

Authority: Planning and Growth Management Committee Item PG13.4, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW No. 745-2016

To adopt Amendment No. 346 to the Official Plan of the City of Toronto respecting conformity with the Provincial Greenbelt Plan (2005) and Greenbelt River Valley Connections.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided information to the public, held a public meeting in accordance with Section 17 of the *Planning Act* and held a special public meeting in accordance with the requirements of Section 26 of the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 346 to the Official Plan of the City of Toronto is adopted.

Enacted and passed on July 15, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

**AMENDMENT NO. 346 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

The following text and schedule constitute Amendment No. 346 to the Official Plan for the City of Toronto:

Chapter 2: Shaping the City

Section 2.1 Building a More Liveable Urban Region

1. Section 2.1, Policy 1 is amended by deleting the words "develop a" and replacing them with the words "implement the Provincial" and Policy 1 (k) is amended by deleting the words "the natural ecosystem" and replacing with "and functions"; adding the words "recognizes the role of river valleys" before the words "that connect"; adding the words "the Greenbelt to Lake Ontario" before the words "and protects the region's prime agricultural land." so that the policy now reads as follows:

"Toronto will work with neighbouring municipalities, the Province of Ontario and Metrolinx to address mutual challenges and to implement the Provincial framework for dealing with growth across the GTA which:

- k) protects, enhances and restores the region's system of green spaces and natural heritage features and functions and the natural corridors that connect these features, recognizes the role of river valleys that connect the Greenbelt to Lake Ontario and protects the region's prime agricultural land."
2. Section 2.1 is amended by adding a new side bar titled *Greenbelt* as follows:

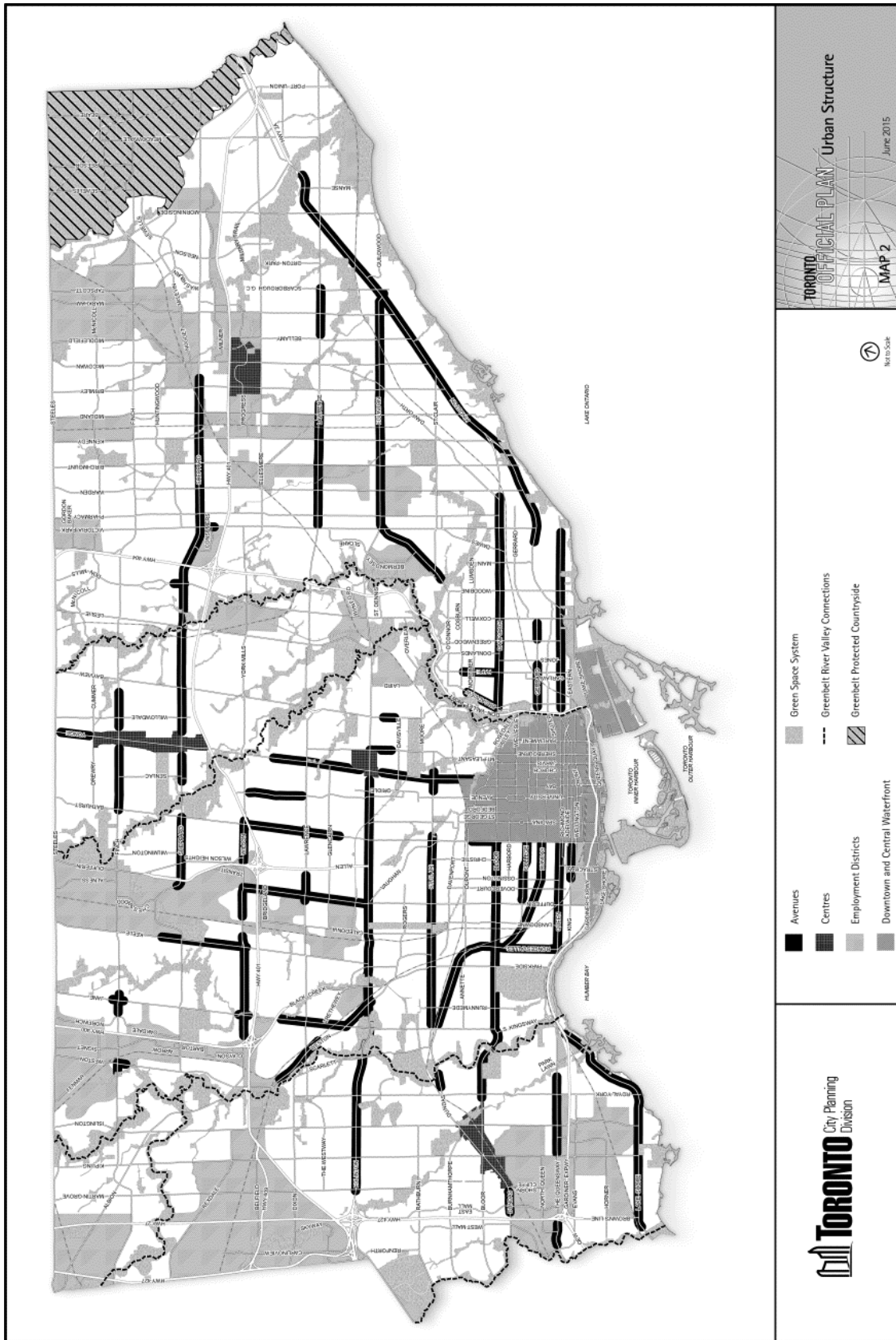
"Greenbelt
The Greenbelt protects agricultural and environmentally sensitive land within and around the Greater Toronto Area from urban development. It protects over 1.8 million acres (7300 km²) of land including the Niagara Escarpment, the Oak Ridges Moraine and the Protected Countryside. River valleys that run through existing and approved urban areas and link the Greenbelt to Lake Ontario and other inland lakes provide ecological and hydrological functions that are important to the long-term health of the Greenbelt."
3. Section 2.3.2 Toronto's Green Space System and Waterfront, is amended by adding a new policy 11 to section 2.3.2 as follows:

"The important ecological and hydrological functions and park and trail connections that *Greenbelt River Valley Connections* provide will be recognized through public information, awareness and stewardship programs and partnerships with public and private landowners, First Nations, institutions and organizations."
4. Map 2: Urban Structure is amended by adding two structural elements to the legend entitled '*Greenbelt Protected Countryside*' and '*Greenbelt River Valley Connection*'; and by adding the boundaries of the 'Greenbelt Protected Countryside' and identifying the Don and Humber Rivers and Etobicoke Creek as 'Greenbelt River Valley Connections' and by removing Little Road from Steeles Avenue to its south end and by removing

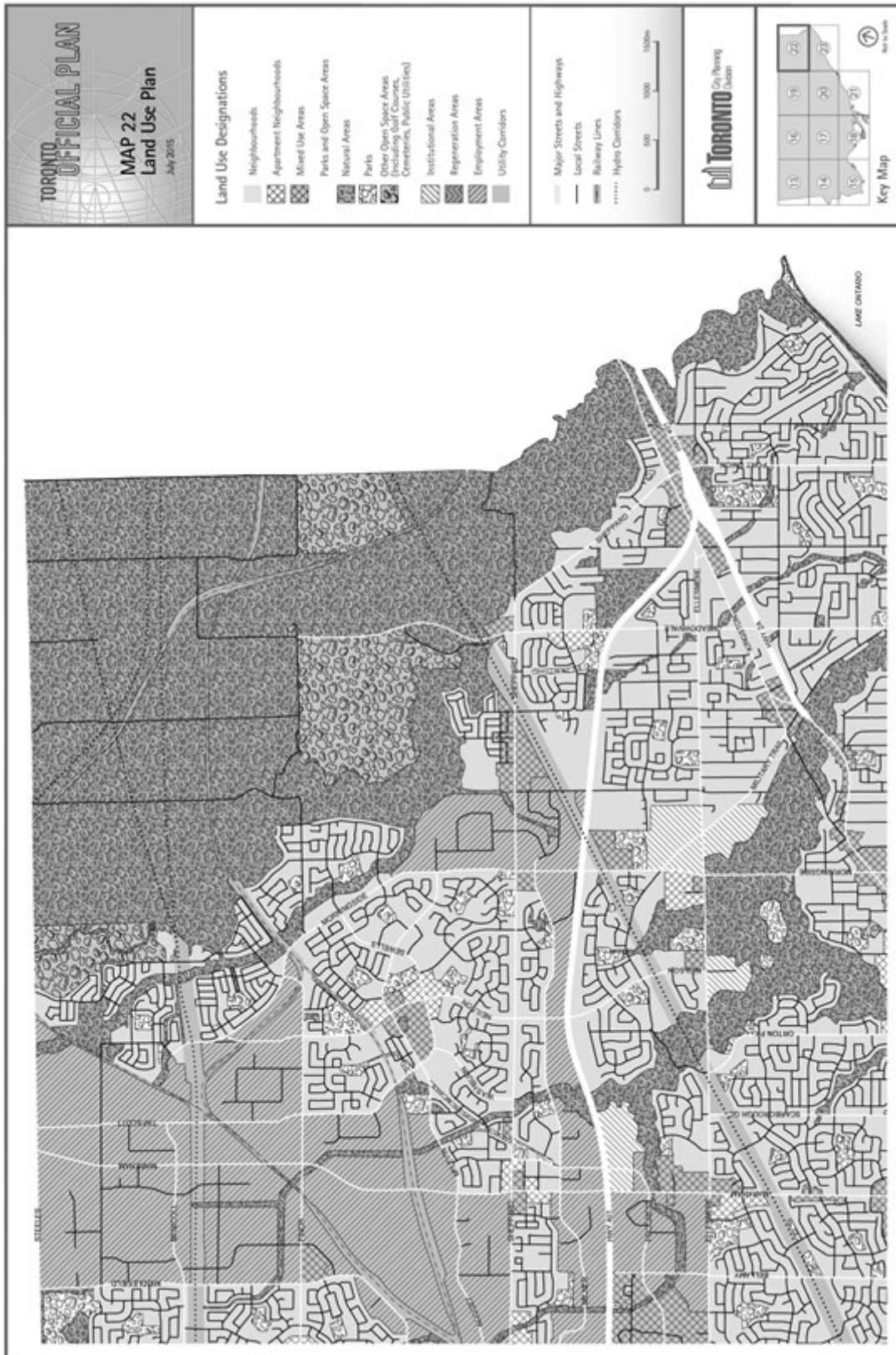
Passmore Avenue from Littles Road to its west end and Passmore Avenue from Beare Road to its west end.

5. Map 22: Land Use Plan is amended by removing Littles Road between Steeles Avenue and Passmore Avenue and portions of Passmore Avenue within the Rouge Valley Area.
6. Schedule 1: is amended by removing Littles Road from Steeles Avenue to its south end; removing Passmore Avenue from Beare Road to its west end; adding Twyn Rivers Drive from Sheppard Avenue to the City boundary with a planned right-of-way width of 27 metres and by adding Finch Avenue Diversion from Sewells Road to Reesor Road with a planned right-of-way width of 27 metres.

Map 2: Urban Structure

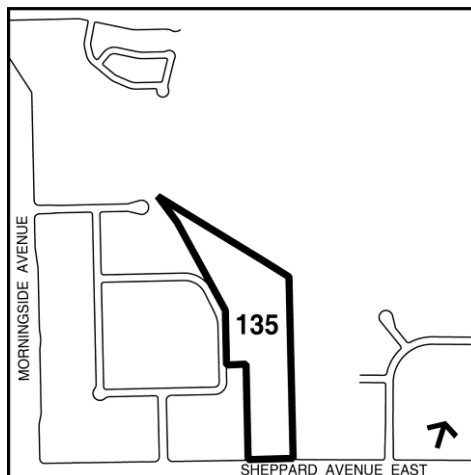


Map 22: Land Use Plan



Site and Area Specific Policy 135

1. Site and Area Specific Policy 135 is amended by replacing the title "Lands Bounded by the Rouge River Valley to the North, Sheppard Avenue to the South, Morningside Avenue to the West and Conlins Road Allowance to the East" with the Title "8304 Sheppard Avenue East".
2. Deleting policy b) i) and the preamble to policy c) and renumbering policy c) i) to b) iii) and policy c) ii) to b) iv) so the policy now reads:
 - "a) Only uses within the *Employment Areas* designation that are compatible with the Toronto Zoo are permitted.
 - b) Amendments to the Zoning By-law may be subject to Holding (H) provisions. The Holding (H) provision may be removed in whole or in part by an amendment to the Zoning By-law when satisfactory arrangements are in place with respect to the following:
 - i) the design of those parts of any proposed development and site utilization that can be seen from the Toronto Zoo site will be in harmony with the Toronto Zoo and adjoining developments, but proposed buildings need not be of the same scale or design as buildings on the Toronto Zoo site;
 - ii) all air emissions, noise, vibrations, odours, dust and glare, likely to be generated by the development and site utilization are not detrimental to the Toronto Zoo, adjoining developments and land uses in the neighbourhoods which adjoin the *Employment Areas*;
 - iii) development may occur within 10 metres of the stable top-of-bank of the adjacent valley, subject to the provisions of the zoning by-law; and
 - iv) prior to site plan approval, the policies in Section b) i), ii) and iii) above must be satisfied."
3. Removing lands north of the Scarborough Trailpath Trail so that the Site and Area Specific map looks like the following:



Site and Area Specific Policy 141

1. The title of SASP 141 is amended by replacing the title "Lands North of Twyn Rivers Drive, East of Staines Road" with the title "Rouge Valley Area".
2. The SASP map is amended by expanding the area subject to SASP 141 to include the Greenbelt Protected Countryside south of Steeles Avenue and by deleting Littles Road and portions of Passmore Avenue so that the map looks like the map in Appendix 1.
3. A new map title is added as follows "Map 1: Area Subject to Site and Area Specific Policy".
4. Policy a) preamble is amended by replacing the word "features" with "resources"; deleting the phrase "to ensure protection of these features"; replacing the word "and" after "natural" with a comma; adding the words "and agricultural" before the word "values"; replacing the word "Park" with the word "Valley"; and replacing the phrase "specifically as follows:" with the phrase "This policy objective is supported as follows:" so that the policy now reads as follows:
 - "a) The objective of this area specific policy is to protect, restore and enhance the natural ecosystem and cultural heritage resources; to use innovative planning, management and land use techniques; to promote knowledge and understanding of the natural, cultural and agricultural values of the Rouge Valley Area; and to provide opportunities for appropriate recreational enjoyment. This policy objective is supported as follows:"
5. Policy a) i) is amended by deleting the word "Upper" before the word "Rouge" and by adding the words "Valley" after the word "Rouge".
6. Policy a) ii) is amended by replacing the words "woodlots, environmentally significant areas" with the words "key natural heritage and key hydrologic features (as listed in Table 1)"; and by inserting the word "native" after word "diverse" so the policy now reads:
 - "ii) to protect, link, expand and enhance key natural heritage and key hydrologic features (as listed in Table 1) and associated areas of diverse native flora and fauna;"
7. A new policy a) iii) is added that reads:
 - "iii) to work with Parks Canada to support, promote and implement the principles and objectives of the Rouge National Urban Park Management Plan and other applicable Parks Canada plans and policies and to implement the Greenbelt Plan;"
8. Policy a) iv) is amended by deleting the comma after the word "Toronto" and by deleting the words "the Region of York";

9. Policy a) iv) is renumbered to policy v) and amended by adding the word "cultural" and a comma after the word "significant" and by adding a comma and inserting the words "including significant structures, landscapes and archaeological sites," , so the policy now reads:
- "v) to protect significant cultural, archaeological and historical resources, including significant structures, landscapes and archaeological sites, by emphasizing heritage conservation and education;"
10. Policy v) is renumbered to policy v) i) and the words "identified by the Rouge Alliance as co-ordinated through the Rouge Park staff and Toronto and Region Conservation Authority" and replaced with the words "that are compatible with the Rouge National Urban Park", so the policy now reads:
- "vi) to provide appropriate and environmentally acceptable active and passive recreational and tourism uses that are compatible with the Rouge National Urban Park and the Toronto Zoo;"
11. Policy vi) is renumbered to vii).
12. Policy a) vii) is renumbered to policy v) iii). The first paragraph is amended by adding the word "existing" before the word "agricultural" and by replacing the word "plantings" with the words "ecological restoration". The second paragraph is amended by deleting the words "horticultural facilities and related botanical gardens", adding the words "off-road biking" after the word "equestrian", changing the word "fisheries" to "fishing" adding the words "interpretation of" before the word "archaeological", adding the words "and Federal" after the word "Provincial", replacing the words "regional scale active sports fiends , in particular, those having" with the words "recreational uses that required servicing, such as". The policy now reads:
- "viii) to permit uses that are compatible with the objectives of this area specific policy, such as Natural Science, Educational Interpretive, Zoological, Recreational, Curatorial and Research Uses and Associated Facilities; nature viewing uses; existing agricultural uses, including crop farming, livestock and demonstration farming; existing golf course; existing residential uses, residential uses on lots of record; bed and breakfast operations ancillary to residential uses; and conservation management uses, including conservation works, slope stabilization works and ecological restoration.
- For the purpose of clarity, the term "recreational" as used in this site specific policy includes uses such as, campgrounds, equestrian, off-road biking and hiking trails, fishing, natural science educational and research facilities including demonstration farms, interpretation of archaeological sites designated by the Provincial and Federal Government, historic resource uses, wildlife habitat enhancement and observation areas. However, the word "recreational" does not provide for major recreational uses that require servicing, such as illuminated playing fields or spectator seating facilities."
13. Policy b) preamble is amended by replacing the words "involved in the implementation of" with "subject to".

14. Policy b) i) is deleted and replaced by the following:
- "i) maintain, enhance or restore aquatic and terrestrial habitats and communities of native species"
15. Policy b) ii) is deleted and replaced with the following policies b) ii) and iii):
- "ii) assist and support the identification of properties in public and private ownership in the area, having potential cultural heritage value to be evaluated for possible inclusion on the City's Heritage Register through listing or designation under the *Ontario Heritage Act*;
 - iii) work with appropriate agencies and First Nations or Metis to determine opportunities to share archaeological research and findings in accordance with the City's Archaeological Management Plan and the Rouge National Urban Park Management Plan;"
16. Policy b) iii) is renumbered to b) iv) and amended by replacing the word "Park" after the word "Rouge" with the word "Valley".
17. A new policy b) v) is added as follows:
- "v) where private property extends into the valley, work cooperatively with land owners in maintaining and enhancing natural heritage features;"
18. Policy b) iv) is renumbered to b) vi) and amended by replacing the word "proper" with "best" replacing the words "so as not to increase the potential for erosion and to maintain and, to the extent possible, improve the quality of water within the watercourses and endure that" with the words " for any new development or site alteration, including minimizing vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces, so as to improve water quality and maintain or restore natural flow regimes in watercourses to the greatest possible extent", by adding a period and capitalizing the word "any", and by adding the word "permitted" before the words "on tableland" and adding the words " and will not be located within any key natural heritage or key hydrologic features or their vegetation protection zones" so the policy now reads:
- "vi) ensure, in association with appropriate agencies, that best storm water management practices are employed for any new development or site alteration, including minimizing vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces, so as to improve water quality and maintain or restore natural flow regimes in watercourses to the greatest possible extent. Any new storm water management ponds will only be permitted on table land and will not be located within any key natural heritage or key hydrologic features or their vegetation protection zones;"
19. A new policy b) vii) is added as follows:
- vii) ensure that new, or expanding infrastructure is planned, designed, constructed and operated to minimize negative impacts and disturbance of the existing landscape

including, but not limited to, impacts caused by light, intrusion, noise and road salt;"

20. A new policy b) vi) is added as follows:
 - "viii) ensure that new or expanding infrastructure avoids key natural heritage or key hydrologic features unless there is no reasonable alternative and planning, design and construction practices will not negatively impact ecological features and their functions and the quality and quantity of ground and surface water, and, where feasible, will maintain or improve connectivity;"
21. Policy b) v) is renumbered to policy b) ix).
22. Policy b) vi) is renumbered b) x) and amended by deleting the word "generally".
23. Policy b) vii) is renumbered to policy b) xi) and amended by deleting the word "Upper" before the word "Rouge" and by adding the word "Valley" after the word "Rouge".
24. Policy viii) is renumbered to b) xii).
25. Policy b) ix) is renumbered to policy b) xiii).
26. Policy c) is amended by replacing the word "encourage" after the word "To" with the word "ensure" and by replacing the words "for purposes other than utilities, transportation or recreational concepts approved by Council" after the word "consent" and with the words "and/or the sale or disposal of land will be prohibited, unless:
 - i) the land is being conveyed to TRCA or Parks Canada for parks or conservation purposes; or
 - ii) the land is being sold or disposed to or by the City, for infrastructure approved by Council, or to the owner of existing or approved infrastructure."

So the policy now reads:

- "c) To ensure the continued maintenance of the area by public agencies, the division of lands by consent and/or the sale or disposal of land will be prohibited, unless:
 - i) the land is being conveyed to TRCA or Parks Canada for parks or conservation purposes; or
 - ii) the land is being sold or disposed of by or to the City, for infrastructure approved by Council, or to the owner of existing or approved infrastructure.

Notwithstanding, a maximum of two new lots plus a remnant parcel, each to contain one single detached dwelling, is permitted on the east side of Kirkham's Road, located north of Lot 1 R.P. 3425, north of the lands known as 5 Kirkham's Road, and shown as Area 'A'."

27. A new policy d) is added as follows and subsequent policies are renumbered:
- "d) Development on lands adjacent to the Rouge Valley, including those lands shown on Map 1 within the Rouge Valley Area and the Adjacent Rouge Valley Lands, will be set back a minimum of 30 metres from the stable top-of-bank. All efforts will be made to achieve a conveyance of the land within 30 metres of the stable top-of-bank, together with the land below the stable top-of-bank, into public ownership."
28. Existing policy d) is renumbered e) and amended by adding the two sentence "Existing uses and uses permitted by this policy may be connected to existing municipal water services. Extension of municipal water or sewage services may occur in case of health issues or to service existing uses or their expansion." After the first sentence and by inserting the words "but may be used to accommodate multi-use trails" at the end of the second sentence and by adding a new sentence to the end of the policy that reads "The rural character of existing two lane roads will be maintained." so the policy now reads:
- "e) Development provided for by the Site and Area Specific Policy may occur in the absence of municipal services. Existing uses and uses permitted by this policy may be connected to existing municipal water services. Extension of municipal water or sewage services may occur in case of health issues or to service existing uses or their expansion. 27-metre rights-of-way will not be used to accommodate four lane roads but may be used to accommodate multi-use trails. The rural character of existing two lane roads will be maintained."
29. A new policy f) is added as follows:
- "f) Development or site alteration is not permitted in key natural heritage or key hydrologic features, including any associated vegetation protection zones, with the exception of:
- i) forest, fish and wildlife management;
 - ii) conservation and flood or erosion control projects that are demonstrated to be in the public interest;
 - iii) infrastructure projects that are the subject of an environmental approval; and
 - iv) small-scale structures for recreational use, provided negative impacts are minimized."
30. Existing policy e) is renumbered to policy g) and amended by deleting the words "An assessment of environmental impact" and replacing with the words "A natural heritage impact study"; and by inserting a comma after the word "amendment" and replacing the words "within the lands and this assessment" with the words " and may be required for consent or site plan approval"

31. A new policy h) is added as follows:

- "h) Within the natural heritage system, development and site alteration, will demonstrate that:
- i) there will be no negative effects on the key natural heritage or key hydrologic features identified in Table 1;
 - ii) a natural vegetation protection zone will be provided that is at least 30 metres or greater to protect key natural heritage and key hydrologic features and their functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the features and/or its function;
 - iii) connectivity between key natural heritage and hydrologic features located within 240 metres of each other will be maintained or enhanced for the movement of native plants and animals across the landscape;
 - iv) the removal of other natural features should be avoided and incorporated into the planning and design of the proposed use wherever possible;
 - v) the disturbed area of the site will not exceed 25 percent; the impervious area will not exceed 10 percent of the total developable area and at least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation; and
 - vi) buildings or structures for recreational use may occupy up to 25 percent of the total developable area of the site provided they are planned to optimize compatibility with the natural surroundings.

The boundaries of all key natural heritage and key hydrologic features and minimum vegetation protection zones will be confirmed at the time of any proposed development or site alteration.

32. A new policy i) is added as follows:

- "i) Expansions to existing agricultural buildings and structures, farm and non-farm dwellings together with accessory uses, and residential uses are permitted within key natural heritage features provided there is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and the impact of the expansion or alternation on the features or its functions is minimized to the maximum extent possible."

33. A new policy j) is added as follows:

- "j) New agricultural buildings or structures for agricultural related secondary uses are not subject to Policy 141(h); however, such development is required to provide a minimum vegetation protection zone of 30 metres from key natural heritage or key hydrologic features. Such new agricultural uses may be exempt from

establishing a condition of self-sustaining vegetation if the land is and will continue to be used for agricultural purposes."

34. A new policy k) is added as follows:

"k) Notwithstanding policy a) viii) above, all official plan amendments and zoning bylaws enacted prior to December 16, 2004 shall be allowed to continue."

35. A new policy l) is added as follows:

"l) Where there is a conflict between this Site and Area Specific Policy and Site and Area Specific Policy 122, Site and Area Specific Policy 122 shall prevail."

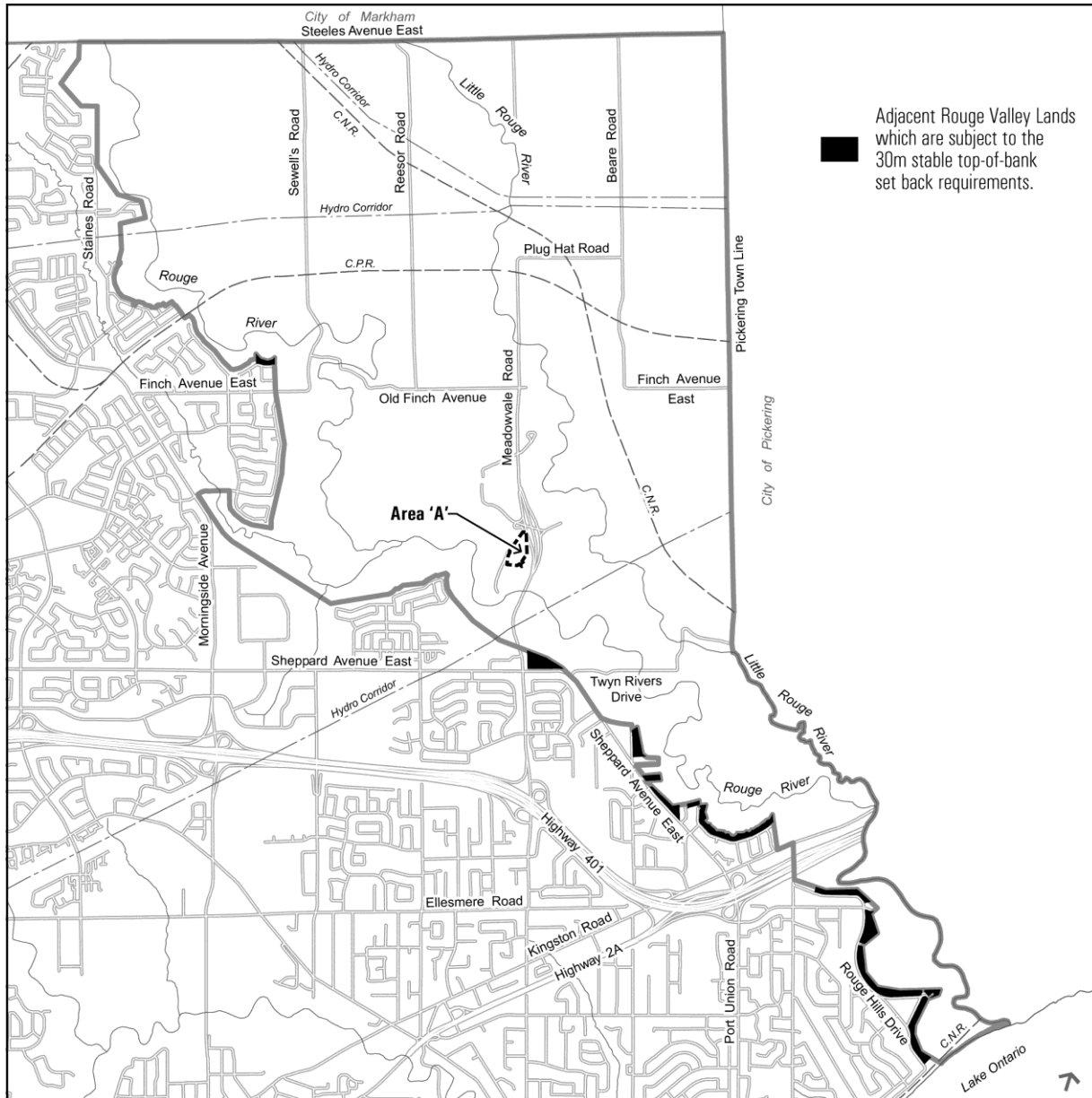
36. A new Table 1 is added as follows:

Table 1: Minimum Vegetation Protection Zones Key Natural Heritage and Key Hydrologic Features

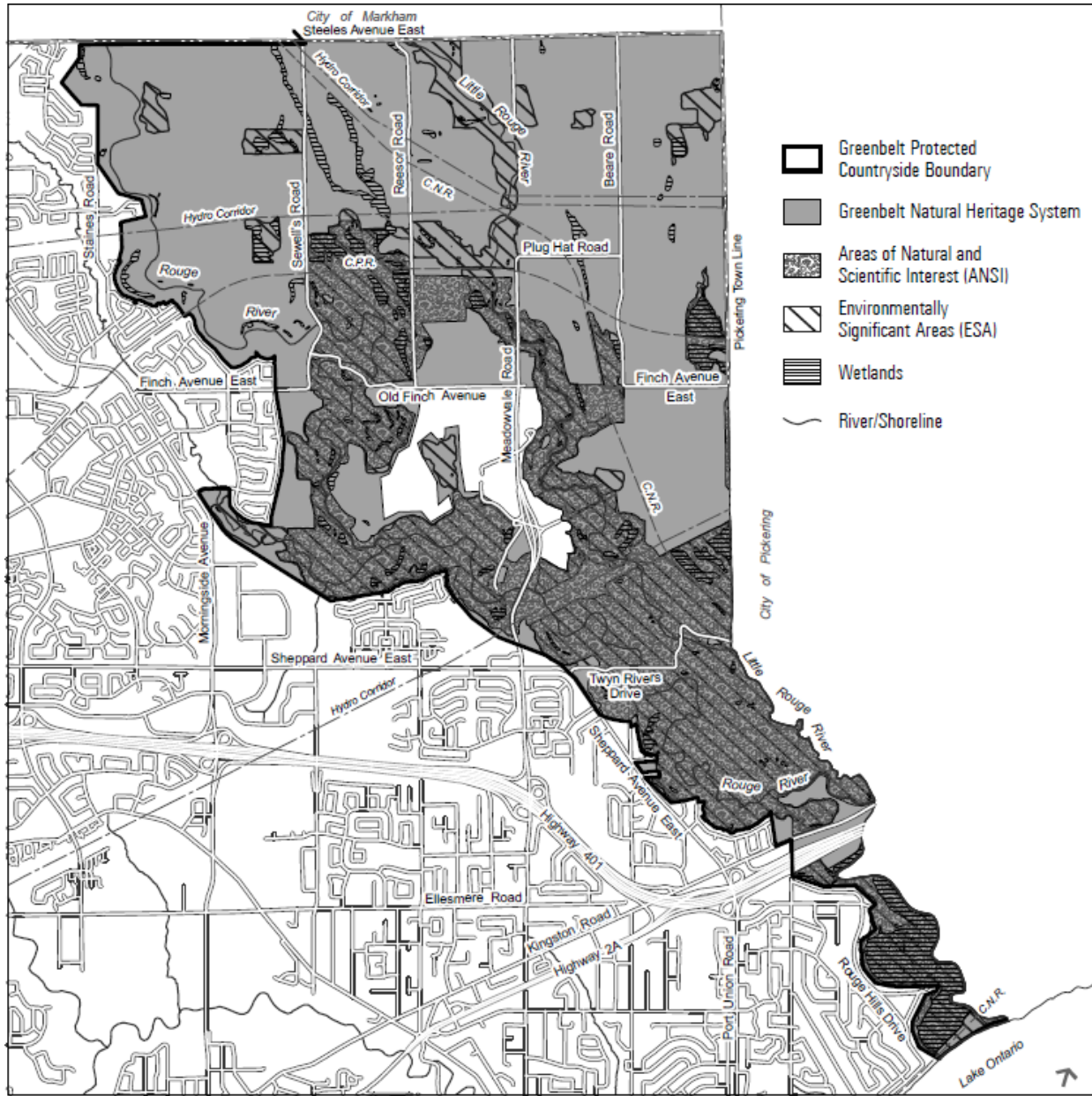
Key Natural Heritage and Key Hydrologic Features*	Minimum Vegetation Protection Zone
Wetlands, Significant woodlands Fish habitat, Permanent and intermittent streams, Lakes (and their littoral zones), Seepage areas and springs	30 metres
Significant habitat of endangered species, threatened species and special concern species, Life Science Areas of Natural and Scientific Interest (ANSIs), significant valleylands, significant wildlife habitat, Sand barrens, savannahs and tallgrass prairies; Alvars, Environmentally Significant Areas.	minimum vegetation protection zone to be determined at the time of any proposed development

*Refer to Ministry of Natural Resources and Forestry's "Technical Definitions and Criteria for Key Natural Heritage Features in the Natural Heritage System of the Protected Countryside" for criteria for identification of key natural heritage and hydrologic features. Refer to Official Plan policy 3.4.13 for criteria for identification of Environmentally Significant Areas. Known features and shown in Map 2.

Map 1: Proposed Amendments to Site and Area Specific Policy 141 Map



Map 2: Greenbelt Natural Heritage System



Note: vegetation protection zones are not shown on the above map