desirable for recreation and open space uses should be retained in public ownership with the operational responsibility transferred through lease or other agreements if necessary to the appropriate recreation, conservation or park agency.

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Policy 7.E.5 Arrangements for the multiple use of publicly-owned lands with recreation potential will be made, wherever possible, recognizing both the needs of the public agency owning the lands and the desirability of recreational uses. The possibility of developing a walking or riding trail system using public utility rights-of-way and the St. Lawrence Seaway Authority lands will be explored.

Policy 7.E.6 The Region supports and encourages continued liaison between the Ministry of Natural Resources, the Ministry of Citizenship, Culture and Recreation, the Niagara Parks Commission, local municipalities, other relevant agencies, and the Region in the acquisition, use and management of recreation and open space lands and the development of recreation programs and activities.

Policy 7.E.7 A continuous pedestrian route generally following the Bruce Trail should be protected along the Niagara Escarpment, recognizing and protecting the rights of the property owners involved.

Policy 7.E.8 The Niagara Escarpment Plan sets out the policies and framework for a Niagara Escarpment Parks System stretching from Queenston to Tobermory. The Parks System is the responsibility of, and coordinated by the Ministry of Natural Resources and includes 105 parks managed by several public agencies. The Bruce Trail is an essential component of the Parks system linking parks and natural features. A summary of the Parks System concept is provided in the Niagara Escarpment Plan. The following is a list of the Escarpment Parks within the Niagara Region:

- Beamer Memorial Conservation Area
- Mountainview Conservation Area
- Cave Springs
- Ball's Falls Conservation Area
- Louth Conservation Area
- Rockway Conservation Area
- St. John's Conservation Area
- Short Hills Provincial Park
- Thirty Mile Creek
- Welland Canal
- Woodend Conservation Area
- Queenston Quarry
- Woolverton Conservation Area
- Queenston Heights (Brock's Monument)

7.F Historic Sites and Buildings

Objectives for Historic Sites and Buildings

Objective 7.F.1 To preserve buildings, communities and other sites of significant historic and architectural interest.

Policies for Historic Sites and Buildings

- Policy 7.F.1** The Region will encourage local municipalities to take advantage of the provisions of **The Ontario Heritage Act** regarding the designation and protection of historic and architecturally significant buildings and sites.
- Policy 7.F.2** The Region, in co-operation with other levels of government and concerned private groups, will identify, inventory and evaluate sites and buildings of major historic and architectural significance.
- The Region, in consultation with Provincial and Federal personnel, will establish a sub-committee to assist in the identification and evaluation of sites and buildings of historic and architectural significance.
- Policy 7.F.3** The Region will carefully review development proposals which might impair the historic or architectural character of sites and buildings evaluated as being of significant interest.
- Policy 7.F.4** Each area municipality should provide policies in its official plan for the protection of sites and buildings which have historical or architectural significance. There should be provision for the area municipality to delay the demolition or extensive alteration of significant sites or buildings for a specific period to allow time for negotiations or public purchase.
- Policy 7.F.5** The public works and projects of all levels of government should wherever possible be in harmony with the character of historic and architecturally significant buildings and communities.