



STAFF REPORT ACTION REQUIRED

Official Plan Five Year Review - Greenbelt Plan Conformity: Draft Official Plan Amendment

Date:	August 18, 2015
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2015\ClusterB\PLN\PGMC\PG15100

SUMMARY

The *Greenbelt Act, 2005* requires municipalities to amend their Official Plans to conform with the Greenbelt Plan. The City is undertaking its Greenbelt Plan conformity as part of the Five Year Review of the Official Plan. This report proposes draft amendments to Chapter 2 of the Official Plan and Site and Area Specific Policy (SASP) 141 to incorporate and implement the requirements of the 2005 Greenbelt Plan. These proposed draft amendments are recommended for public consultation.

The proposed draft amendments to Chapter 2 of the Official Plan were originally included in the August 2014 report on the draft environmental policies as part of the Five Year Review of the Official Plan and were subject to public consultation in the fall of 2014. For the purposes of completeness in reporting on the Greenbelt Plan conformity, this report consolidates all proposed amendments pertaining to the Greenbelt Plan. Amendments are proposed to Chapter 2 that include policies that recognize the important ecological and hydrological function of river valleys that run through Toronto and connect the Greenbelt to Lake Ontario. Map 2 is proposed to be amended to show the boundaries of the Greenbelt Protected Countryside and to identify the Don and Humber Rivers and Etobicoke Creek as river valleys that connect the Greenbelt to Lake Ontario.

Existing SASP 141 applies to lands in the Rouge Valley from Steeles Avenue East to Twyn Rivers Drive. The proposed amendments to SASP 141 include extending the boundaries of SASP 141 to include all of the Greenbelt Protected Countryside in the Rouge Valley from Steeles Avenue East south to Lake Ontario, and policy amendments to incorporate and implement the requirements of the Greenbelt Plan and recognize the Rouge National Urban Park.

Attachments 1a and 1b to this report contain the proposed draft policies, text and mapping amendments proposed to be incorporated into Chapter 2 and SASP 141 of the Official Plan. Attachments 2a and 2b show the proposed draft policies, text and mapping amendments on their own.

This report recommends that, following public consultation on the draft policies, staff report back to the Planning and Growth Management Committee in the first quarter of 2016 on the results of the consultation and with recommended Official Plan amendments for Committee and Council's consideration.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that Council:

1. Direct that the proposed Official Plan amendment containing the draft proposed Greenbelt Plan Conformity amendments appended to this report as Attachments 1 and 2 be endorsed as the basis for consultation.
2. Direct the Chief Planner and Executive Director, City Planning Division to conduct a Statutory Open House in the Scarborough Community Council district in the fall of 2015 and continue to meet with stakeholders to obtain comments and feedback regarding the draft Official Plan amendments in Attachments 1 and 2.
3. Direct that staff report back on the results of the public consultations and with a proposed Official Plan Amendment which will be considered at a statutory public meeting of Planning and Growth Management Committee in the first quarter of 2016.

Financial Impact

There are no financial impacts resulting from the adoption of this report.

DECISION HISTORY

At its meeting on August 25, 26, 27 and 28, 2014, Council adopted the report from the Chief Planner and Executive Director, City Planning, entitled 'Official Plan Review: Draft Environmental Policies' and directed City Planning staff to undertake public consultation on the basis of the draft policies. The report included proposed amendments to Chapter 2: *Shaping the City* that described the Greenbelt, recognized the ecological and hydrological function of river valleys that connect the Greenbelt to Lake Ontario and showed the location of the Greenbelt Protected Countryside and river valley connections on Map 2: *Urban Structure*. The report can be found at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.19>.

BACKGROUND

The Rouge Valley south of Steeles Avenue in Scarborough is an important part of Toronto's Green Space System. It is part of a continuous ecological corridor that runs through the City and connects the natural systems of Lake Ontario to the Oak Ridges Moraine. Land within the Rouge Valley is designated as Greenbelt Protected Countryside. Under the *Greenbelt Act, 2005*, municipalities with land located within the Greenbelt are required to update their Official Plans to reflect the requirements of the Greenbelt Plan and provide mapping showing the boundaries of the Greenbelt Area, the Protected Countryside and the Natural Heritage System. The City is undertaking its Greenbelt conformity as part of the Official Plan Five Year Review. The proposed Greenbelt conformity amendments to Chapter 2 were originally proposed as part of the Official Plan Five Year Review of environmental policies brought forward in August 2014 and subject to public consultation in the fall of 2014. However, for the purposes of completeness in reporting on Greenbelt Plan conformity, this report consolidates all proposed amendments that relate to the Greenbelt Plan.

In recognition of the significance of the Rouge Valley, the federal government has passed legislation to establish a National Urban Park which extends from Lake Ontario to the Oak Ridges Moraine and includes public lands within the Rouge Valley. Parks Canada has released a draft Management Plan for the Rouge National Urban Park (RNUP) and the City has provided comments

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PE2.1>

Site and Area Specific Policies (SASP) are found in Chapter 7 of the Official Plan. Site and Area Specific Policies provide an additional layer of local policy direction for certain defined sites and areas of the city. Site and Area Specific Policy 141 implements the former City of Scarborough Upper Rouge Secondary Plan in the Rouge Valley between Steeles Avenue East and Twyn Rivers Drive. The main objectives of this policy are to protect, restore or enhance the natural ecosystem and cultural heritage features, to promote knowledge and understanding of the natural and cultural values of the Rouge Park and to provide opportunities for appropriate recreational enjoyment without exceeding the environmental carrying capacity of the Rouge ecosystem. Site and Area Specific Policy 141, which was adopted by City Council in 2002, was in force at the time the Greenbelt Plan was adopted and continues to be in effect. The proposed amendments described in this report update SASP 141 policies to reflect the requirements of the Greenbelt Plan recognizing the RNUP and expand the area to which the SASP applies.

Provincial Policy Framework

The Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Provincial Policy Statement provide direction to municipalities on how to guide growth and protect the environment.

Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy and resilient communities; wise use and management of resources and protecting public health and safety. The City of Toronto participated in the review and update of the PPS which contains policies that address climate change, the promotion of green energy and conservation as well as policies pertaining to green infrastructure. City Council's planning decisions are required to be consistent with the PPS. The proposed changes contained in this report are consistent with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe

The 2006 Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. The amendments proposed in this report conform with the Provincial Growth Plan.

Greenbelt Plan

The Greenbelt Plan was enacted by the province in 2005. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring within this landscape. In addition to providing permanent agricultural and environmental protection, the Greenbelt contains important natural resources and supports a wide range of recreational and tourism uses. The *Greenbelt Act, 2005* requires municipalities to amend their Official Plans to conform with the Greenbelt Plan. The Greenbelt Plan recognizes the 1994 Rouge Park Management Plan which aims to protect, restore and enhance the natural, scenic and cultural values of the Park in an ecosystem context, and to promote public responsibility, understanding and enjoyment of this heritage.

The Greenbelt Plan provides for an 'Urban River Valley' designation. Under this new designation, public land located in river valleys would become part of the regulated area of the Greenbelt but would continue to be subject to existing municipal Official Plan policies which have regard for Greenbelt Plan objectives. The Protected Countryside policies of the Greenbelt Plan would not apply except for the encouragement policies in section 3.2 External Connections and 3.3 Parklands, Open Space and Trails.

Coordinated Review of Four Provincial Plans

The Province has recently completed a review of the PPS and is currently undertaking a co-ordinated 10 year review of the Growth Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. Proposed amendments to these Plans are expected to be released in the fall of 2015. Any additional changes to the Greenbelt Plan which require amendments to the Official Plan will be addressed at a subsequent date upon finalization of any changes resulting from the provincial review.

COMMENTS

Amendments proposed to policies, text and maps of the Official Plan to address the City's conformity requirements under the Greenbelt Plan and update SASP 141 are described below. Amendments to Chapter 2 are made to recognize the Greenbelt, illustrate the boundaries of the Greenbelt Protected Countryside within Toronto and recognize the importance of river valleys that connect the Greenbelt to Lake Ontario.

A report by City Planning reviewed the Urban River Valley designation under the Greenbelt Plan

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.24>

and found that Toronto's river valleys are already well protected by the existing Official Plan policies, land use designations and City and Toronto and Region Conservation Authority (TRCA) regulations. An Urban River Valley designation can only be applied to publicly owned lands and would not provide any additional policy protection beyond what is provided by the existing Official Plan. Public ownership in Toronto river valleys is discontinuous, and as a result, an Urban River Valley designation would not protect the entire river system and would create a discontinuous patch-work of regulations and boundaries that may be difficult to interpret and may diminish the importance of municipal protections provided to other lands which may have implications at the Ontario Municipal Board. Furthermore, a legal description is required for lands to be designated as Urban River Valley. It is expected that significant or ongoing time and effort would be required to develop property descriptions and make an application to designate public land in Toronto tributaries as Urban River Valley. As a result of this review, the City Planning report did not recommend Urban River Valley designation for Toronto. Rather, the report recommended that river valleys that run through Toronto and connect the Greenbelt to Lake Ontario be recognized in the City's Official Plan.

Amendments to SASP 141 are made to expand the boundary to include the Greenbelt Protected Countryside south of Steeles Avenue East; change the policy name to reflect the expanded area; add policies to reflect the requirements of the Greenbelt Plan and recognize the RNUP and update language around archaeological and heritage resources, including reference to aboriginal groups.

The proposed amendments are being discussed with Toronto Water and other key stakeholders including TRCA, the Toronto Zoo, Parks Canada, the Ministry of Municipal Affairs and Housing (MMAH) and Ministry of Natural Resources and Forestry (MNRF).

Draft Amendments to Chapter 2: Shaping the City

Section 2.1: *Building a More Livable Urban Region* is proposed to be amended to include a new sidebar that describes the Greenbelt and its role as well as the importance of river valleys that connect the Greenbelt to Lake Ontario and other inland lakes. Proposed amendments to policy 2.1.1 acknowledge that we have moved from the 'development of a framework for dealing with growth across the GTA' to the phase of implementing the provincial framework for dealing with growth. Policy 2.1.1(k) will add protecting, enhancing and restoring the function of river valleys that connect the Greenbelt to Lake Ontario as an area of mutual cooperation between Toronto, neighbouring municipalities and the Province of Ontario. Section 2.3.2 *Toronto's Green Space System* is proposed to be amended to include a new policy 11 to recognize the important ecological and hydrological functions provided by river valleys that connect to the Greenbelt through public information, stewardship and awareness programs and partnerships with public and private landholders, institutions and organizations. Map 2: *Urban Structure* is proposed to be amended to illustrate the location of the Greenbelt Protected Countryside and to identify the Don and Humber River Valleys and Etobicoke Creek as Greenbelt River Valley Connections (Attachment 3). Morningside Creek south of Steeles Avenue is identified as River Valley Connection in the Greenbelt Plan, however, since it does not connect directly to Lake Ontario it has not been identified as Greenbelt River Valley Connection on Map 2.

At a future date, Map 1: *Regional Connections* will be amended to graphically illustrate the Greenbelt and its elements throughout the Greater Toronto Area. This will occur when amendments are made to Map 1 to show existing and potential transportation corridors currently under review.

Draft Amendments to Site and Area Specific Policy 141

The title of SASP 141 is proposed to be changed from "Lands North of Twyn Rivers Drive, East of Staines Road" to "Rouge Valley Area". The boundary of the area subject to the policy is proposed to be expanded to include all land which is designated as Greenbelt Protected Countryside within Toronto. A map illustrating the existing area of SASP 141 in comparison to the area which is designated as Greenbelt Protected Countryside and proposed to be added to the policy is provided in Attachment 4. The majority of land proposed to be added is public land which is located in the Rouge Valley and lower Morningside Creek designated as *Natural Areas* and/or zoned Open Space Natural and proposed to be transferred to Parks Canada for inclusion in the RNUP. A few parcels are located on tableland adjacent to the valley and designated *Neighbourhoods*. The existing residential land use permissions on these lands which were in effect at the time the Greenbelt Plan was adopted continue to be recognized through this conformity exercise. The parcel of land near Sheppard Avenue East and

Meadowvale Road is designated *Mixed Use* and subject to SASP's 122 and 124. These policies were in effect at the time the Greenbelt Plan was adopted and continue to be recognized through this conformity exercise. A parcel of land between Morningside Creek and the rail spur is designated as *Employment Area* but does not have access. A parcel of land which is part of the Cedar Brae Golf course is included and continues to be recognized as a golf course.

Little's Road has been removed from the SASP map as Council has approved the transfer of these lands to Parks Canada for inclusion in the RNUP. The road will be permanently closed prior to transfer.

A map of the natural heritage system is proposed to be added. The Greenbelt Plan provides that the boundaries of the natural heritage system may be refined at the time of municipal conformity in a manner that is consistent with the Plan and the system shown on Schedule 4 of the Greenbelt Plan. The proposed natural heritage system is based on the natural heritage system shown on Map 9 of the Official Plan, which in turn is based on a detailed inventory prepared by TRCA for the City of Toronto Natural Heritage Study (2001) and includes significant natural heritage features and functions plus linkage areas between features. It was reviewed to confirm it included all known key natural heritage and hydrologic features identified in the Greenbelt Plan and refined to include a buffer around wetlands, ANSIs and ESAs. The proposed natural heritage system is being reviewed with MNRF.

Draft amendments are proposed to Site and Area Specific Policy 141 a) to recognize and promote the goals, objectives and principles of the RNUP Management Plan and the Greenbelt Plan in the Rouge Valley and the role of the proposed RNUP Advisory Committee. Draft amendments are proposed to SASP 141 b) which recognize the need to work with aboriginal groups to determine opportunities to share archaeological research and findings; to ensure that stormwater management ponds will not be located in key natural heritage features or their vegetation protection zones, as required by the Greenbelt Plan; and to ensure that any new infrastructure is planned, designed, constructed and operated to minimize negative impacts on natural heritage features and functions. Draft amendments are proposed to SASP 141 c) to prohibit the sale or disposal of lands for purposes other than utilities, transportation or recreational concepts approved by Council, and to SASP 141 d) to identify circumstances where municipal water and sewer may be extended and to clarify that 27 m road right-of-ways may be used to accommodate multi-use trails. New SASP policies 141 e) and f) are proposed to identify the components of the natural heritage impact study that is required for any proposed official plan or rezoning amendment within the lands and how natural heritage and hydrologic features will be protected, including vegetation protection zones, as part of any new development. A table identifying minimum vegetation protection zones is also proposed to be added.

Three exemptions are proposed to be added: SASP 141 g) to clarify that all permissions that were legally existing prior to December 16, 2004, when the Greenbelt Plan was adopted, are allowed to continue; SASP 141 h) to permit expansions to agricultural buildings and structure within key natural heritage features provided there is no

alternative and the impact is minimized; and SASP 141 i) to clarify that if there is any conflict between SASP 141 and SASP 122 then SASP 122 will prevail.

Proposed Mapping Amendments

As previously noted, changes are proposed to Map 2: *Urban Structure* to show the Greenbelt Protected Countryside and identify river valleys that run through Toronto and connect the Greenbelt to Lake Ontario. The map showing the area subject to SASP 141 also will be amended to include all of the Greenbelt Protected Countryside from Lake Ontario north to Steeles Avenue and to show the natural heritage system and remove Littles Road.

NEXT STEPS

Staff propose to give Notice of the proposed amendments, including draft changes to Map 2: *Urban Structure*; policies and text in Chapter 2: *Shaping the City* and policies and mapping in Site and Area Specific Policy 141, and to conduct a Statutory Open House public meeting in the Scarborough Community Council area in late 2015.

Following consultation on the proposed amendments, staff will report back to the committee on the outcome of the consultations and final proposed amendments. It is anticipated that the final draft SASP 141 amendment will be brought forward to the Planning and Growth Management Committee in the first quarter of 2016.

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ATTACHMENTS

Attachment 1a: Incorporation of Draft Policies into Official Plan Chapter 2

Attachment 1b: Incorporation of the Draft Policies into Site and Area Specific Policy 141
Attachment 2a: Draft Revisions to the Official Plan Chapter 2
Attachment 2b: Draft Revisions to Site and Area Specific Policy 141

Attachment 3: Proposed Changes to Map 2: Urban Structure
Attachment 4: Existing Site and Area Specific Policy 141 Area in Comparison to
Greenbelt Protected Countryside

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Attachment 1a: Incorporation of Draft Policies into Official Plan Chapter 2

This attachment shows how draft Greenbelt Plan policies would be incorporated into the existing policy framework of Chapter 2 and Schedule 3 of the Official Plan. The proposed policies are in bold.

CHAPTER 2: SHAPING THE CITY

Section 2.1 Building a More Liveable Urban Region

Policies

1. Toronto will work with neighbouring municipalities and the Province of Ontario 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 function of river valleys** that connect **the Greenbelt to Lake Ontario** and protects the region's prime agricultural land.

New Sidebar (section 2.1)

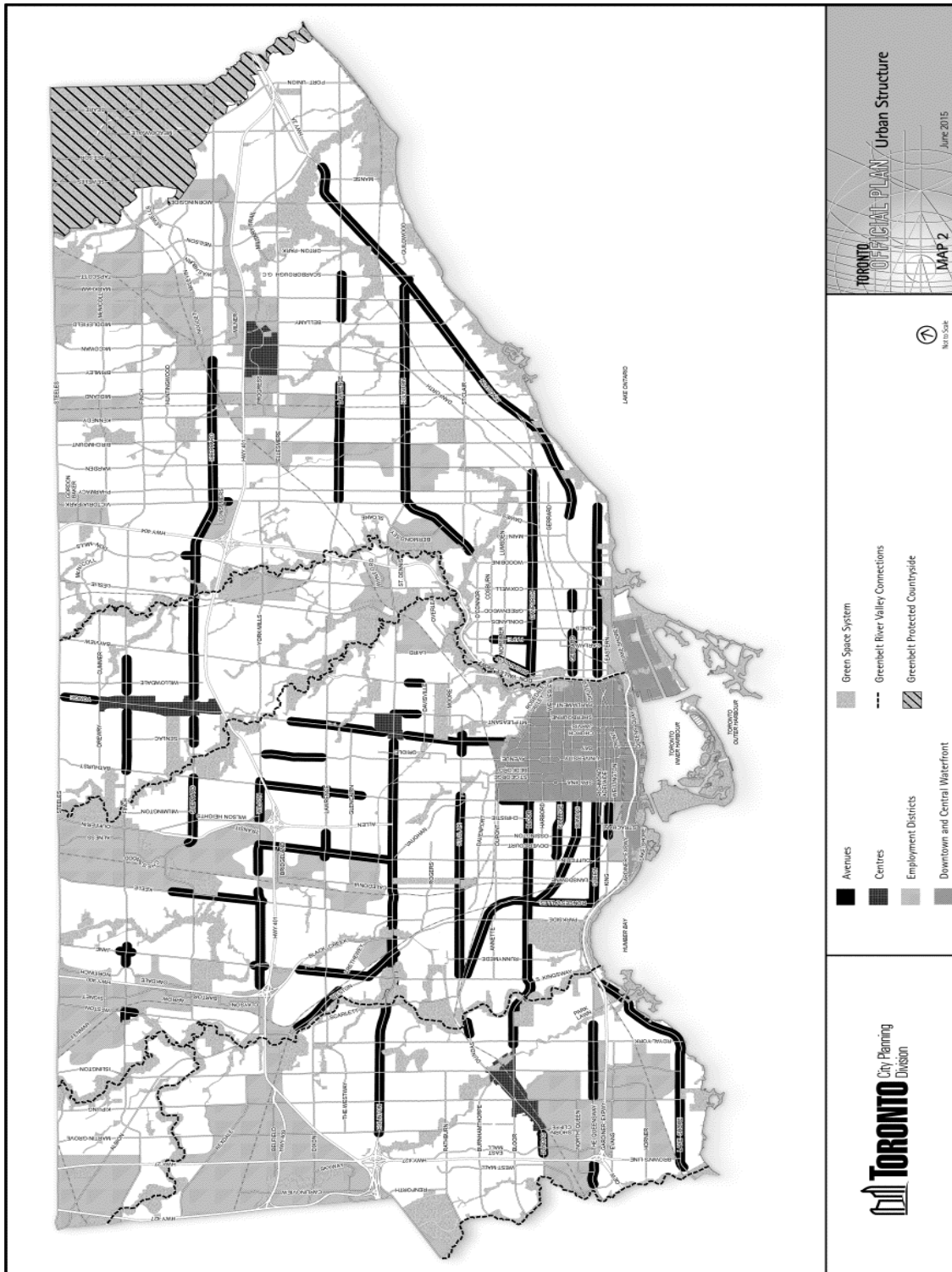
Greenbelt

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. The Protected Countryside extends into Toronto in the Rouge Valley. 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.

2.3.2 TORONTO'S GREEN SPACE SYSTEM AND WATERFRONT

- 11. The important ecological and hydrological functions that *Greenbelt River Valley Connections* provide will be recognized through public information, awareness and stewardship programs and partnerships with public and private landowners, institutions and organizations.**

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'.



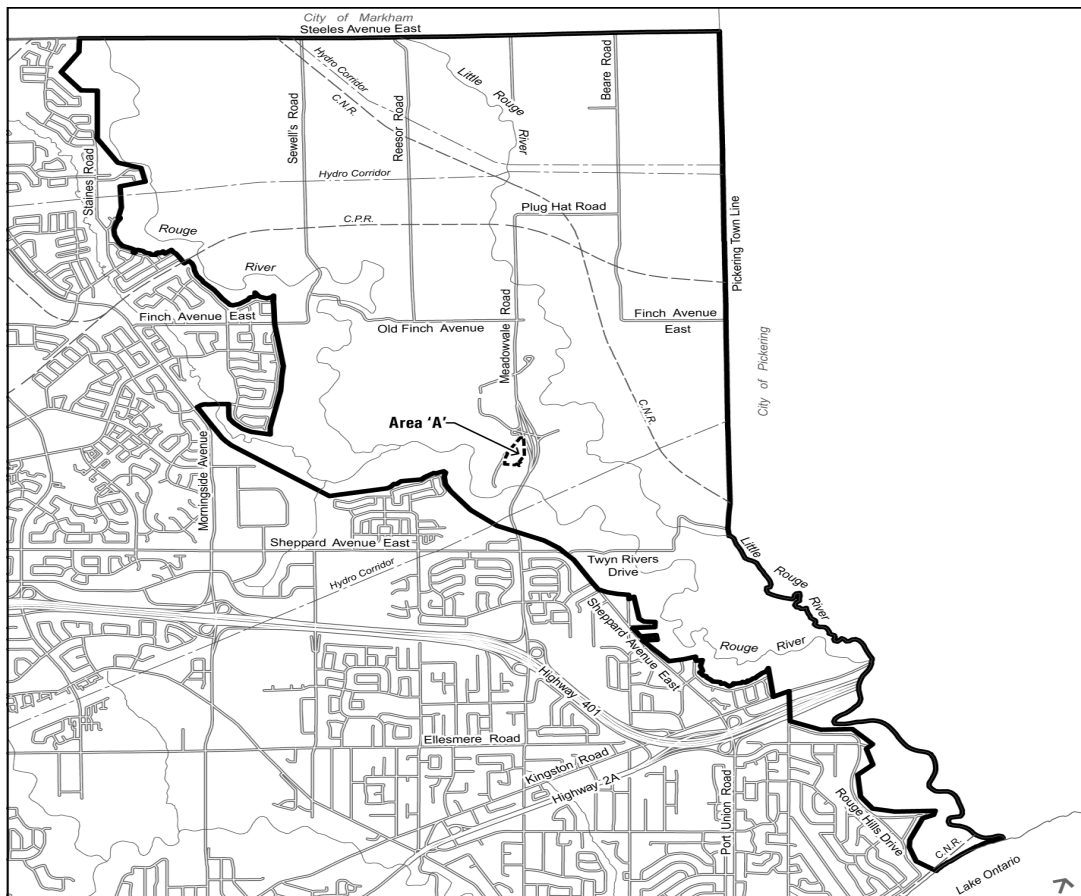
Attachment 1b: Incorporation of the Draft Policies into Site and Area Specific Policy 141

The proposed changes to Site and Area Specific Policy 141 are show in **bold** text below.

141. Rouge Valley Area

- 141 a) The objective of this area specific policy is to protect, restore, ~~or~~ **and** enhance the natural ecosystem and cultural heritage features; to ensure protection of these features; use innovative planning, management and land use techniques; to promote knowledge and understanding of the natural and cultural values of the Rouge **Valley Area**; and to provide opportunities for appropriate recreational enjoyment, specifically as follows:

Replace map showing area subject to SASP 141 with map below.



Map 1: Area Subject to Site and Area Specific Policy

- i) to promote, preserve and enhance the Rouge **Valley Area** as an integrated natural heritage area; and to protect, link, expand and enhance **key natural heritage and key hydrologic features (as listed in Table 1)** and environmentally significant areas and associated areas of diverse flora and fauna;
- ii) **to promote the goals, objectives and principles of the Rouge National Urban Park Management Plan and implement the Greenbelt Plan;**

- iii) to ensure the continued maintenance of a natural separator between the City of Toronto, the Region of York and the Region of Durham;
 - iv) to protect significant archaeological and historical resources by emphasizing heritage conservation and education;
 - v) to provide appropriate and environmentally acceptable active and passive recreational and tourism uses identified by the **Rouge National Urban Park Advisory Committee** as co-ordinated through **Parks Canada** and Toronto and Region Conservation Authority;
 - vi) to permit regional recreational, tourism and cultural activities of this area without exceeding the environmental carrying capacity of the Rouge ecosystem; and
 - vii) to permit uses that are compatible with the objectives of this area specific policy, such Natural Science, Educational Interpretive, Zoological, Recreational, Curatorial and Research Uses and Associated Facilities; nature viewing uses; agricultural uses, including crop farming, livestock and demonstration farming; existing golf course; existing residential uses; residential uses on lots of record **and zoned for residential use**; bed and breakfast operations ancillary to residential uses; and conservation management uses, including conservation works, slope stabilization works and plantings. For the purpose of clarity, the term “recreational” used in this site specific policy includes uses such as, campgrounds, equestrian and hiking trails, fisheries, natural science educational and research facilities including demonstration farms, 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 regional-scale active sports fields, in particular, those having illuminated playing fields or spectator seating facilities. Council may zone to recognize existing uses if they are compatible with policies of this Site and Area Specific Policy. Other **existing** uses may become legal non-conforming.
- b) All agencies and parties involved in the implementation of this area specific policy will be guided by a program of comprehensive resources management, which without limiting the generality of the foregoing, will:
- i) promote and enhance aquatic and terrestrial habitats and communities;
 - ii) assist and support the **Community Preservation Panel** in its **identification of** properties in municipal 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*; and work with the appropriate agencies **and aboriginal groups** to determine **opportunities to share** archaeological **research and** findings in accordance with the City's *Archaeological Management Plan* and the *Rouge Natural Urban Park Management Plan*;

- iii) encourage natural science, educational, curatorial and research facilities that further the understanding of the attributes of the Rouge **Valley Park**;
 - iv) ensure, in association with appropriate agencies, that proper stormwater management practices are employed 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. **Any** new stormwater 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**;
 - v) **ensure that any new, or expansions, extensions, operations and maintenance of existing 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**;
 - vi) **ensure that new or expanding infrastructure avoids key natural heritage or key hydrologic features unless need has been demonstrated and it has been established that there is no reasonable alternative and planning, design and construction practices minimize negative impacts and disturbance on the features and their related functions and, where feasible, maintain or improve connectivity**;
 - vii) integrate and link compatible recreational uses in the area in a co-ordinated trail program;
 - viii) generally ensure that any new permanent buildings or structures are not visible from the valley lands and that scenic views are protected;
 - ix) selectively encourage the regeneration of the cleared areas and the planting of native tree species and other native vegetation to enhance the natural heritage characteristics of the Rouge **Valley**;
 - x) encourage public acquisition of appropriate sites within the lands; and
 - xi) encourage public agencies to demonstrate sensitivity to these objectives in the design and implementation of their facilities and undertakings.
- c) To encourage the continued maintenance of the area by public agencies, the division of lands by consent **and/or the sale or disposal of land** for purposes other than **infrastructure, such as** utilities, transportation or recreational concepts approved by Council will be prohibited. 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'.

- d) 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.**
- e) A **natural heritage impact study** will be prepared for each official plan and zoning bylaw amendment, **and may be required for consent or site plan approval**, and this assessment will be reviewed through the public participation process prior to Council making a decision. **The study shall demonstrate that:**
 - i. **there will be no negative effects on the key natural heritage or key hydrologic features identified in Table 1;**
 - ii. **a vegetation protection zone will be provided that is the greater of the minimum listed in Table 1 or of sufficient width 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 will be avoided;**
 - v. **buildings or structures will not occupy more than 25 percent of the total developable area of the site and are planned to optimize compatibility with the natural surroundings; and**
 - vi. **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.**

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

f) Within the natural heritage system, development and site alteration:

- i. **will provide a natural self sustaining vegetation protection zone that is of sufficient width to protect the 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;
 - ii. is not permitted within key natural heritage or key hydrologic features or their vegetation protection zones with the exception of forest, fish and wildlife management; necessary flood, erosion control or infrastructure projects that are the subject of an Environmental Assessment; and small-scale structures for recreational use provided negative impacts are minimized; and
 - iii. will be planned to optimize the compatibility of the project with the natural surroundings.
- g) Notwithstanding a) vii), all official plan amendments and zoning bylaws enacted prior to December 16, 2004 shall be allowed to continue;
- h) Expansions to existing agricultural buildings and structures, farm and non-farm dwellings together with accessory uses, and residential uses may be 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;
- i) New agricultural buildings or structures for agricultural related secondary uses are not subject to Policy 141(e); 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.
- j) Notwithstanding, where there is a conflict between this Site and Area Specific Policy and SASP 122, then SASP 122 shall prevail.

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

Key Natural Heritage and Key Hydrologic Features*	Minimum Vegetation Protection Zone
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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 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 are shown in Map 2.

[illegible]

Attachment 2a: Draft Revisions to the Official Plan Chapter 2

Proposed draft amendments to the Official Plan Chapter 2 pertaining to Greenbelt Plan Conformity and River Valley Connections

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 and the Province of Ontario 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:

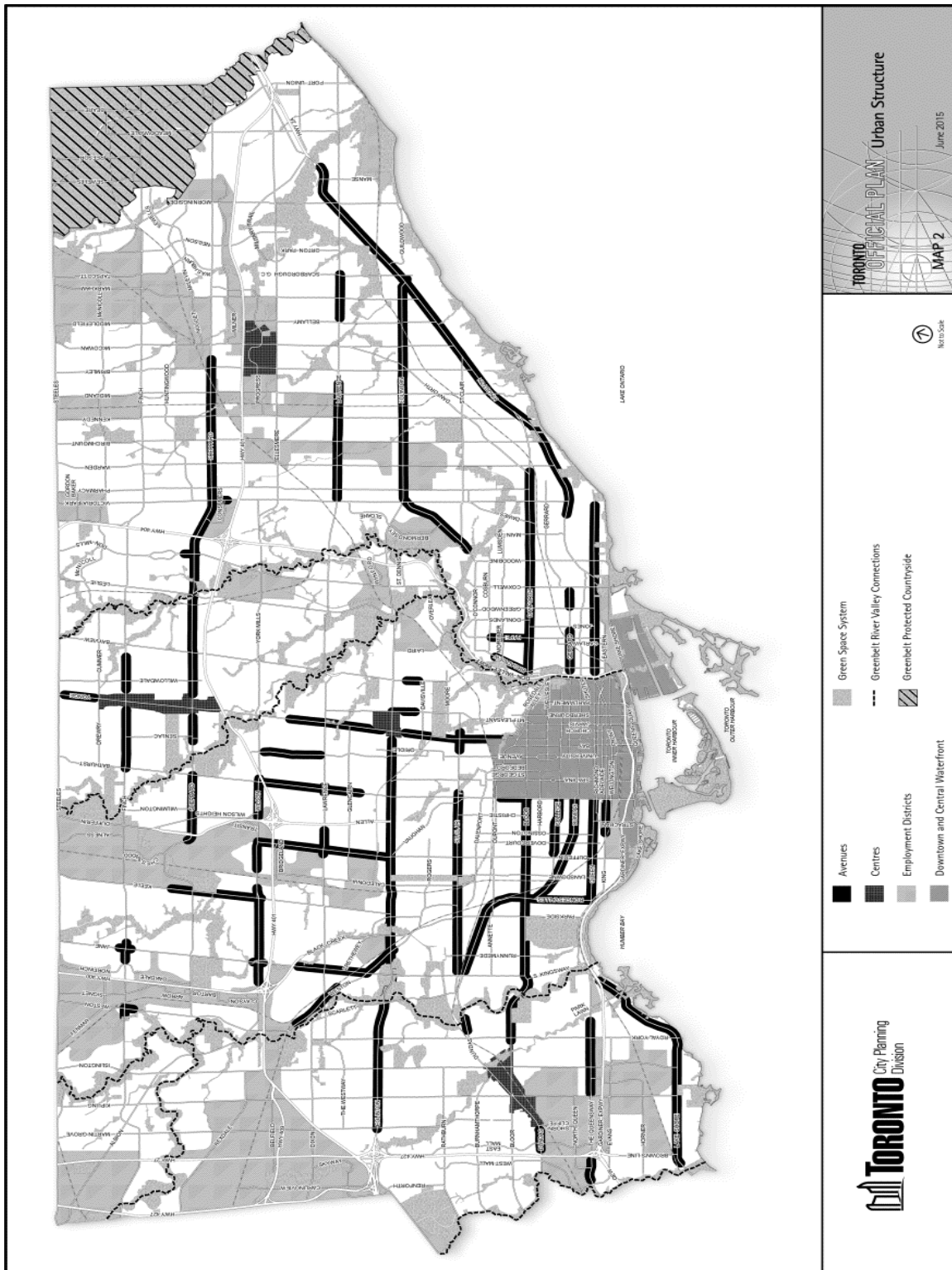
"Greenbelt

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 that *Greenbelt River Valley Connections* provide will be recognized through public information, awareness and stewardship programs and partnerships with public and private landowners, 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'.



Attachment 2b: Draft Revisions to 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 all of the Greenbelt Protected Countryside south of Steeles Avenue and by deleting Littles Road 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) is amended by replacing the comma and the word "or" with the word "and" in the first line and replacing the word "Park" with the words "Rouge Valley" So that the policy now reads as follows:

"The objective of this area specific policy is to protect, restore and enhance the natural ecosystem and cultural heritage features; to ensure protection of these features; use innovative planning, management and land use techniques; to promote knowledge and understanding of the natural and cultural values of the Rouge Valley Area; and to provide opportunities for appropriate recreational enjoyment, specifically as follows:"

5. Policy a) i) is amended by deleting the word "Upper" before the word "Rouge" and by adding the words "Valley Area" after the word "Rouge"; policy a) ii) is amended by deleting the word "woodlots" and replacing it with the words "key natural heritage and key hydrologic features (as listed in Table 1)" and by deleting the words ", and to promote the goals, objectives and principles of the Rouge Park"; and by merging policy a) i) with a) ii) so that the policy now reads:

"to promote, preserve and enhance the Rouge Valley Area as an integrated natural heritage area; and to protect, link, expand and enhance key natural heritage and key hydrologic features (as listed in Table 1) and environmentally significant areas and associated areas of diverse flora and fauna;"

6. Policy a) ii) is deleted and replaced with "to promote the goals, objectives and principles of the Rouge National Urban Park Management Plan and implement the Greenbelt Plan";
7. Policy a) v) is amended by replacing the word "Alliance" after the word "Rouge" with the words "National Urban Park Advisory Committee" and by replacing the words "through the Rouge Park staff" with the words "Parks Canada" so that the policy now reads:

"to provide appropriate and environmentally acceptable active and passive recreational and tourism uses identified by the Rouge National Urban Park

Advisory Committee as co-ordinated through Parks Canada and the Toronto and Region Conservation Authority;"

8. Policy a) vii) second paragraph is amended by adding the words "and zoned for residential use" after the words "lots of record"; by adding the words "and Federal" after the word "Provincial" to the first sentence and by adding the word "existing" after the word "Other" to the fourth sentence so that the paragraph now reads:

" For the purpose of clarity, the term "recreational" used in this site specific policy includes uses such as, campgrounds, equestrian and hiking trails, fisheries, natural science educational and research facilities including demonstration farms, 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 regional-scale active sports fields, in particular, those having illuminated playing fields or spectator seating facilities. Council may zone to recognize existing uses if they are compatible with policies of this Site and Area Specific Policy. Other existing uses may become legal non-conforming."

9. Policy b) ii) is deleted and replaced with the following:

"assist and support the Community Preservation Panel in its identification of properties in municipal 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*; and work with the appropriate agencies and aboriginal groups to determine opportunities to share archaeological research and findings in accordance with the City's *Archaeological Management Plan* and the *Rouge Natural Urban Park Management Plan*;"

10. Policy b) iii) is amended by deleting the word "Park" after the word "Rouge" and replacing it with the word "Valley" so that the policy now reads:

"encourage natural science, educational, curatorial and research facilities that further the understanding of the attributes of the Rouge Valley;"

11. Policy b) iv) is amended by deleting the words "and ensure that any new stormwater management ponds will only be on table land" and adding a period and the words "Any new stormwater management ponds will only be permitted on table land and will not be located in any key natural heritage or key hydrologic features or their vegetation protection zones" so that the policy now reads:

"ensure, in association with appropriate agencies, that proper stormwater management practices are employed 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. Any new stormwater 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."

12. Policy b is amended by adding a new policy b) v) and renumbering all subsequent policies so that policy b) v) now reads:

"ensure that any new or expansions, extensions, operations and maintenance of existing 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."

13. A new policy b) vi) as follows is added and subsequent sub policies are renumbered:

"ensure that new or expanding infrastructure avoids key natural heritage or key hydrologic features unless need has been demonstrated and its has been established that there is no reasonable alternative and planning, design and construction practices minimize negative impacts and disturbance on the features and their related functions and, where feasible, maintain or improve connectivity;"

14. Policy b) vii) is amended by deleting the word "Upper" before the word "Rouge" and by adding the word "Valley" after the word "Rouge" so that the policy now reads:

"selectively encourage the regeneration of the cleared areas and the planting of native tree species and other native vegetation to enhance the natural heritage characteristics of the Rouge Valley;"

15. Policy c) is amended by adding the words "and/or the sale or disposal of land" after the word "consent" and by adding the words "infrastructure, such as" before the word "utilities" so that the policy now reads"

"To encourage the continued maintenance of the area by public agencies, the division of lands by consent and/or the sale or disposal of land for purposes other than infrastructure, such as utilities, transportation or recreational concepts approved by Council will be prohibited. 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'."

16. Policy d) is 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 so that the policy now reads:

"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."

17. Policy e) is amended by deleting the words "An assessment of environmental impact" and replacing with the words "A natural heritage impact study"; and by adding the words " and may be required for consent or site plan approval" after the word "amendment"; and by deleting the words "within the lands"; and by adding the following words to the end of the sentence " The study shall demonstrate that:
- i. there will be no negative effects on the key natural heritage or key hydrologic features identified in Table 1;
 - ii. a vegetation protection zone will be provided that is the greater of the minimum listed in Table 1 or of sufficient width 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 key 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 will be avoided;
 - v. buildings or structures will not occupy more than 25 percent of the total developable area of the site and are planned to optimize compatibility with the natural surroundings; and
 - vi. 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.

The boundaries of all key natural heritage and key hydrologic features and any minimum vegetation protection zones will be confirmed at the time of any proposed development." So that the policy now reads:

"A natural heritage impact study will be prepared for each official plan and zoning bylaw amendment, and may be required for consent or site plan approval, and this

assessment will be reviewed through the public participation process prior to Council making a decision. The study shall demonstrate that:

- i. there will be no negative effects on the key natural heritage or key hydrologic features identified in Table 1;
- ii. a vegetation protection zone will be provided that is of sufficient width 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 key 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 will be avoided;
- v. buildings or structures will not occupy more than 25 percent of the total developable area of the site and are planned to optimize compatibility with the natural surroundings; and
- vi. 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.

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

18. A new policy f) is added as follows:

" Within the natural heritage system, development and site alteration:

- i. will provide a natural self sustaining vegetation protection zone that is of sufficient width to protect the 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;
- ii. is not permitted within key natural heritage or key hydrologic features or their vegetation protection zones with the exception of forest, fish and wildlife management; necessary flood, erosion control or infrastructure projects that are the subject of an Environmental Assessment; and small-scale structures for recreational use provided negative impacts are minimized; and
- iii. will be planned to optimize the compatibility of the project with the natural surroundings."

19. A new policy g) is added as follows:

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

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

"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."

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

"New agricultural buildings or structures for agricultural related secondary uses are not subject to Policy 141(e); 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."

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

"Notwithstanding, where there is a conflict between this Site and Area Specific Policy and SASP 122, then SASP 122 shall prevail."

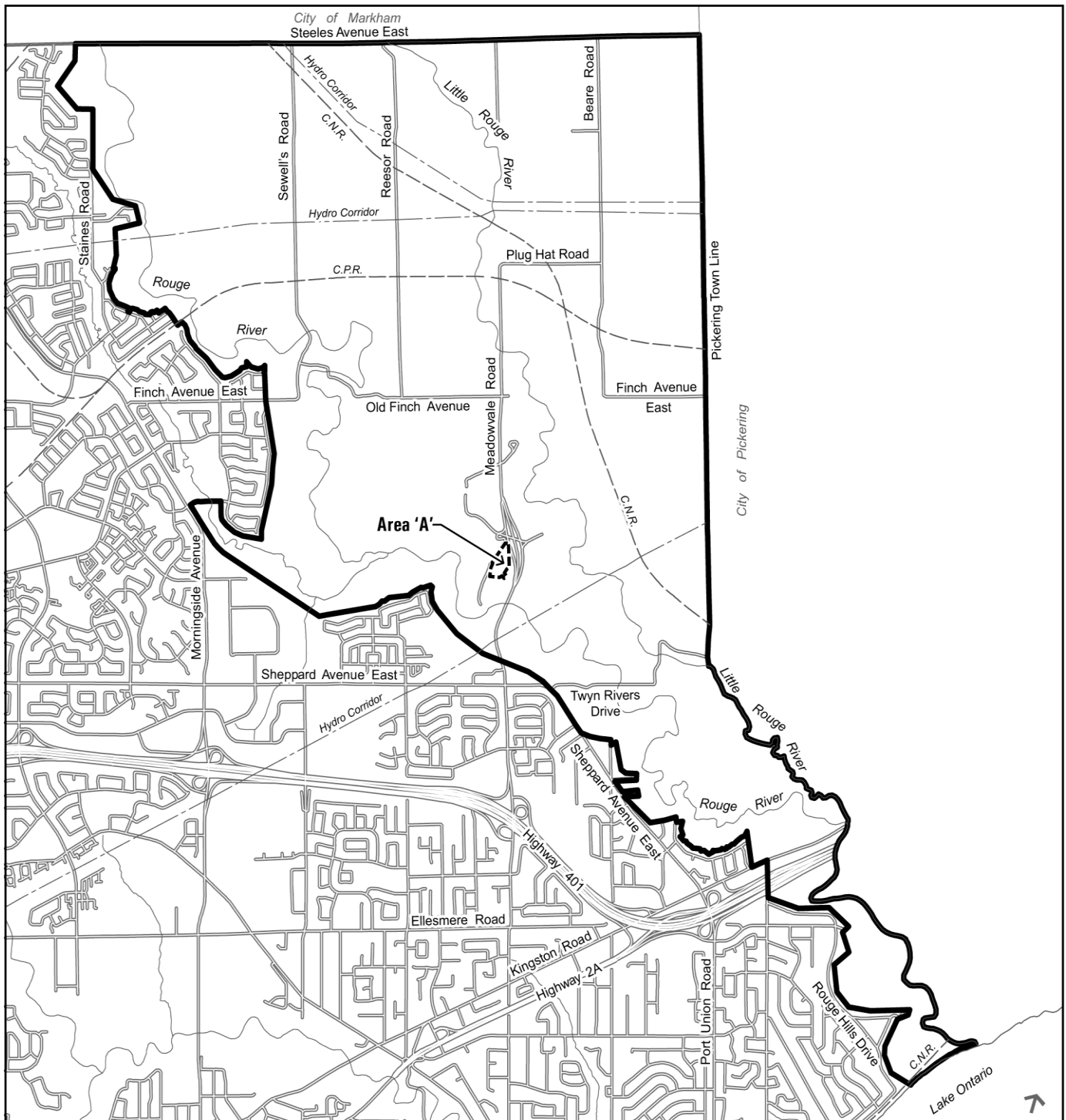
23. A new Table 2 is added as follows:

Table 2: Key Natural Heritage and Key Hydrologic Features and Minimum Vegetation Protection Zones

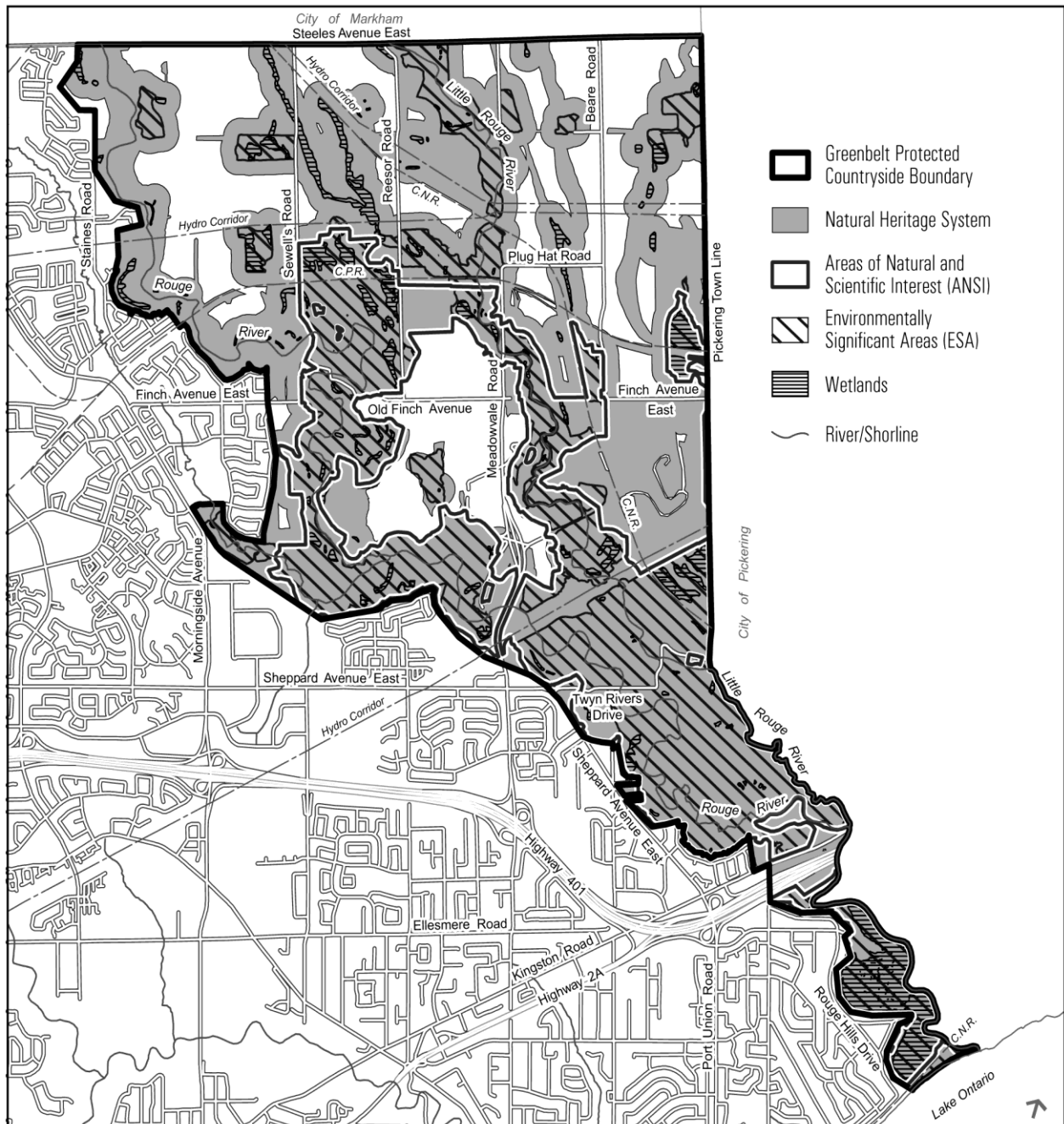
Key Natural Heritage and Key Hydrologic Features*	Minimum Vegetation Protection Zone
Wetlands, Significant woodlands Fish habitat, Permanent and intermittent streams, Lakes (and their littoral zones), Seepage areas and springs	30 metres
Significant habitat of endangered species, threatened species and 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 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.

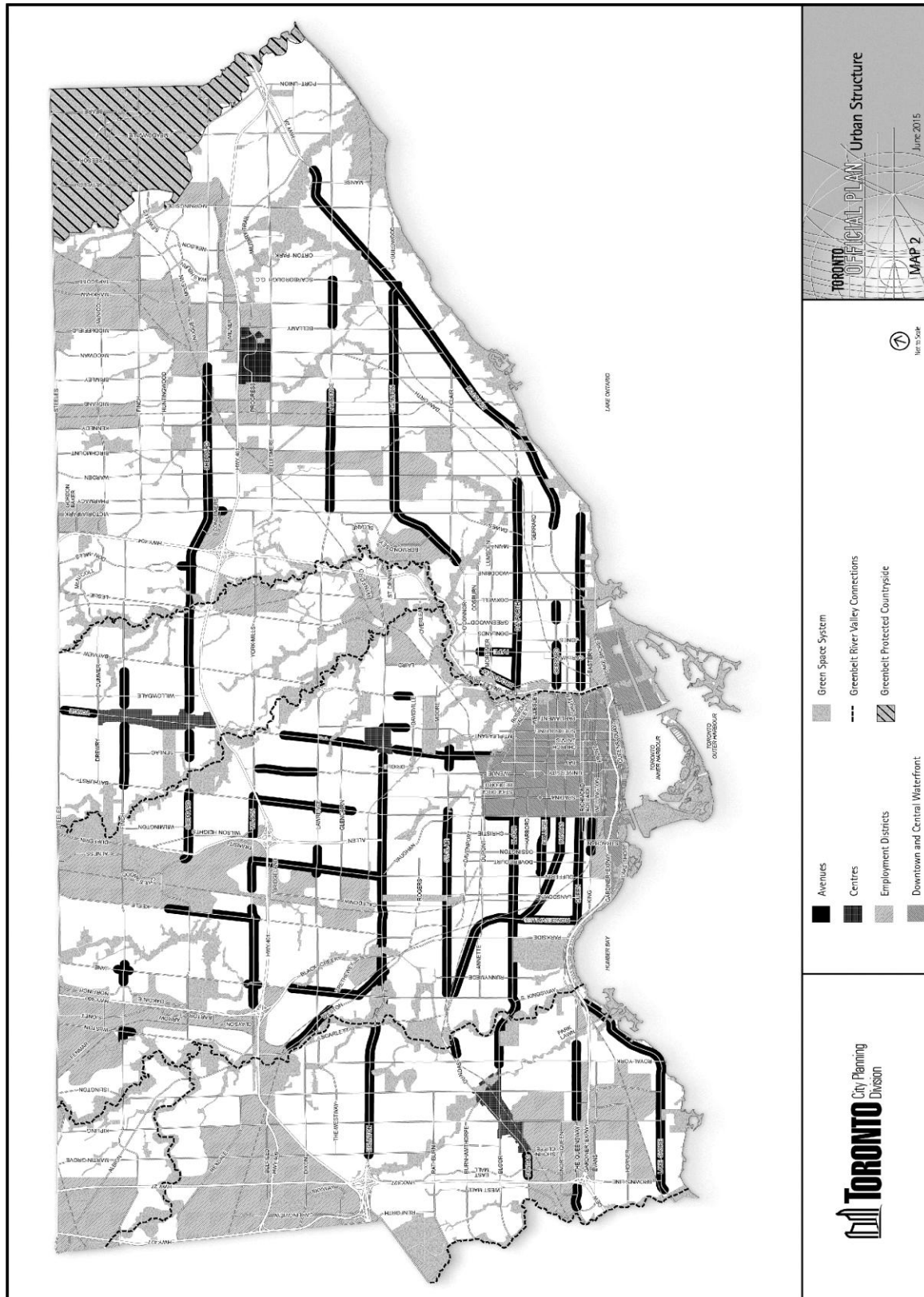
Map 1: Proposed Amendments to Site and Area Specific Policy 141 Map



Map 2: Natural Heritage System, Key Natural Heritage and Key Hydrologic Features



Attachment 3: Proposed Changes to Map 2: Urban Structure



Attachment 4: Existing Site and Area Specific Policy 141 Area in Comparison to Greenbelt Protected Countryside

