

CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW 2023-43

A BY-LAW TO ADOPT AMENDMENT NO. 3 TO THE OFFICIAL PLAN FOR THE COUNTY OF DUFFERIN.

WHEREAS the Planning Act, R.S.O. 1990, c.P.13, as amended, permits the County of Dufferin to adopt an Official Plan or amendments thereto;

AND WHEREAS County Council at its meeting on July 13, 2023, decided to adopt County Official Plan Amendment No. 3 to the Dufferin County Official Plan, March 2015;

The Council of County of Dufferin HEREBY ENACTS as follows:

1. County Official Plan Amendment No. 3 to the Dufferin County Official Plan, March 2015, consisting of the text attached hereto as Schedule "A" is hereby adopted.
2. Dufferin County Official Plan Amendment No. 3 is subject to approval by the Minister of Municipal Affairs.
3. Schedule "A" attached hereto and forming part of this By-law constitutes Dufferin County Official Plan Amendment No. 3.

READ a first, second and third time and finally passed this 13th day of July, 2023.

Original signed by:

Wade Mills, Warden



Michelle Dunne, Clerk

**AMENDMENT NO. 3
TO THE DUFFERIN COUNTY
OFFICIAL PLAN**

Location: This Official Plan Amendment applies to the entire corporate limits of the County of Dufferin.

Date: July 13, 2023

Approval Authority: Ontario Ministry of Municipal Affairs and Housing

AMENDMENT NO. 3

To the Dufferin County Official Plan

The attached, constituting Amendment No. 3 to the Dufferin County Official Plan, as authorized by the provisions of Section 26 of the Planning Act, R.S.O. 1990, c.P.13, was adopted by Council of Dufferin County by By-law 2023-43 on the 13th day of July 2023 in accordance with the Planning Act, R.S.O. 1990, c.P.13.

AMENDMENT NO. 3

To the Dufferin County Official Plan

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the text which constitutes Amendment No. 3

PART C - THE APPENDICES - do not constitute part of this Amendment.

AMENDMENT NO. 3

To the Dufferin County Official Plan

PART A - THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment is to update the policies and land use schedules of the Official Plan to conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and implement the County's Land Needs Assessment completed as part of the Dufferin County Municipal Comprehensive Review. Specifically, Schedule B and B1 implement the expanded settlement areas of the Township of Grand Valley and the Town of Shelburne and provide Employment Land designations throughout the County; Schedule C implements refinements to the Prime Agricultural Lands throughout the County; and Schedule E and E1 implement the Natural Heritage System for Dufferin County. Amendments to the text of the Official Plan are included to ensure policies related to Prime Agricultural Lands and Natural Heritage System reflect the updated Schedules.

2.0 LOCATION

The Amendment applies to the entire corporate limits of Dufferin County.

3.0 BASIS OF THE AMENDMENT

The County of Dufferin Official Plan was adopted in 2015. New Official Plans are required to be reviewed and updated within ten years of adoption, however the release of an updated Growth Plan in 2017 included a requirement for upper-tier municipalities to update their Official Plans to conform by July 2, 2022. The Growth Plan includes direction to Upper-tier municipalities to implement Provincial mapping of Prime Agricultural Areas and the Natural Heritage System.

The County undertook consultation with local Municipalities within the County to inform the refinement of Prime Agricultural Lands and the Natural Heritage System. A Comprehensive Review was also undertaken to update population and

employment growth allocations for each local municipality in the County. This resulted in direction to expand the settlement areas of Grand Valley and Shelburne as identified in the amendment.

PART B - THE AMENDMENT

4.0 DETAILS OF THE AMENDMENT

The document known as the Dufferin County Official Plan hereby amended:

- 1) In Section 1.1.5(c) by inserting, "Prime" before "Agricultural Areas";
- 2) In Section 1.2(4) by inserting, "Prime" before "Agricultural Areas";
- 3) In Section 1.2(8), under "Schedules" by inserting, "Prime" before "Agricultural Areas";
- 4) Section 3.5.1.2 Shelburne Urban Settlement Area Expansion is deleted.
- 5) In Section 3.6.2(a):
 - a) by deleting, "in a local municipal official plan";
 - b) by inserting, "only be required for lands that are designated Employment Area by this Plan" after "An Amendment to this Plan will"; and
 - c) by deleting, "not be required to implement an employment area conversion that is within a settlement area in a local municipal official plan".
- 6) In Section 4.0(a), by inserting, "Prime" before "Agricultural Areas";
- 7) In Section 4.1(b), by inserting, "and Rural" after "agricultural";
- 8) In Section 4.2, by inserting, "Prime" before "Agricultural Areas" in the heading;
- 9) In Section 4.2, by deleting the first sentence of the first paragraph and replacing it with, "Lands within the Prime Agricultural Area are designated on Schedule C. The designation consists of areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through

7 lands and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture”;

- 10) In Section 4.2, by inserting, “Prime” before “Agricultural Areas” in the second paragraph;
- 11) In Section 4.2.1, by inserting, “Prime” before “Agricultural Areas”;
- 12) In Section 4.2.2, by inserting, “Prime” before “Agricultural Areas” in the first sentence and in point (l);
- 13) In Section 4.2.3, by inserting, “Prime” before “Agricultural Areas” in the first sentence and in points (b) and (d);
- 14) In Section 4.2.3.1, by inserting “Prime” before “Agricultural Areas” in the heading, in the second sentence, in the third sentence and in point (vi);
- 15) In Section 4.2.5, by inserting “Prime” before “Agricultural Areas” in the heading, in the second paragraph, in point (a) and point (e);
- 16) In Section 4.4.4(b), by inserting “Prime” before “Agricultural Areas”
- 17) In Section 5.0, by deleting the second sentence and replacing it with, “The Plan implements a County-wide *Natural Heritage System* to support the overall diversity and interconnectivity of the natural heritage features and areas”;
- 18) In Section 5.1(b), by deleting “and foster the creation of an enhanced and connected natural heritage system”;
- 19) In Section 5.1(c), by deleting, “undertake the preparation of” and replacing it with, “implement”, and by deleting “strategy”;
- 20) In Section 5.1, by deleting, “Strategy Framework” from the heading, and by deleting the first three paragraphs and replacing them with the following and renumbering subsequent points as necessary:

“A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region’s natural heritage

and biodiversity.

The Dufferin County Natural Heritage System is implemented through the following:

- a) **Schedule E** identifies specific Natural Heritage Features, such as Provincially Significant Wetlands, Areas of Natural and Scientific Interest, woodlands, and unevaluated wetlands which should form the basis for the identification of the *natural heritage system*. The identification of natural heritage features and areas, and related policies are provided in Section 5.3.
 - b) **Schedule E1** illustrates the County-wide *Natural Heritage System*, which includes the *Provincial Plan natural heritage systems*, as well as the natural heritage features and areas that are identified on Schedule E, in addition to watercourses, and associated flooding hazards, steep slopes, unstable soils and erosion hazards, which establish linkages between the natural heritage features and areas. The *Provincial Plan natural heritage systems* include the Escarpment Natural Area and Escarpment Protection Area of the Niagara Escarpment Plan, the Natural Heritage System of the Greenbelt Plan, and the Natural Core Area and Natural Linkage Area of the Oak Ridges Moraine Conservation Plan."
- 21) In Section 5.3 (b), under the heading "Determining Significance", by deleting "does not contain criteria" and replacing it with "includes criteria in Section 5.3.4.1", and by deleting, "The County will establish the criteria for determining significance at the time a natural heritage system strategy is undertaken. In the interim, at the time of application where woodlands have been identified, the determination of significance will be based on criteria provided in the Natural Heritage Reference manual and local municipal official plans";
 - 22) In Section 5.3 (c), under the heading "Determining Significance", by deleting "does not contain" and replacing it with, "includes", and by deleting, "The County will establish the criteria for determining significance at the time a natural heritage system strategy is undertaken. In the interim, at the time of application where valleyland areas or wildlife habitat areas have been identified, the determination of

significance will be based on criteria provided in the Natural Heritage Reference manual and local municipal official plans”;

- 23) By inserting a new Section 5.3.4.1, as follows:

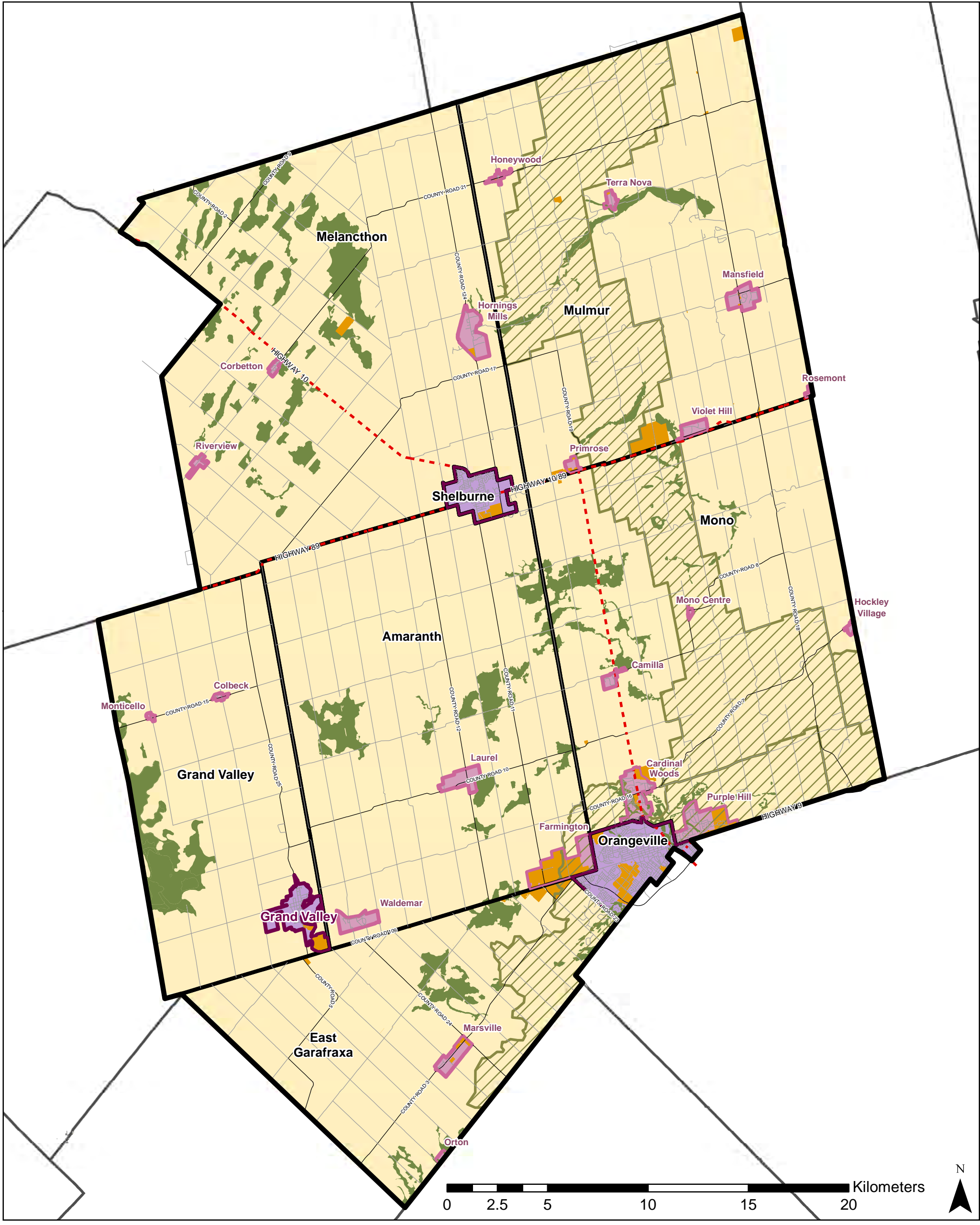
5.3.4.1 Criteria for Identifying Significant Woodlands

The following criteria shall be followed when evaluating wetlands to determine if they are to be considered “significant” for the purposes of implementing the policies of this Plan. A Woodland shall generally be considered significant if an evaluation undertaken by a qualified professional determines that:

- a) The Woodland accounts for between 5-60% of the land cover and is between 2 to 50 hectares in area;
- b) The ecological function of the Woodland includes:
 - i. any interior habitat where woodlands cover less than about 15% of the land cover
 - ii. 2 ha or more of interior habitat where woodlands cover about 15–30% of the land cover
 - iii. 8 ha or more of interior habitat where woodlands cover about 30–60% of the land cover
 - iv. 20 ha or more of interior habitat where woodlands cover more than about 60% of the land cover
- c) a portion of the woodland is located within 30 m of another significant natural feature or fish habitat;
- d) the Woodland is located within a natural heritage system or provides a connecting link between two other significant features, within 120 m of the Woodland;
- e) the Woodland is located within a sensitive or threatened watershed or within 50m (or top of valley bank if greater) of a sensitive groundwater discharge, sensitive recharge, sensitive headwater area, watercourse or fish habitat;
- f) the Woodland contains:
 - i. a naturally occurring composition of native forest species that have declined significantly south and east of the Canadian Shield and meet minimum area
 - ii. a high native diversity through a combination of composition and terrain (e.g., a woodland extending from hilltop to valley bottom or to opposite slopes)
 - iii. a unique species composition

- iv. a vegetation community with a provincial ranking of S1, S2 or S3 (as ranked by the NHIC
- v. habitat of a rare, uncommon or restricted woodland plant species
- vi. characteristics of older woodlands or woodlands with larger tree size structure in native species;
- g) the Woodland offers high productivity in terms of economically valuable products together with continuous native natural attributes;
- h) the Woodland has a high value in special services, such as air-quality improvement or recreation at a sustainable level that is compatible with long-term retention
- i) the Woodland has important identified appreciation, education, cultural or historical value

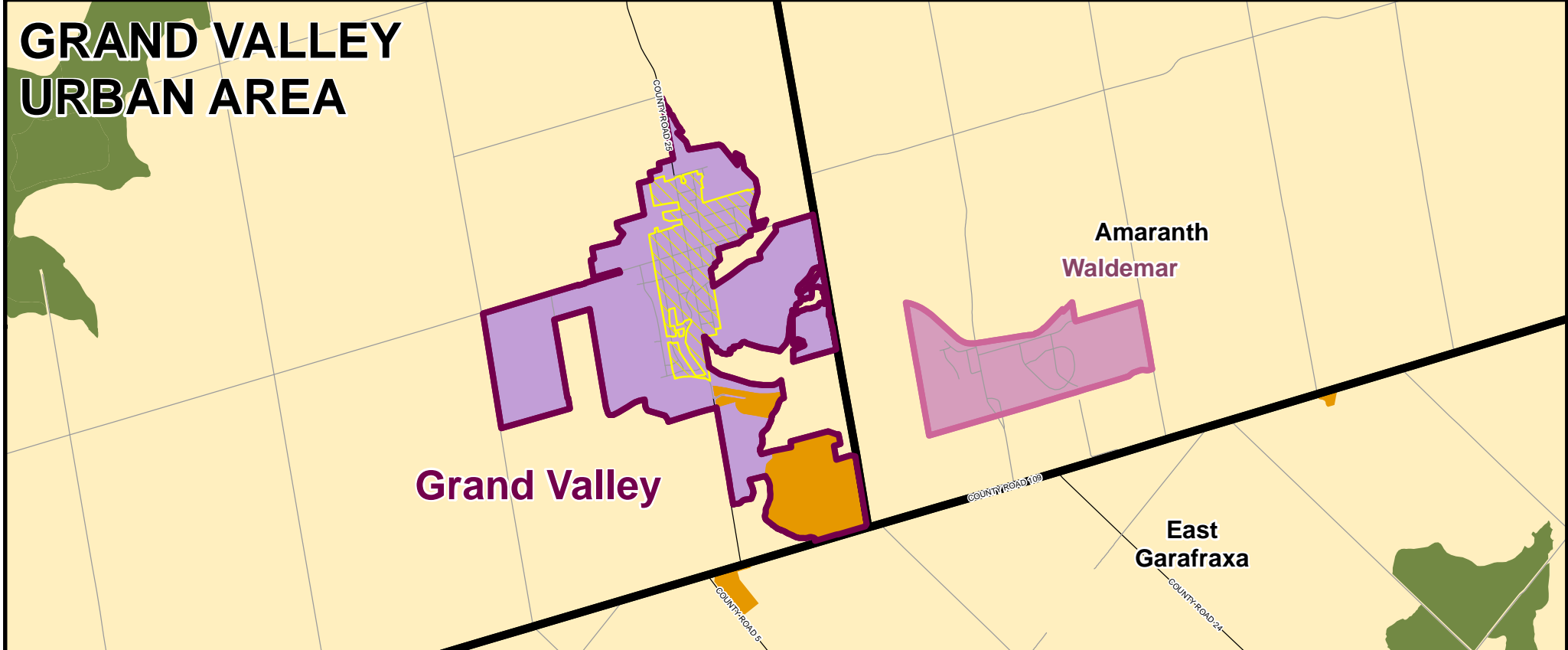
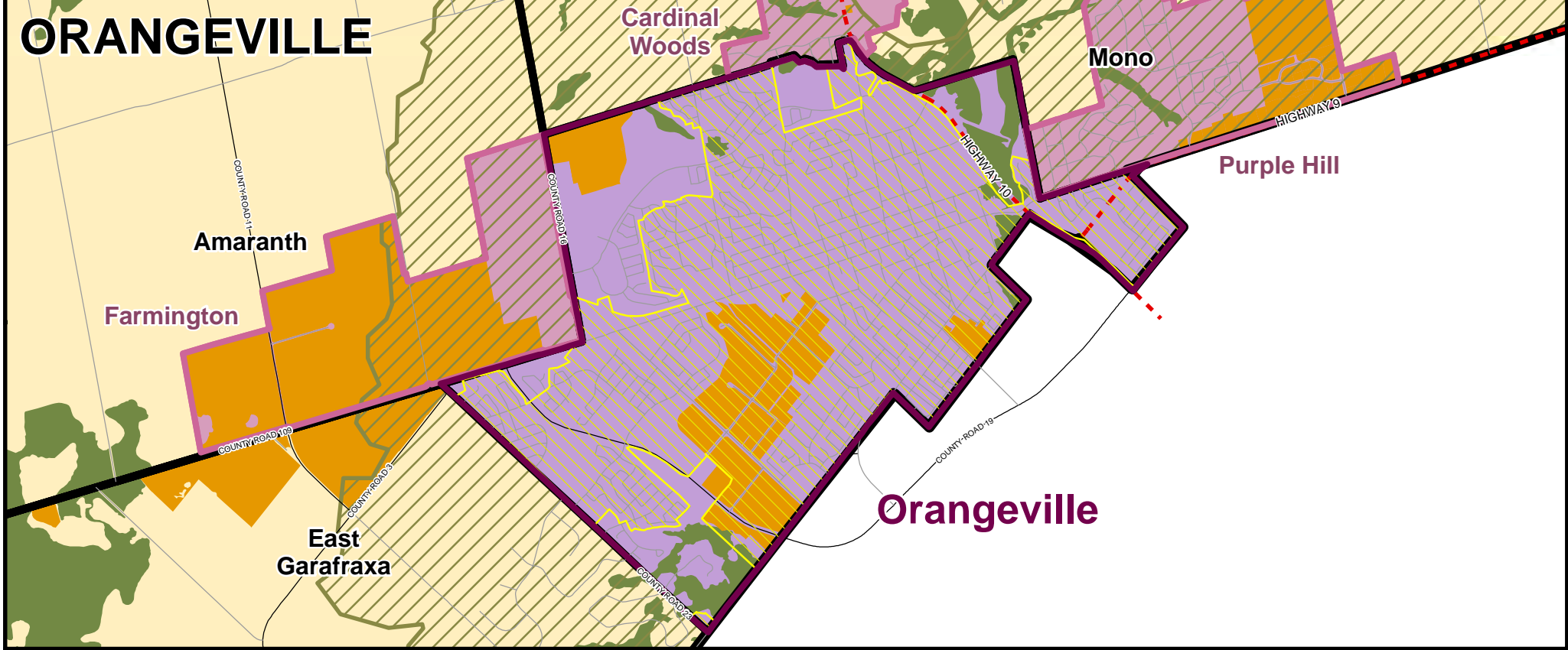
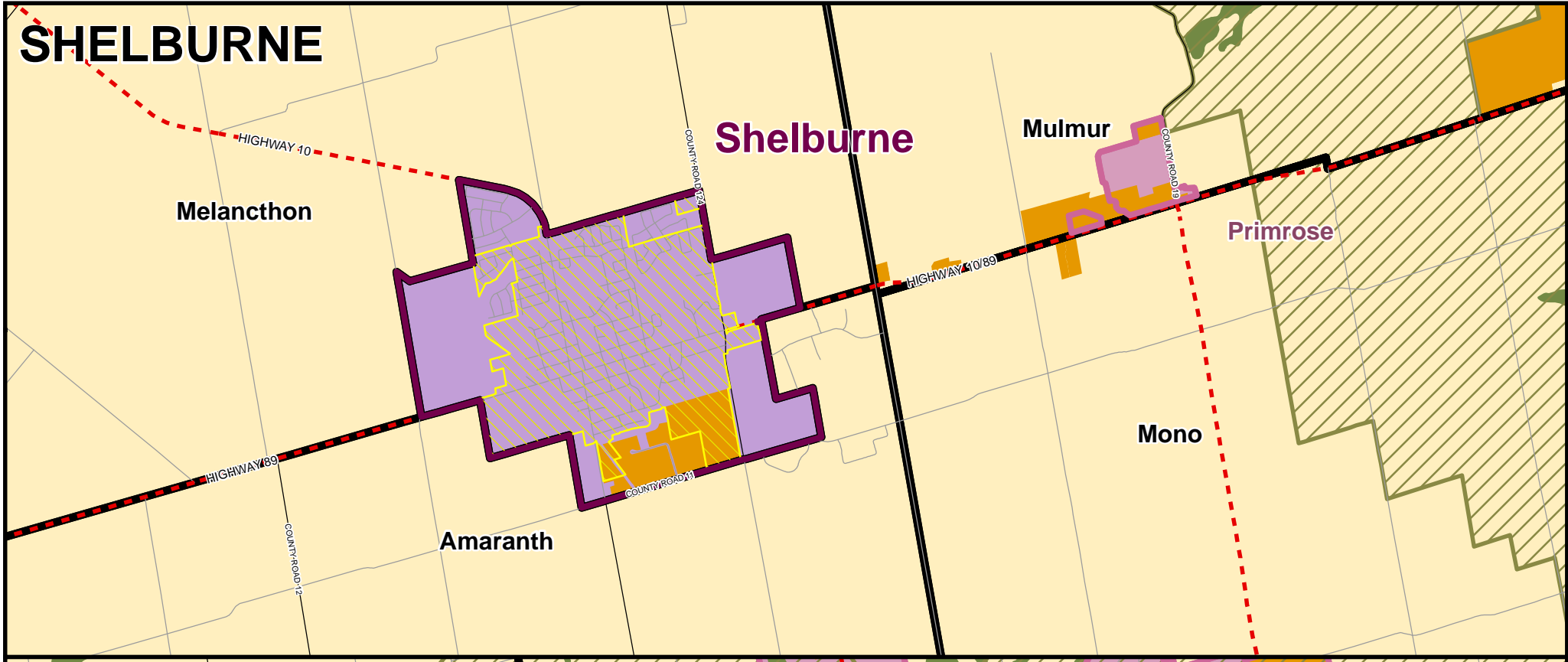
- 24) In Section 8.6.1(vi) by inserting, "Prime" before "Agricultural Area";
- 25) In Section 8.8.1(k) by inserting, "Prime" before "Agricultural Area";
- 26) By replacing Schedule "B", with Schedule "B", dated March 14, 2023;
- 27) By replacing Schedule "B1" with Schedule "B1" dated March 14, 2023;
- 28) By replacing Schedule "C" with Schedule "C" dated March 14, 2023;
- 29) By replacing Schedule "E" with Schedule "E" dated March 14, 2023;
- 30) By replacing Schedule "E1" with Schedule "E1" dated March 14, 2023;



- Dufferin County Boundary
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Employment Land Use
- Provincial Plan Areas (S. 2.0)
- Provincially Significant Wetlands (S. 5.3.1)
- Countryside Area (S. 4.0)

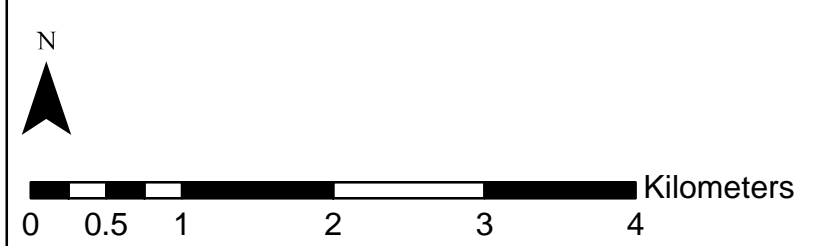
***Draft Schedule B
Community Structure
and Land Use***

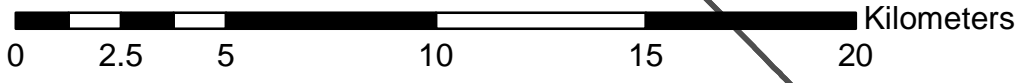
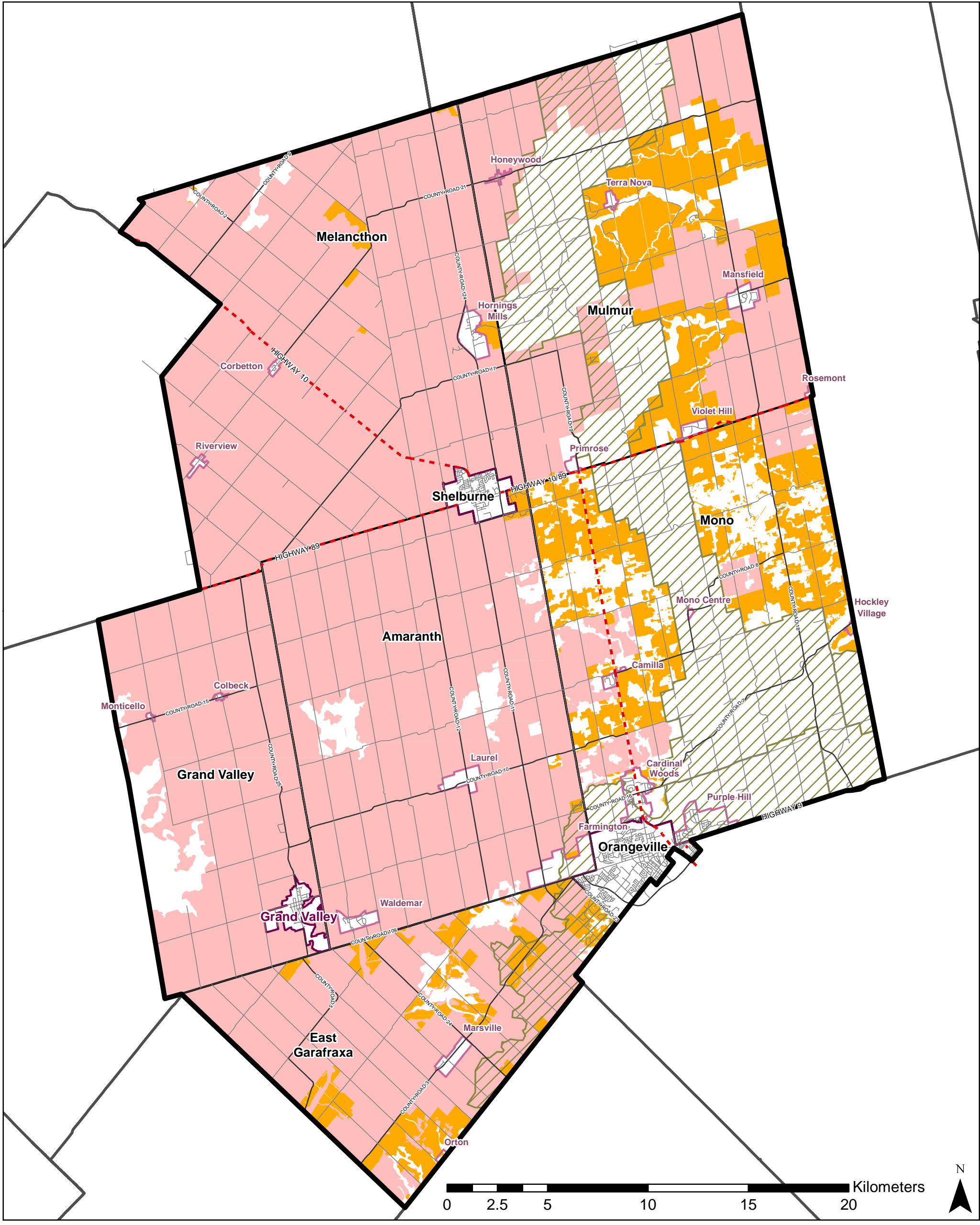




- Municipal Boundaries
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Employment Land Use
- Built Boundary Area (S. 3.5.1)
- Provincial Plan Areas (S. 2.0)
- Provincially Significant Wetlands (S. 5.3.1)
- Countryside Area (S. 4.0)

***Draft Schedule B1
Community Structure
and Land Use***

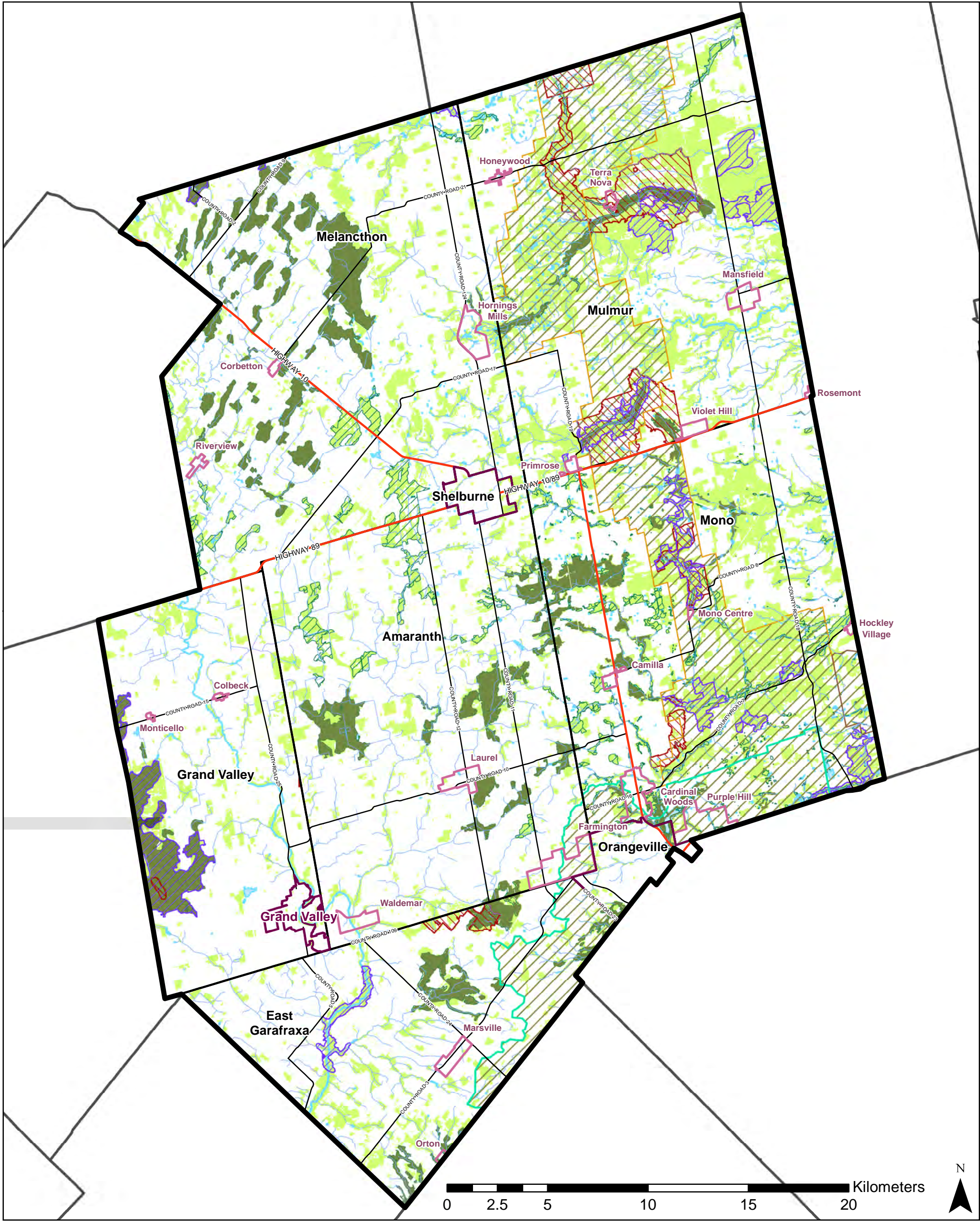




- Dufferin County Boundary
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- Other Road
- Provincial Plan Areas (S. 2.0)
- Rural Area
- Prime Agricultural Area (S. 4.2)

***Draft Schedule C
Prime Agricultural Areas
and Rural Lands***

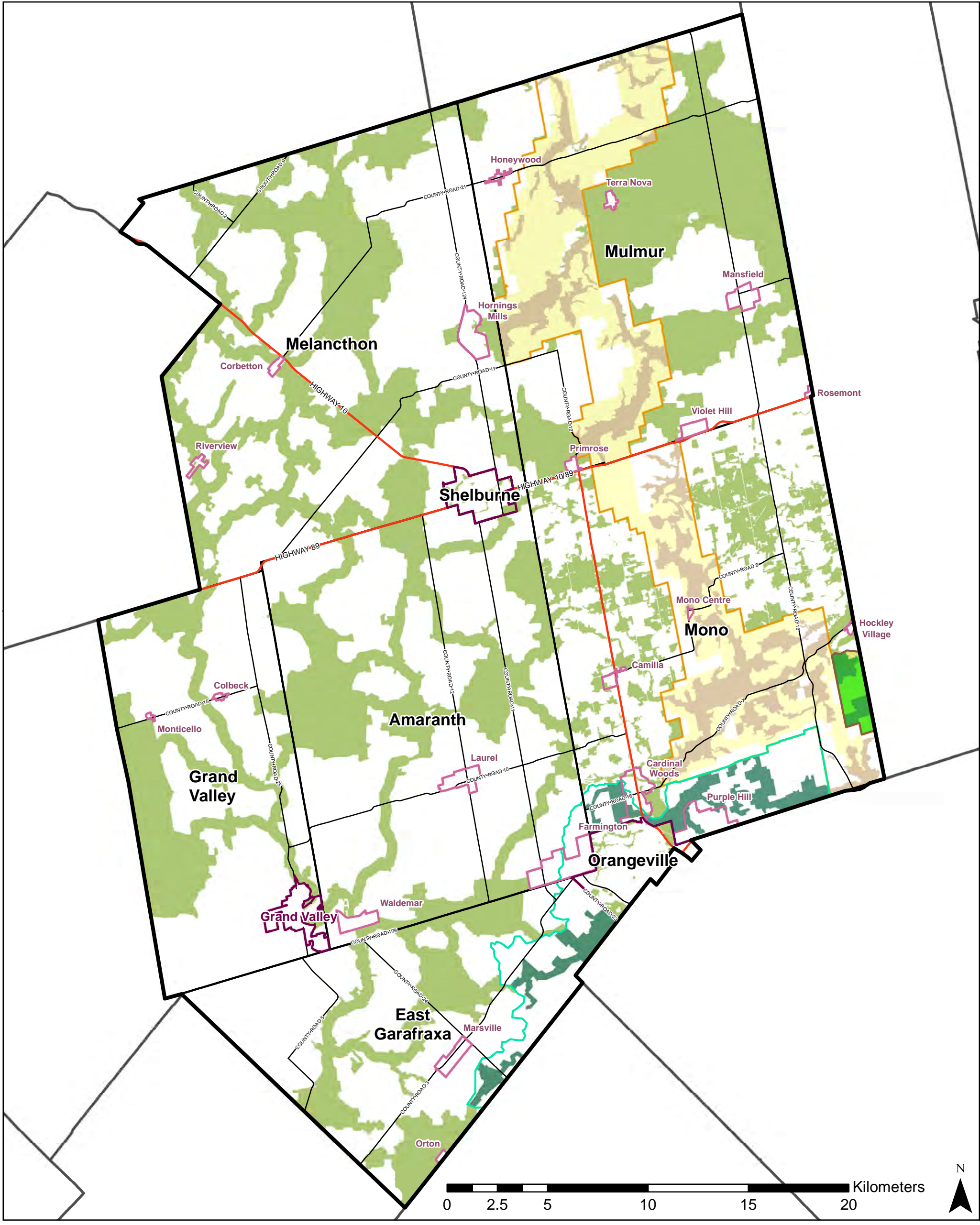




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|---------------------------|--|--|
| Municipal Boundaries | Provincial Plan Areas (S. 2.0) | Provincially Significant Wetlands (S. 5.3.1) |
| Urban Settlement Area | Greenbelt Plan Protected Countryside Area (S. 2.1) | Unevaluated Wetlands (S. 5.3.6) |
| Community Settlement Area | Oak Ridges Moraine Conservation Plan Area (S. 4.2.2) | Waterbody |
| Provincial Highway | Niagara Escarpment Plan Area (S. 2.3) | Watercourses (S. 5.3.8) |
| County Road | Earth Science ANSI (S. 5.3.3) | Woodlands (S. 5.3.4) |
| | Life Science ANSI (S. 5.3.3) | |

Draft Schedule E Natural Heritage Features





- Municipal Boundaries
- Urban Settlement Area
- Community Settlement Area
- Provincial Highway
- County Road
- County Preliminary Natural Heritage System (S. 5.2)
- Oak Ridges Moraine Conservation Plan Area (S. 2.2)
- Countryside Area
- Natural Core Area
- Natural Linkage Area
- Niagara Escarpment Plan Area (S. 2.3)
- Escarpment Natural Area
- Escarpment Protection Area
- Greenbelt Plan Protected Countryside Area (S. 4.2.1)
- Greenbelt Natural Heritage System

**Draft Schedule E1
Natural Heritage
System**

