

# PLANNING JUSTIFICATION **REPORT**

NIAGARA ESCARPMENT PLAN AMENDMENT

14504 Mississauga Road  
Town of Caledon

Date:

**October 2022**

Prepared for: Brampton Brick Limited

Prepared by:

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Our File 9724E

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# 1.0 INTRODUCTION

MacNaughton Hermesen Britton Clarkson Planning Limited (“MHBC”) was retained by Brampton Brick Limited, to review the planning merits of a proposed Niagara Escarpment Plan Amendment (“NEPA”) to re-designate a 14.68 hectare portion of the property located at 14504 Mississauga Road in the Town of Caledon (the “Subject Site”) (**Figures 1 & 2**). The proposed NEPA would have the effect of re-designating the Subject Site from ‘Escarpment Protection Area’ to ‘Escarpment Rural Area’ (**Figure 3**).

The Subject Site is part of a broader property, which includes the existing Cheltenham Quarry and is legally described as Part of Lots 29 & 30, Concession 5 West of Centre Road, in the Town of Caledon, Region of Peel. The irregularly shaped Subject Site is comprised of approximately 14.68 hectares (36.28 acres) located to the north of the existing Cheltenham Quarry and includes approximately 200 metres of frontage along Mississauga Road.

A meeting was held with Niagara Escarpment Commission (“NEC”) Staff in January 2022 to discuss the Proposed NEPA, with further correspondence provided in March 2022 to confirm the complete submission requirements (**Appendix A**). In order to determine technical merits of the Proposed NEPA, the following reports have been completed and are included as part of this submission:

- Natural Heritage Assessment
- Geological Assessment
- Visual Impact Analysis
- Cultural Heritage Screening and Evaluation Report

If the Proposed NEPA is ultimately successful in re-designating the Subject Site from ‘Escarpment Protection Area’ to ‘Escarpment Rural Area’, Brampton Brick would pursue a subsequent NEPA to re-designate the Subject Site from ‘Escarpment Rural Area’ to ‘Mineral Resource Extraction Area’ in accordance with the policy requirements of the NEP, Region of Peel Official Plan, Town of Caledon Official Plan and Aggregate Resources Act. Any subsequent NEPA would include a commitment from Brampton Brick to surrender and re-designate Phase 3 of the existing Cheltenham Quarry to no longer permit extraction, if the area subject this NEPA is ultimately licenced under the Aggregate Resources Act to permit extraction (**Figure 4**).

From a planning perspective, it is our opinion that this potential alternative would result in significant benefits to the public interest for the following reasons:

- Avoiding the need to construct an approved access road through the Escarpment Natural Area (creek corridor and woodland) to access Phase 3;
- Eliminates an approved extraction area located in close proximity to the Minor Urban Centre of Terra Cotta; and

- Preserves Phase 3 in a natural condition which is currently a forested landscape and directly adjacent to areas designated Escarpment Natural Area and Escarpment Protection Area. As confirmed in the enclosed Natural Environment Assessment, the lands subject to this NEPA have less ecological value than the current approved extraction area for Phase 3.

This Planning Report provides an analysis of the Proposed NEPA to re-designate the Subject Site from 'Escarpment Protection Area' to 'Escarpment Rural Area' in the context of the applicable policies of the NEP.



## 2.0 SUBJECT SITE & HISTORY OF CHELTENHAM QUARRY

### 2.1 Subject Site

The Subject Site is part of a broader property, which includes the existing Cheltenham Quarry and is legally described as Part of Lots 29 & 30, Concession 5 West of Centre Road, in the Town of Caledon, Region of Peel. The irregularly shaped Subject Site is comprised of approximately 14.68 hectares (36.28 acres) and characterized by several large agricultural fields in crop rotation (**Figures 1 & 2**). The Subject Site is currently developed with an existing dwelling and several outbuildings.

The Subject Site is bounded by a variety of land uses, which can be summarized as follows:

**North:** Wooded areas.

**East:** Mississauga Road, agricultural lands.

**South:** Existing Cheltenham Quarry.

**West:** Wooded areas.

### 2.2 Cheltenham Quarry

The existing Cheltenham Quarry (Licence No. 6630) was licenced in 1989 under the Aggregate Resources Act. The operation is comprised of three (3) phases, with the entrance/exit located on Mississauga Road (**Figure 5**). Extraction has been completed in Phase 1 and operations are currently within Phase 2. Rehabilitation is largely complete in Phase 1. Site preparation has not yet commenced in Phase 3.

As noted, if the proposed NEPA is successful in re-designating the Subject Site from 'Escarpment Protection Area' to 'Escarpment Rural Area', Brampton Brick would pursue a subsequent NEPA to re-designate the Subject Site from 'Escarpment Rural Area' to 'Mineral Resource Extraction Area' in accordance with the policy requirements of the NEP, Region of Peel Official Plan, Town of Caledon Official Plan and Aggregate Resources Act. Any subsequent NEPA would include a commitment from Brampton Brick to surrender and re-designate Phase 3 of the existing Cheltenham Quarry operation to no longer permit extraction (**Figure 4**).

Phase 3 is currently licenced and approved for extraction under the Aggregate Resources Act and it is anticipated that removing this area from the extraction area would result in significant benefits to the public interest, including:

- Avoidance of extending an access road through the Escarpment Natural Area (creek corridor and woodland) to access Phase 3, which is already approved in accordance with the ARA site plans.

- Eliminating Phase 3, which is in close proximity to the Minor Urban Centre of Terra Cotta.
- Preserving Phase 3 in a natural condition, which is currently a forested landscape directly adjacent to areas designated Escarpment Natural Area and Escarpment Protection Area.

Any subsequent NEPA will be subject to further technical study and review to determine the appropriateness of any request, and does not form part of the current Proposed NEPA.

## 3.0 PROPOSED NIAGARA ESCARPMENT PLAN AMENDMENT

The Proposed NEPA seeks to re-designate the 14.68 hectare Subject Site from 'Escarpment Protection Area' to 'Escarpment Rural Area' in the NEP (**Figure 3**).

In order to assess the appropriateness of the Proposed NEPA, the Escarpment Protection Area and Escarpment Rural Area criteria for designation outlined in Sections 1.4.2 and 1.5.2 of the NEP were assessed through the following technical studies:

- Natural Heritage Assessment
- Geological Assessment
- Visual Impact Analysis
- Cultural Heritage Screening and Evaluation Report

A determination on the most appropriate Niagara Escarpment Plan designation for the Subject Site was then provided in the technical studies in the context of the relevant criteria for designation. A complete analysis of the applicable Niagara Escarpment Plan policies is outlined in **Section 4.1** of this Report.

A draft of the Proposed NEPA Text and Schedule are included as **Appendix B** to this Report.

# 4.0 PLANNING ANALYSIS

## 4.1 Niagara Escarpment Plan (2017)

The Subject Site is located within the Niagara Escarpment Plan (“NEP”) area and is designated ‘Escarpment Protection Area’ (**Figure 6**). Amendments to the NEP can be contemplated in accordance with Section 1.2.1 of the NEP, which identifies the following provisions applicable to applications to amend the NEP:

- *Planning policies and land use designations may be changed as long as the Purpose and Objectives of the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan are met. The Purpose Statement and Objectives in the Introduction of the Plan shall not be changed outside of the context of a full review of this Plan.*
- *Sections 6.1(2.1) and 10(6) of the Niagara Escarpment Planning and Development Act require that amendments to the Niagara Escarpment Plan be justified. The justification for a proposed amendment to the Niagara Escarpment Plan means the rationale for the amendment, as well as reasons, arguments or evidence in support of the change to this Plan proposed through the amendment.*
- *It must be demonstrated that the proposed amendment and the expected impacts resulting from the proposed amendment do not adversely affect the purpose and objectives of the Niagara Escarpment Planning and Development Act. The proposed amendment must be consistent with the purpose and objectives of the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan and shall be consistent with other relevant Provincial policies.*
- *Development Criteria set out in Part 2 of the Niagara Escarpment Plan will be considered in the assessment of any amendment to the Niagara Escarpment Plan.*

The Proposed NEPA would have the effect of changing the land use designation on the Subject Site from ‘Escarpment Protection Area’ to ‘Escarpment Rural Area’. In general, the permitted uses between ‘Escarpment Protection Area’ and ‘Escarpment Rural Area’ are similar, with the exception that the Escarpment Rural Area designation permits some additional recreational uses and the ability to apply for a mineral aggregate operation. The proposed re-designation would not have an adverse effect on the Purpose and Objectives outlined in the Niagara Escarpment Planning and Development Act and the NEP, particularly since no development is proposed and any subsequent development on the Subject Site would be required to address the Development Criteria outlined in Section 2 of the NEP.

Similarly, since no formal development is proposed as part of the Proposed NEPA, the Development Criteria outlined in Section 2 of the NEP is satisfied.

The justification for the Proposed NEPA is outlined in this Planning Justification Report, as well as the supporting technical studies.

Since the proposed NEPA is to re-designate the Subject Site from ‘Escarpment Protection Area’ to ‘Escarpment Rural Area’, the key component of the proposed application is to assess the NEP Criteria

for Designation to determine which criteria most appropriately applies to the Subject Site. In order to provide a determination on the appropriateness of the land use designation for the Subject Site, the criteria for designation outlined in Sections 1.4.2 and 1.5.2 of the NEP was assessed through several technical studies including:

- Natural Heritage Assessment
- Geological Assessment
- Visual Impact Analysis
- Cultural Heritage Screening and Evaluation Report

The technical studies have been included as part of this submission and are summarized below in the context of the applicable criteria for designation.

Section 1.4.2 of the NEP provides the Criteria for Designation for the 'Escarpment Protection Area', which includes the following:

1. *Escarpment slopes and Escarpment Related Landforms where existing land uses have significantly altered the natural environment (e.g., agricultural lands or residential development).*

The Geologic Assessment completed by Golder characterized the Subject Site as flat or gently undulating, with no bedrock outcrop observed. The geologic and terrain conditions of the Subject Site were observed to be similar to that observed on the lands immediately to the east of the site, which are designated 'Escarpment Rural Area' in the NEP. Overall, the Geologic Assessment concluded that the Subject Site better fit the geologic criteria for the Escarpment Rural Area designation.

2. *Areas in close proximity to Escarpment slopes that are visually part of the landscape unit.*

The Subject Site is part of a large landscape unit that is considered as 'Attractive' (**Figure 7**). This landscape unit includes lands that are designated 'Escarpment Natural Area', 'Escarpment Protection Area', 'Escarpment Rural Area' and 'Mineral Resource Extraction Area' in the NEP. As noted in the Geologic Assessment, the Subject Site is generally flat and the Visual Impact Analysis notes that the Subject Site would not be described as "visually prominent" and there is distinct visual separation between the treed area, which expands into the Escarpment lands and the agricultural fields on site.

Overall, the Visual Impact Report concluded that the characteristics of the Subject Site better suit the Escarpment Rural Area designation criteria, instead of the Escarpment Protection designation criteria, as the lands are better characterized as lands within the vicinity of the Escarpment necessary to provide an open landscape character.

3. *Areas of Natural and Scientific Interest (Life Science), or environmentally sensitive or environmentally significant areas identified by municipalities or conservation authorities.*

The Natural Environment Assessment prepared by Golder determined the Subject Site does not contain any Areas of Natural and Scientific Interest (Life Science), or environmentally sensitive or environmentally significant areas identified by municipalities or conservation authorities (**Figure 8**). Accordingly, the Subject Site does not meet the criteria for designation for Escarpment Protection Area under Section 1.4.2.3 of the NEP.

Similarly, Section 1.5.2 of the NEP provides the Criteria for Designation for the 'Escarpment Rural Area' which includes the following:

1. *Minor Escarpment slopes and Escarpment Related Landforms.*

The Geological Assessment completed by Golder identified that Subject Site is comprised of minor slopes. For this reason, it was concluded that the Subject Site better fits the Escarpment Rural Area designation from a geological perspective.

2. *Lands in the vicinity of the Escarpment necessary to provide an open landscape character.*

The Visual Impact Report identified that based on the analysis completed, the Subject Site is more characteristic of the Escarpment Rural designation.

3. *Lands in the vicinity of the Escarpment, which are of ecological importance to the Escarpment environment.*
4. *Lands that have potential for enhanced ecological values through natural succession processes or due to their proximity to other ecologically sensitive lands, areas or features.*

As it relates to Sections 1.5.2.3 and 1.5.3.4 above, the Natural Environment Assessment prepared by Golder determined that the Subject Site meets the criteria for Escarpment Rural Area Criteria under the NEP as there is potential for enhanced ecological values through natural succession and the Subject Site is in close proximity to other ecologically sensitive lands, areas or features (i.e., Caledon Mountain Slope Forest Life Science ANSI and the Caledon Mountain PSW).

Based on the conclusions of the technical reports, and as summarized in the above analysis, the Subject Site meets the Escarpment Rural Area criteria for designation. Accordingly, the Subject Site would be more appropriately designated Escarpment Rural Area in the NEP.

## 4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement ("PPS") is the statement of the government's policies on land use planning, and is intended to provide policy direction on land use matters, which are in the Provincial interest. All land use planning decisions are required to be consistent with the PPS.

The Subject Site is not located within a Prime Agricultural Area (**Figure 9**), but would be considered a rural area in the context of the PPS. The Proposed NEPA would result in the Subject Site being designated Escarpment Rural Area which would provide greater opportunities for agriculture in a rural area in accordance with the policy direction of the PPS. Further, the Subject Site is within a provincially mapped aggregate resource area and the Proposed NEPA would facilitate an opportunity for future consideration of mineral aggregate extraction on the Subject Site in accordance with the policies of the Escarpment Rural Area designation in the NEP. Accordingly, the Proposed NEPA provides opportunity to implement the policies of Section 2.5 of the PPS related to protecting mineral aggregate resources for long-term use.

There are no mapped natural heritage features on the Subject Site (**Figure 8**), which is consistent with the conclusions of the Natural Environment Assessment prepared by Golder.

Overall, the Proposed NEPA is consistent with the policies of the PPS.

## 4.3 Growth Plan for the Greater Golden Horseshoe (2020)

The Subject Lands are within the planning area subject to the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”). The Growth Plan seeks to guide growth and development in the Greater Golden Horseshoe and to support the achievement of complete communities that are healthier, safer and more equitable.

Section 1.2.3 of the Growth Plan outlines the relationship of the Growth Plan with other Provincial Plans, including that:

*...Within the Greenbelt Area, policies of this Plan that address the same, similar, related, or overlapping matters as the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, or the Niagara Escarpment Plan do not apply within that part of the Greenbelt Area covered by the relevant plan except where the policies of this Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, or the Niagara Escarpment Plan provide otherwise.*

*As provided in the Places to Grow Act, 2005, where there is a conflict between the Greenbelt, Oak Ridges Moraine Conservation, or Niagara Escarpment Plans and this Plan regarding the natural environment or human health, the direction that provides more protection to the natural environment or human health prevails. Detailed conflict provisions are set out in the Places to Grow Act, 2005.*

Accordingly, the policies of the NEP are understood to be the relevant and applicable policies in the context of the Subject Site and the Proposed NEPA.

## 5.0 SUMMARY & FINDINGS

Based on the analysis outlined throughout this Report and the conclusions of the technical studies, it is submitted that the Proposed NEPA to re-designate the Subject Site to from 'Escarpment Protection Area' to 'Escarpment Rural Area' represents good planning on the basis that the Subject Site more appropriately meets the 'Escarpment Rural Area' criteria for designation in the NEP.

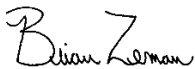
The Proposed NEPA can be contemplated in accordance with Section 1.2.1 of the NEP, is consistent with the PPS, and conforms to the Growth Plan for the Greater Golden Horseshoe.

Furthermore, the Proposed NEPA provides a unique opportunity to potentially pursue future mineral aggregate extraction in this location and surrender an equivalent area already approved for extraction that has greater ecological value than the Subject Site.

Should you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,

**MHBC**



Brian Zeman, BES, MCIP, RPP  
President



Ellen Ferris, BSc., MSc., MCIP, RPP  
Associate



# Figures

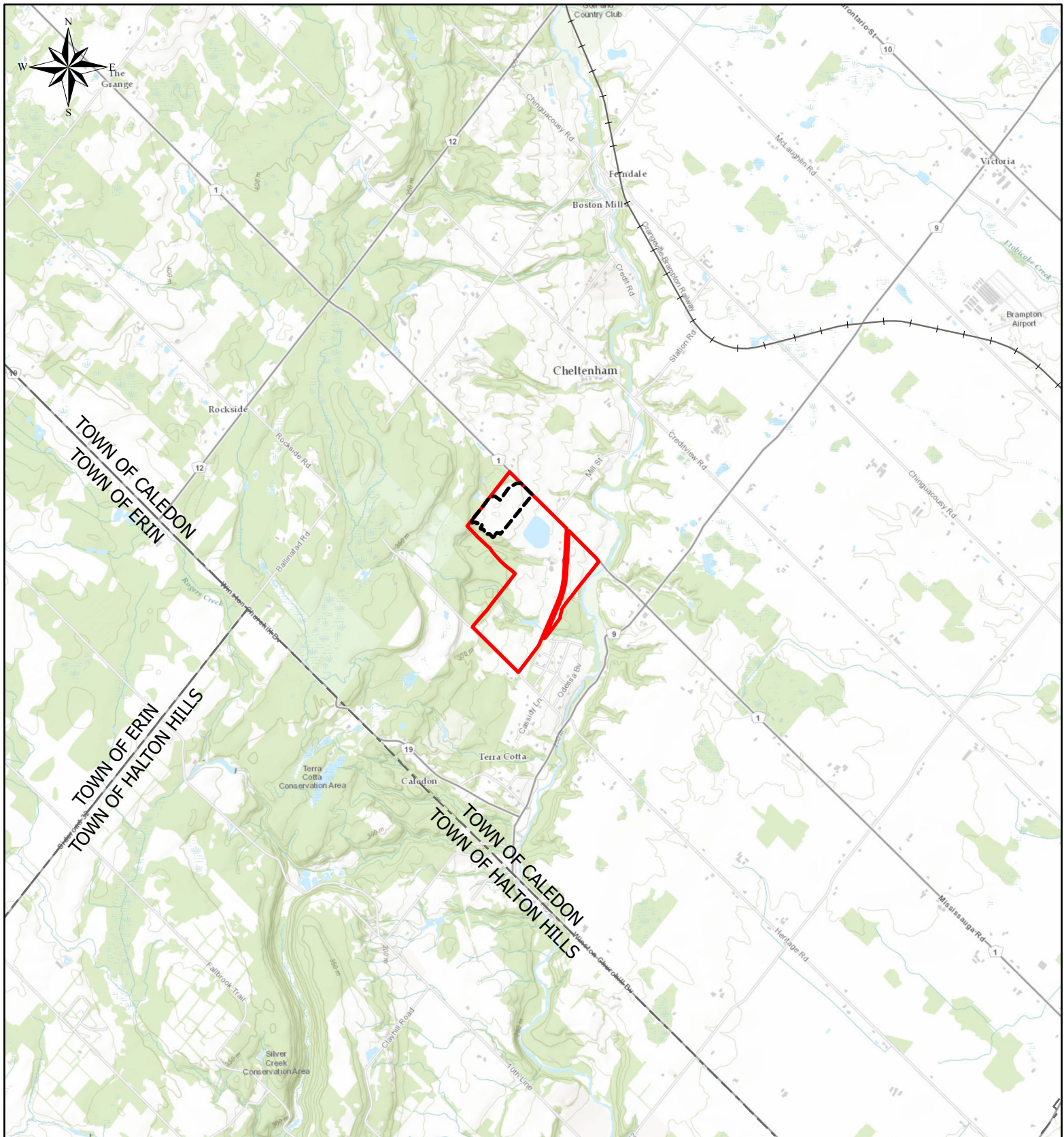



Figure # 1  
Location

**Cheltenham Quarry**  
Part of Lots 29 & 30  
Concession 5 West of Centre Road  
Municipality of Caledon  
Regional Municipality of Peel

Legend

 Area Subject to Niagara Escarpment Plan Amendment

 Property Boundary

Date October 2022

Sources  
Land Information Ontario  
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**MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE



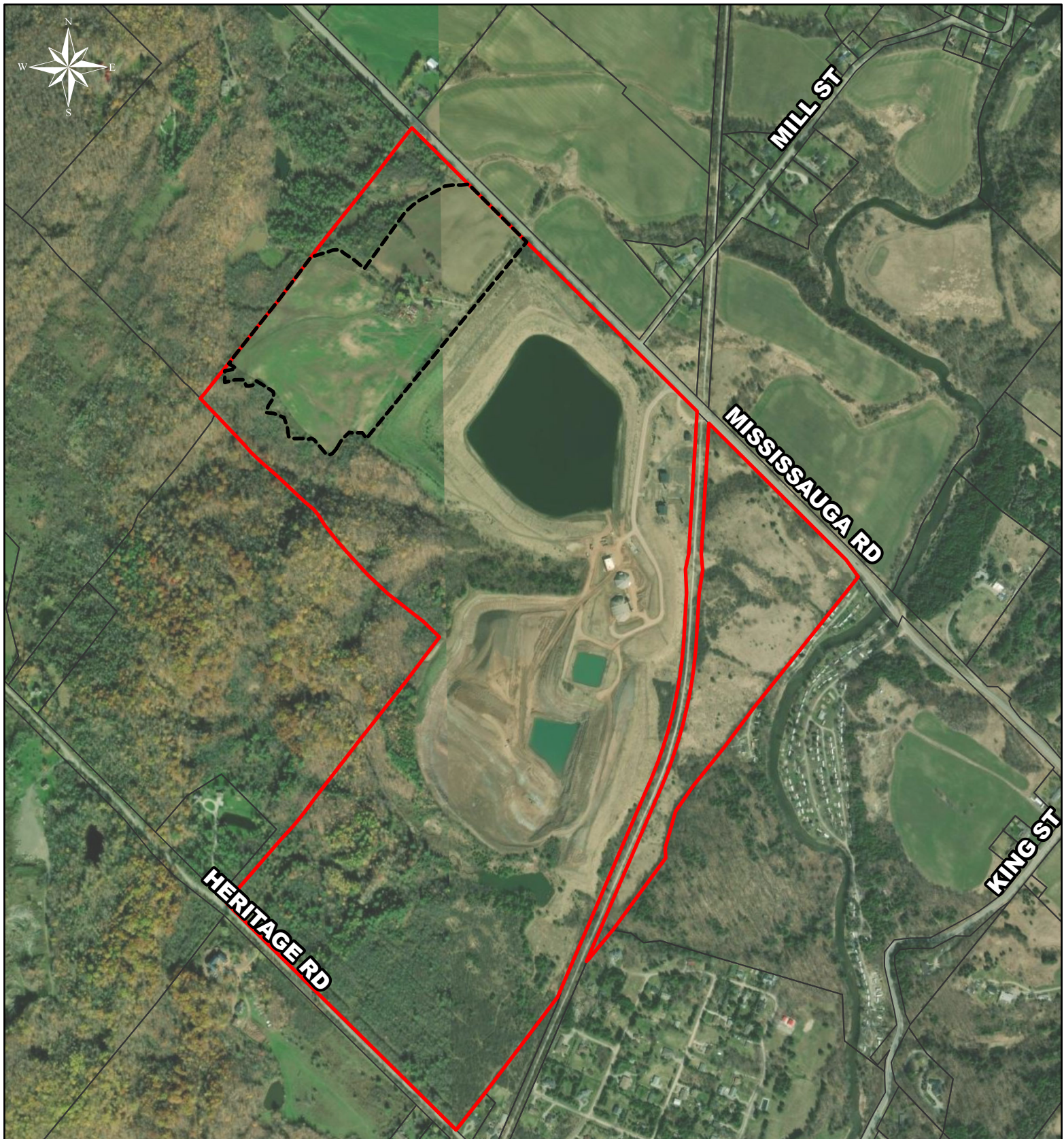



Figure # 2  
Aerial Context

**Cheltenham Quarry**  
Part of Lots 29 & 30  
Concession 5 West of Centre Road  
Municipality of Caledon  
Regional Municipality of Peel

Legend

 Area Subject to Niagara Escarpment Plan Amendment

 Property Boundary

Date October 2022

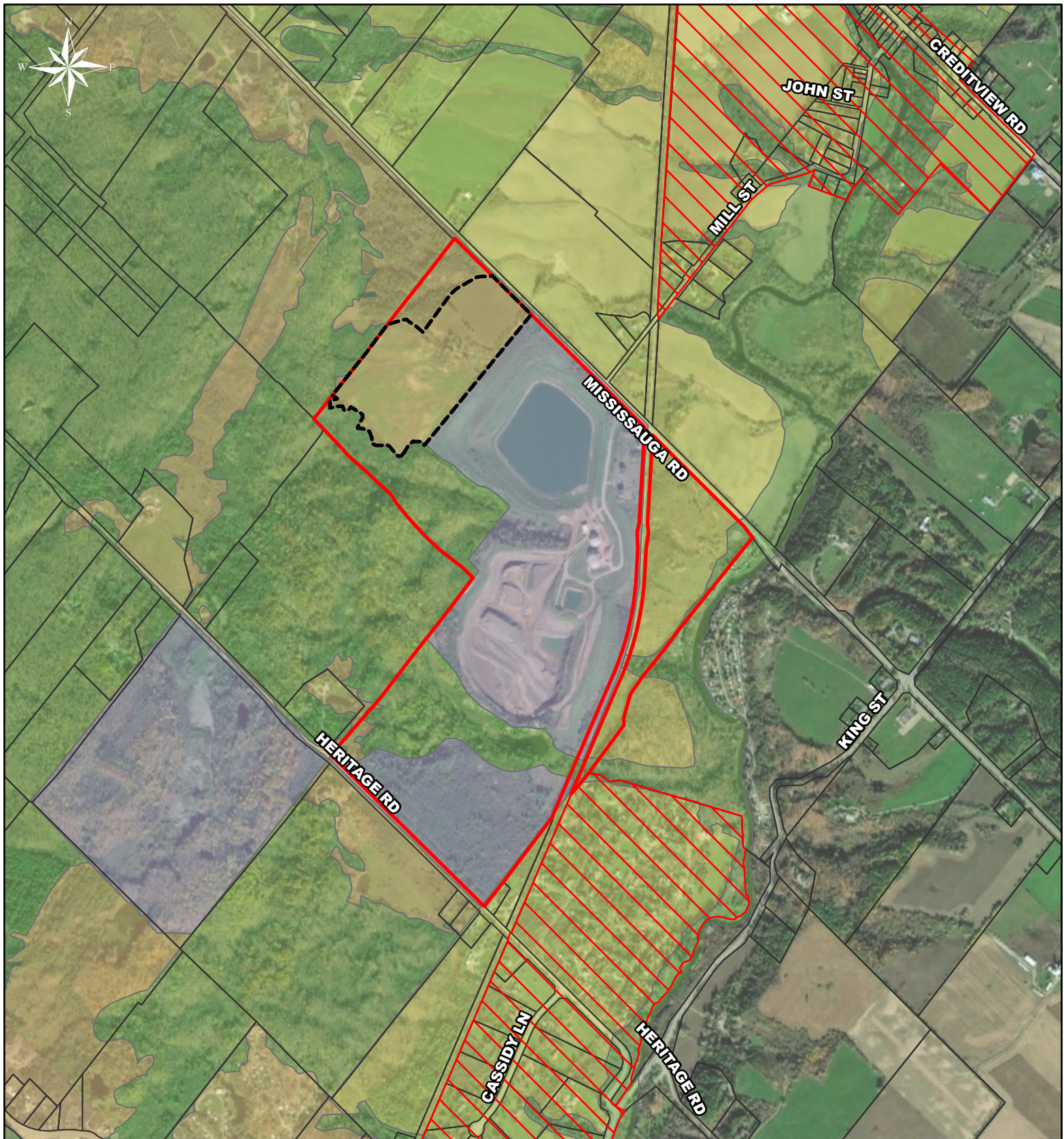
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 PLANNING  
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& LANDSCAPE  
ARCHITECTURE






# Figure # 3 **Proposed Niagara Escarpment Plan Amendment**

Niagara Escarpment Plan

## **Cheltenham Quarry**

Part of Lots 29 & 30  
Concession 5 West of Centre Road  
Municipality of Caledon  
Regional Municipality of Peel

### Legend

 Area proposed to be designated  
'Escarpment Rural Area'

 Property Boundary

 Escarpment Natural Area

 Escarpment Protection Area

 Escarpment Rural Area

 Mineral Resource  
Extraction Area

 Minor Urban Area

Date **October 2022**

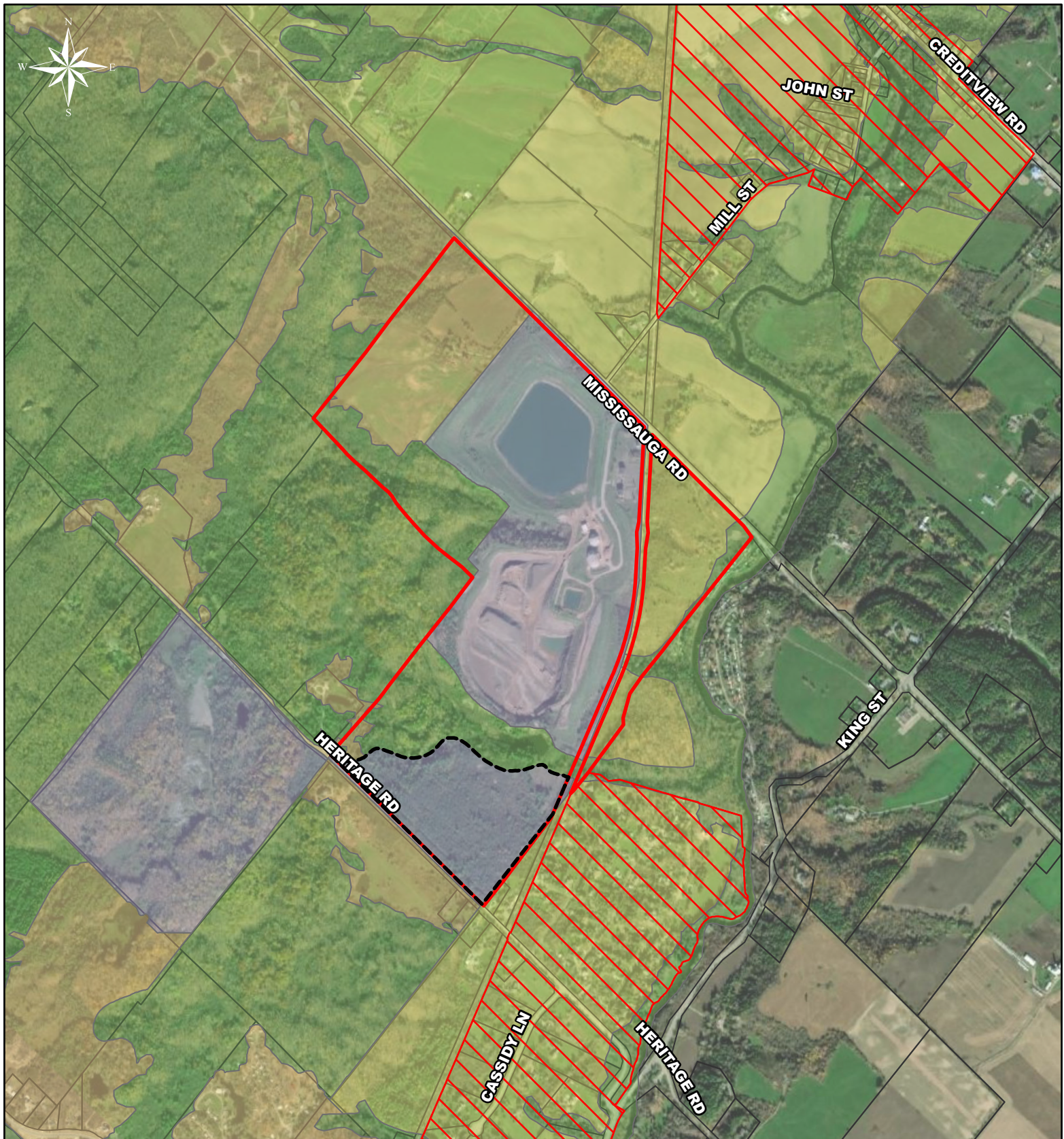
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

# Figure # 4 **Future Niagara Escarpment Plan Amendment**

Niagara Escarpment Plan

## **Cheltenham Quarry**

Part of Lots 29 & 30  
Concession 5 West of Centre Road  
Municipality of Caledon  
Regional Municipality of Peel

### Legend

- |   |  |   |                                     |
|---|--|---|-------------------------------------|
|  | Area Subject to Potential<br>Future Niagara Escarpment<br>Plan Amendment |  | Mineral Resource<br>Extraction Area |
|  | Property Boundary  |  | Minor Urban Area                    |
|  | Escarpment Natural Area  |   |                                     |
|  | Escarpment Protection Area   |   |                                     |
|  | Escarpment Rural Area  |   |                                     |

Date

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**MHBC** PLANNING  
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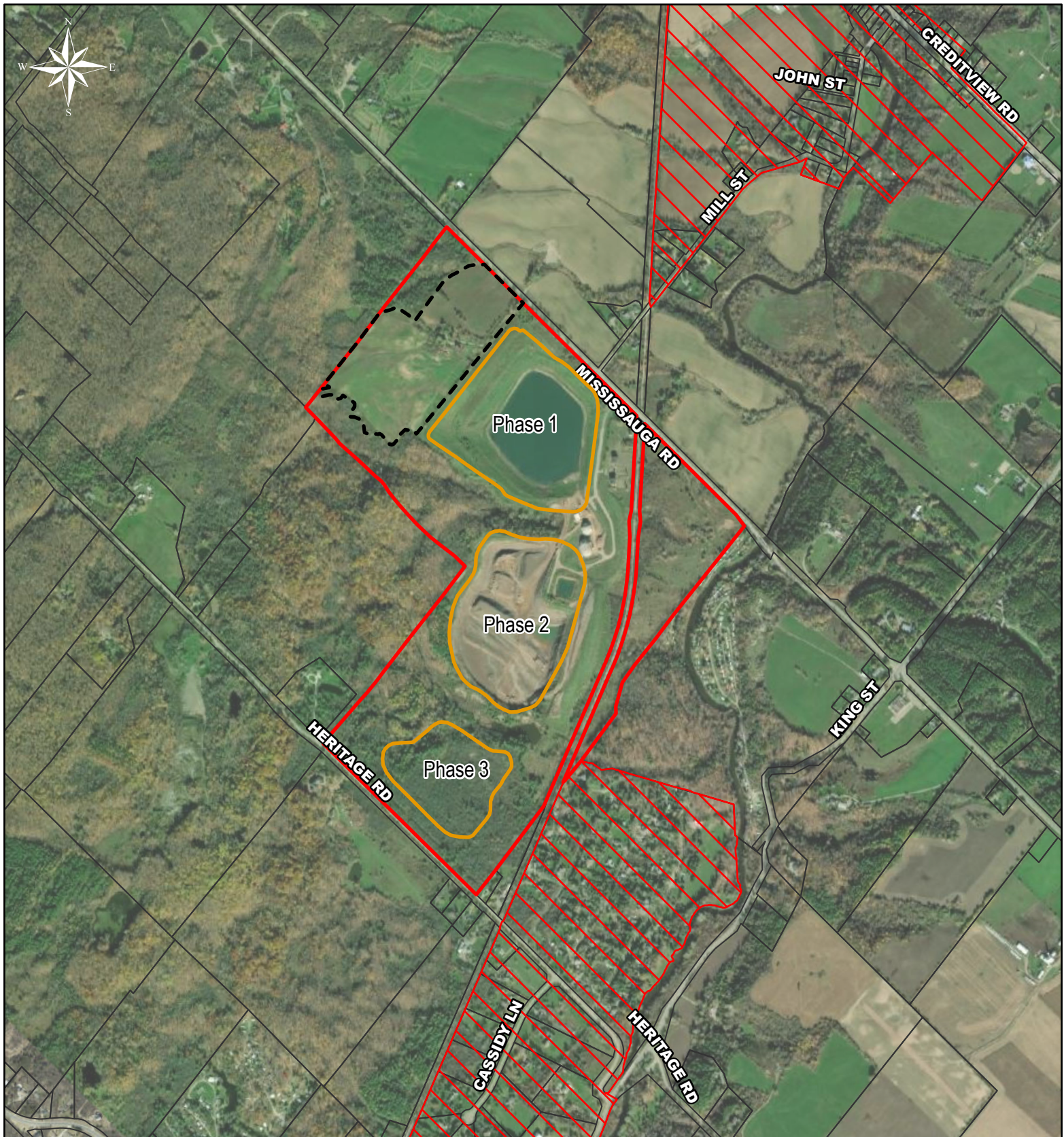






Figure # 5  
**Approved Cheltenham  
 Quarry & Phasing**

**Cheltenham Quarry**  
 Part of Lots 29 & 30  
 Concession 5 West of Centre Road  
 Municipality of Caledon  
 Regional Municipality of Peel

Legend

-  Area Subject to Niagara Escarpment Plan Amendment
-  Property Boundary
-  Cheltenham Quarry Approved Extraction Area
-  Minor Urban Area

Date **October 2022**

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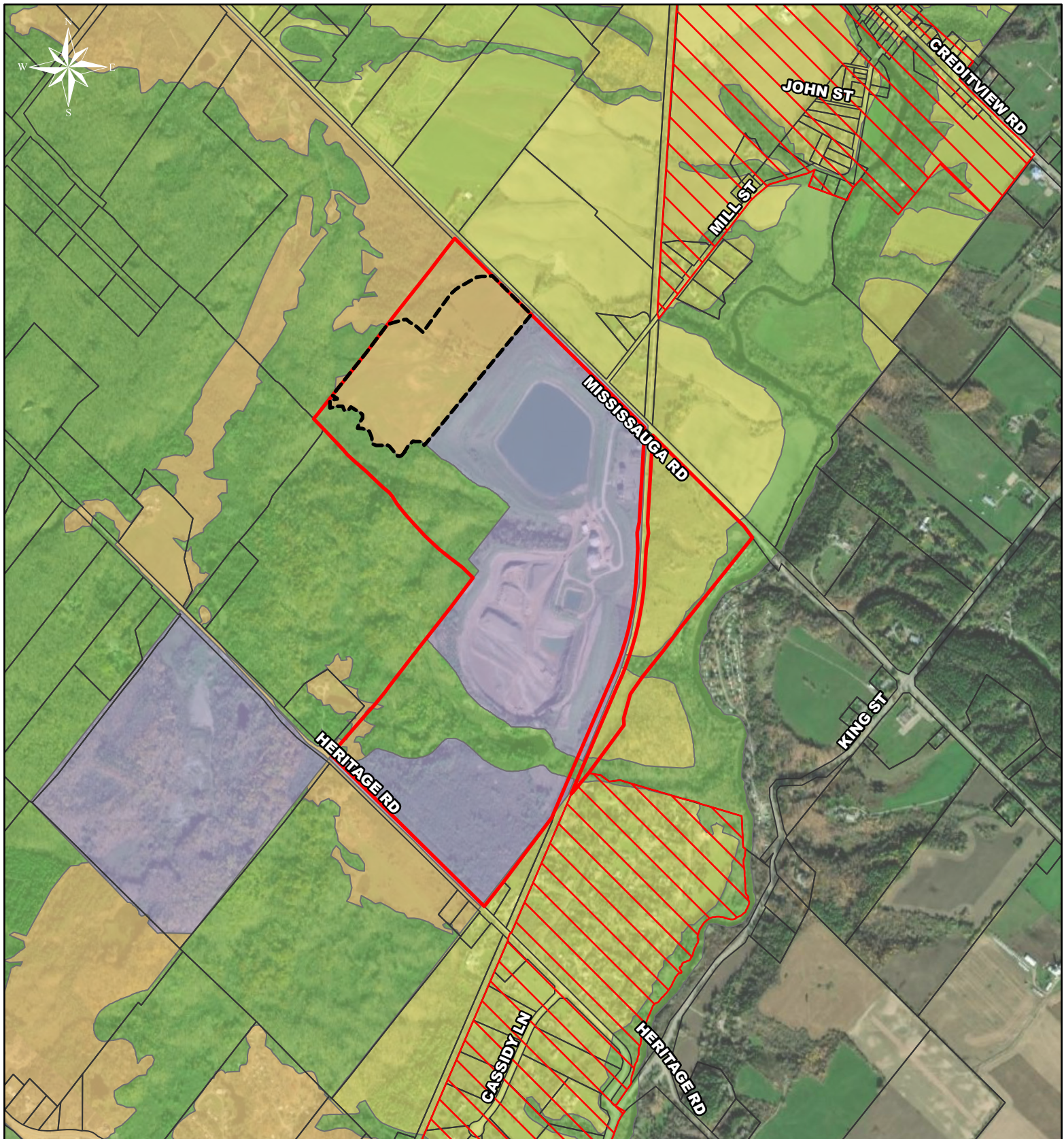


Figure # 6  
**Land Use Designations**  
 Niagara Escarpment Plan

**Cheltenham Quarry**  
 Part of Lots 29 & 30  
 Concession 5 West of Centre Road  
 Municipality of Caledon  
 Regional Municipality of Peel

Legend

- |   |                                  |
|---|----------------------------------|
| Area Subject to Niagara Escarpment Plan Amendment | Mineral Resource Extraction Area |
| Property Boundary                                 | Minor Urban Centre               |
| Escarpment Natural Area                           |                                  |
| Escarpment Protection Area                        |                                  |
| Escarpment Rural Area                             |                                  |

Date October 2022

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




Figure # 7  
**Niagara Escarpment  
 Landscape Evaluation**

**Cheltenham Quarry**  
 Part of Lots 29 & 30  
 Concession 5 West of Centre Road  
 Municipality of Caledon  
 Regional Municipality of Peel

**Legend**

-  Area Subject to Niagara Escarpment Plan Amendment
-  Property Boundary
-  Average
-  Attractive

Date **October 2022**

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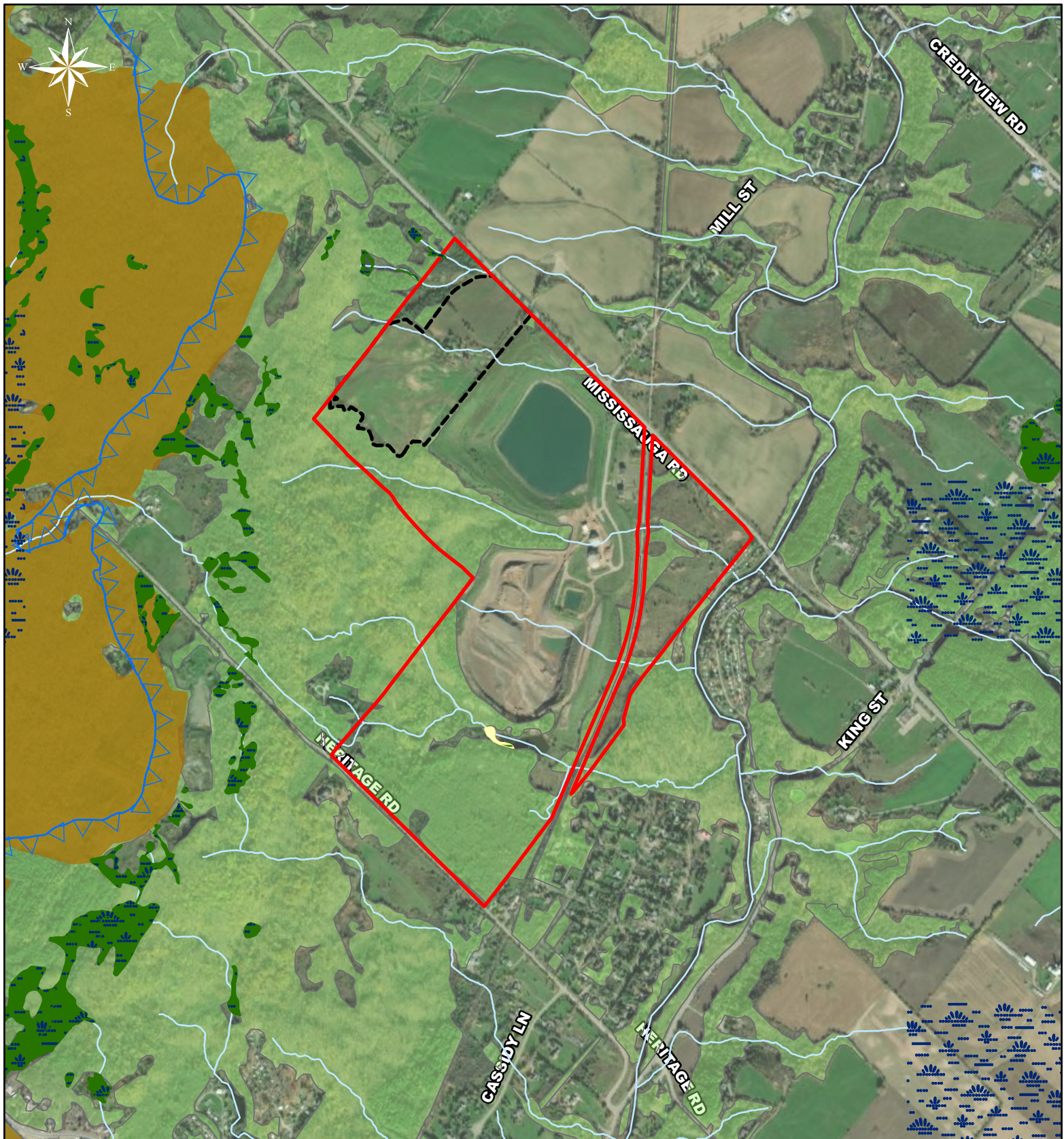








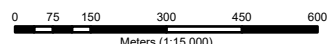



Figure # 8  
**Natural Heritage Features**

**Cheltenham Quarry**  
Part of Lots 29 & 30  
Concession 5 West of Centre Road  
Municipality of Caledon  
Regional Municipality of Peel

**Legend**

-  Area Subject to Niagara Escarpment Plan Amendment
-  Property Boundary
-  Wooded Area
-  Watercourse
-  Wetland - Unevaluated
-  Wetland - Evaluated (Significant)
-  ANSI Life Science
-  Escarpment Brow

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 <p><b>PLANNING URBAN DESIGN &amp; LANDSCAPE ARCHITECTURE</b></p>	



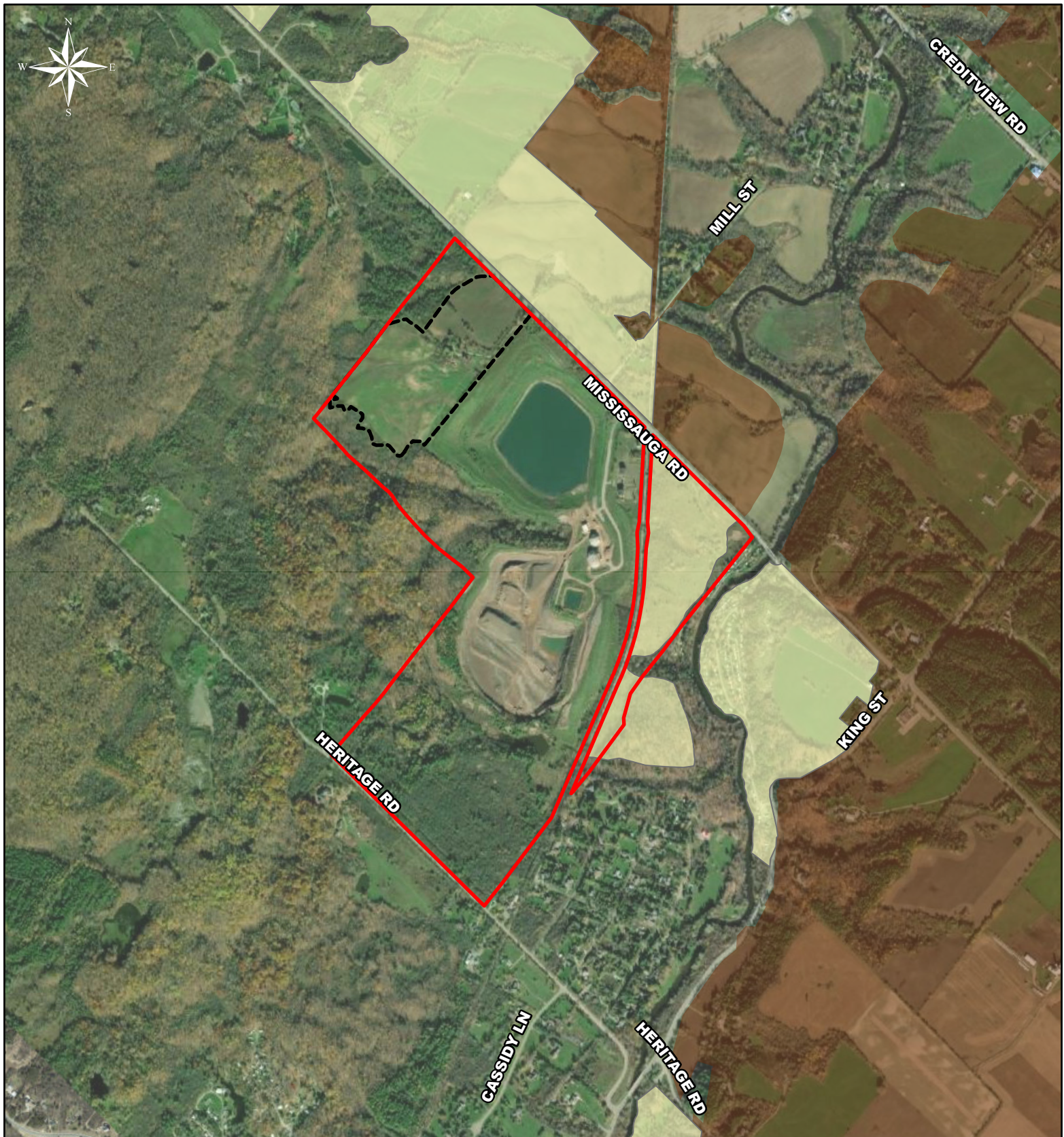



Figure # 9  
**Prime Agricultural Area**

**Cheltenham Quarry**  
Part of Lots 29 & 30  
Concession 5 West of Centre Road  
Municipality of Caledon  
Regional Municipality of Peel

Legend

-  Area Subject to Niagara Escarpment Plan Amendment
-  Property Boundary
-  Prime Agricultural Area
-  Candidate Prime Agricultural Area

Date **October 2022**

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# Appendix **A**



**From:** Muller, Joe (NDMNRF) <[Joe.Muller@ontario.ca](mailto:Joe.Muller@ontario.ca)>

**Sent:** May 6, 2022 5:07 PM

**To:** Ellen Ferris <[eferris@mhbcplan.com](mailto:eferris@mhbcplan.com)>

**Cc:** Lauren Mulkerns <[lmulkerns@bramptonbrick.com](mailto:lmulkerns@bramptonbrick.com)>; Joanne Barnett <[JBarnett@kerbel.ca](mailto:JBarnett@kerbel.ca)>; Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; Peters, Kim (NDMNRF) <[Kim.Peters@ontario.ca](mailto:Kim.Peters@ontario.ca)>; Dungavell, John (NDMNRF) <[John.Dungavell@ontario.ca](mailto:John.Dungavell@ontario.ca)>

**Subject:** RE: Cheltenham Quarry - Study Requirements & Precedent

Thank-you, Ellen:

My notes from our meeting on January 24, 2021, indicate that your team anticipated the NEC identifying Planning justification, Environmental Impact Study, Visual Impact Assessment and geological reports in support of a proposed Niagara Escarpment Plan Amendment application to redesignate 14504 Mississauga Road, Caledon, from Escarpment Protection Area to Escarpment Rural Area.

Your March 21, 2022 letter suggests the following reports would be required in support of your proposed NEPA application:

- Planning Justification Report
- Geological Assessment
- Visual Impact Assessment
- Scoped Environmental Impact Assessment

The direction of these reports as described is to confirm that the study area meets NEP 1.5.2 criteria for designation as Escarpment Rural Area.

It is more appropriate for these reports to evaluate the study area to identify what criteria for designation are met for NEP 1.4.2 (Escarpment Protection Area) and NEP 1.5.2 (Escarpment Rural Area, and provide a comparison between the two to determine what an appropriate land use designation is, and justification for why the existing evaluation confirmed during the 2017 NEP review is incorrect.

In doing so, comprehensive Planning Justification, Geological Assessment, Visual Impact Assessment and Environmental Impact Assessment Reports are appropriate, in order to evaluate existing conditions, and not limiting the scope of the EIA Report. In addition, given landscape implications, it is appropriate to require a Cultural Heritage Report encompassing an screening for built heritage and cultural heritage landscape resources using Ontario Regulation 9/06

While outside of the scope of this study, it would also be prudent to similarly evaluate the Phase 3 Cheltenham Quarry component to determine the appropriate NEP land use designation(s) for this area, should the license be released and amendment to its MREA land use designation sought.

Please let me know if you have any questions, and I look forward to further discussions. Take care,

Joe

**Joe Muller, RPP, MCIP**  
*Senior Strategic Advisor*  
Niagara Escarpment Commission



**Niagara Escarpment Commission**  
An agency of the Government of Ontario

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**In order to ensure a safe and secure environment for staff and clients and in response to recommendations by health professionals, the NEC offices are closed to the public until further notice. The NEC is continuing to provide services via email and telephone. Updates can be found on our website: <https://www.escarpment.org/Commission/COVID19>**



# Niagara Escarpment Plan (2017)



- m) when a Minor Urban Centre is deleted as a designated rural settlement area by a municipality in an approved *official plan* and/ or *secondary plan*, it may be removed from the list of Minor Urban Centres and the Maps of the Niagara Escarpment Plan may be modified accordingly;
- n) revise the boundary of a Minor Urban Centre to reduce its area in accordance with Part 1.6.4; or
- o) add properties to Appendix 5, the Agricultural Purposes Only Lot Property Listing, in accordance with Part 2.4.28 of this Plan.

## 1.3 Escarpment Natural Area

*Escarpment* features that are in a relatively natural state and associated *valleylands*, *wetlands* and *woodlands* that are relatively undisturbed are included within this designation. These areas may contain important *cultural heritage resources*, in addition to *wildlife habitat*, geological features and natural features that provide essential ecosystem services, including water storage, water and air filtration, biodiversity, support of pollinators, carbon storage and resilience to climate change. These are the most sensitive natural and *scenic resources* of the *Escarpment*. The policies aim to protect and enhance these natural areas.

### 1.3.1 OBJECTIVES

1. To recognize, protect and where possible enhance the natural heritage and hydrological systems associated with the Niagara Escarpment Plan area.
2. To protect the most natural *Escarpment* features, *valleylands*, *wetlands* and related significant natural areas.
3. To *conserve cultural heritage resources*, including features and areas of interest to First Nations and Métis communities.
4. To encourage *compatible* recreation, *conservation* and educational activities.
5. To maintain and enhance the *scenic resources* and *open landscape character* of the *Escarpment*.

### 1.3.2 CRITERIA FOR DESIGNATION

1. *Escarpment slopes* and *Escarpment Related Landforms* associated with the underlying bedrock that are in a relatively natural state.
2. Where *woodlands* abut the *Escarpment*, the designation includes the *woodlands* 300 metres back from the *brow* of the *Escarpment slopes*.
3. Provincially significant *Areas of Natural and Scientific Interest* (Life Science).
4. Significant *valleylands*, provincially significant wetlands and *wetlands* greater than 20 hectares in size.

6. Notwithstanding the policies set out in this section, and the policies of Part 2.4 Lot Creation, a portion of the West Half of Lot 17, Concession 3, Town of Mono, County of Dufferin with a frontage of 150 metres on Mono Centre Road, may be severed and added to the East Half of Lot 17, Concession 3, Town of Mono, County of Dufferin, to create one *lot* of approximately 47.5 hectares, and a *remnant lot* of approximately 23.3 hectares with a frontage of about 532 metres on Mono Centre Road. No further division of Lot 17 will be permitted including along the original township lot line (see Amendment 155).
7. Notwithstanding the policies set out in this section, a 1.0 hectare new *lot* may be created in the south westerly corner of Township Lot 14, Concession 2, (former Euphrasia Township) Municipality of Grey Highlands, Grey County. No further division of Township Lot 14 will be permitted, including any severance along the *original township half lot* line as set out in Amendment No. 188 to this Plan.
8. Notwithstanding the Lot Creation policies set out in Parts 1.3.4, 1.4.4 and 2.4 of the NEP and subject to the requirements of this provision, the acquisition of approximately 28.3 hectares of land in the Town of Mono, County of Dufferin by a *public body* for conservation land and Bruce Trail purposes, being a 20.2 hectare parcel of land located in part of Lot 12 and Part of Lot 13 Concession 1 EHS and a 8.10 hectare parcel of land being part of the west half of Lot 12 Concession 2 EHS, the creation of following new lots may be permitted:
  - an approximately 9.7 hectares portion of the East Half of Lot 13, Concession 1 EHS with a frontage of approximately 76 metres on 1<sup>st</sup> Line EHS, and
  - an approximately 8.2 hectares portion of the East Half of Lot 13, Concession 1 EHS with a frontage of 150 metres on 1<sup>st</sup> Line EHS, Town of Mono, County of Dufferin,
  - a *remnant lot* of approximately 2.02 hectares with a frontage of approximately 76 metres in Lot 13, Concession 1 EHS on the west side of 1<sup>st</sup> Line EHS.

At the time of severance, the remnant lot on a portion of the East Half of Lot 12, Concession 1 EHS created from the acquisition of a parcel of approximately 15.7 hectares by a *public body*, shall be added to the existing *lot* also situated on the East Half of Lot 12, Concession 1 EHS, to create one *lot* of approximately 18 hectares. All parcels of land shall be in accordance with Schedule A to this amendment. No further division of Lots 12 or 13 Concession 1 EHS or of Lot 12, Concession 2 EHS (conservation lands acquired by a *public body*), shall be permitted, including along the original township lot line (see Amendment No. 212).

## 1.4 Escarpment Protection Area

Escarpment Protection Areas are important because of their visual prominence and their environmental significance, including increased resilience to climate change through the provision of essential ecosystem services. They are often more visually prominent than Escarpment Natural Areas. Included in this designation are *Escarpment Related Landforms* and natural heritage and hydrologic features that have been significantly modified by land



use activities, such as agriculture or residential development, as well as lands needed to buffer Escarpment Natural Areas and natural areas of regional significance.

The policies aim to protect and enhance natural and hydrologic features and the *open landscape character* of the *Escarpment* and lands in its vicinity.

#### 1.4.1 OBJECTIVES

1. To maintain and enhance the *scenic resources* and *open landscape character* of the *Escarpment*.
2. To provide a buffer to prominent *Escarpment* features.
3. To recognize, protect and where possible enhance the natural heritage system associated with the Niagara Escarpment Plan area and protect natural areas of regional significance.
4. To *conserve cultural heritage resources*, including features and areas of interest to First Nation and Métis communities.
5. To encourage *forest management*, *compatible recreation*, *conservation* and educational activities.
6. To encourage agriculture and protect agricultural lands and *prime agricultural areas*.

#### 1.4.2 CRITERIA FOR DESIGNATION

1. *Escarpment slopes* and *Escarpment Related Landforms* where existing land uses have significantly altered the *natural environment* (e.g., agricultural lands or residential development).
2. Areas in close proximity to *Escarpment slopes* that are visually part of the landscape unit.
3. *Areas of Natural and Scientific Interest* (Life Science), or environmentally sensitive or environmentally significant areas identified by municipalities or conservation authorities.

#### 1.4.3 PERMITTED USES

Subject to Part 2, Development Criteria, the following uses may be permitted:

1. *Agricultural uses*.
2. *Agriculture-related uses* and *on-farm diversified uses*, in *prime agricultural areas*.
3. *Existing uses*.
4. *Single dwellings*.
5. Mobile or portable *dwelling unit(s)* accessory to agriculture.
6. Non-motorized *trail activities* and snowmobiling, outside of *prime agricultural areas*.
7. Unserviced camping on public and institutional land, outside of *prime agricultural areas*.

- an approximately 8.2 hectares portion of the East Half of Lot 13, Concession 1 EHS with a frontage of 150 metres on 1<sup>st</sup> Line EHS, Town of Mono, County of Dufferin,
- a *remnant lot* of approximately 2.02 hectares with a frontage of approximately 76 metres in Lot 13, Concession 1 EHS on the west side of 1<sup>st</sup> Line EHS.

At the time of severance, the remnant lot on a portion of the East Half of Lot 12, Concession 1 EHS created from the acquisition of a parcel of approximately 15.7 hectares by a *public body*, shall be added to the existing *lot* also situated on the East Half of Lot 12, Concession 1 EHS, to create one *lot* of approximately 18 hectares. All parcels of land shall be in accordance with Schedule A to this amendment. No further division of Lots 12 or 13 Concession 1 EHS or of Lot 12, Concession 2 EHS (conservation lands acquired by a *public body*), shall be permitted, including along the original township lot line (see Amendment No. 212).

## 1.5 Escarpment Rural Area

Escarpment Rural Areas are an essential component of the *Escarpment* corridor, including portions of the *Escarpment* and lands in its vicinity. They provide a buffer to the more ecologically sensitive areas of the *Escarpment*.

### 1.5.1 OBJECTIVES

1. To maintain the *scenic resources* of lands in the vicinity of the *Escarpment* and the *open landscape character* of the *Escarpment*.
2. To *conserve cultural heritage resources*, including features of interest to First Nation and Métis communities.
3. To encourage *forest management* and recreation.
4. To provide for *compatible* rural land uses.
5. To encourage agriculture and protect agricultural lands and *prime agricultural areas*.
6. To provide a buffer for ecologically sensitive areas of the *Escarpment*.
7. To provide for the consideration of new Mineral Resource Extraction Areas which can be accommodated by an amendment to this Plan.

### 1.5.2 CRITERIA FOR DESIGNATION

1. Minor *Escarpment slopes* and *Escarpment Related Landforms*.
2. Lands in the vicinity of the *Escarpment* necessary to provide an *open landscape character*.
3. Lands in the vicinity of the *Escarpment* which are of ecological importance to the *Escarpment environment*.
4. Lands that have potential for enhanced ecological values through natural succession processes or due to their proximity to other ecologically sensitive lands, areas or features.

# Appendix **B**

## **Proposed Niagara Escarpment Plan Amendment No. XX**

### **Introductory Statement**

All of this part constitutes Amendment No. XX to the Niagara Escarpment Plan (2017).

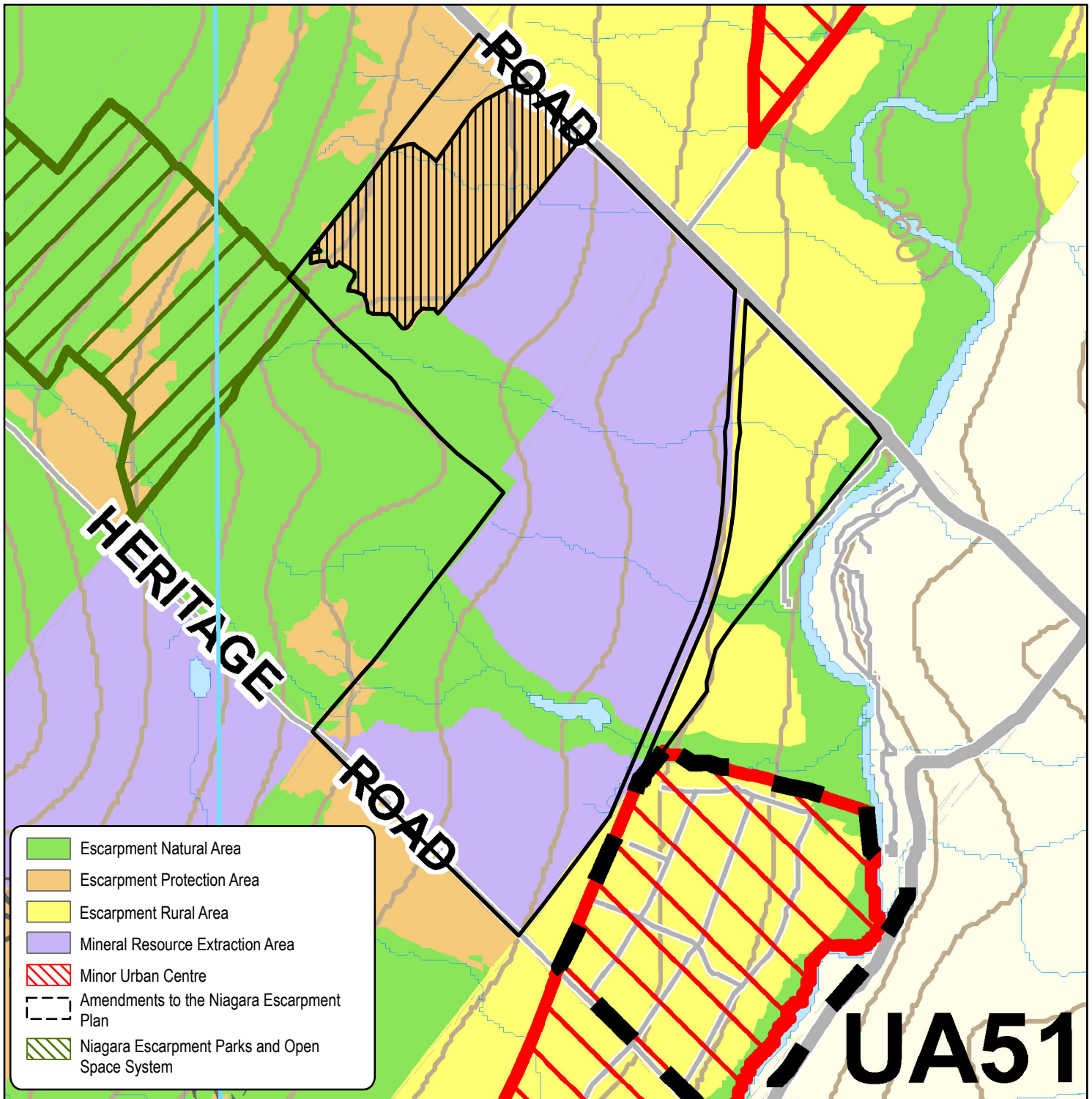
The proposed mapping changes relate to 14.68 hectares of land in Part of Lot 30, Concession 5 West of Centre Road in Town of Caledon, Regional Municipality of Peel.

### **DETAILS OF THE AMENDMENT**

This Amendment consists of one (1) item:

- Item 1.           That the Niagara Escarpment Plan Map 4 – Region of Peel, is hereby amended by re-designating 14.68 hectares of land legally described as Part of Lot 30, Concession 5 West of Centre Road in Town of Caledon, Regional Municipality of Peel from “Escarpment Protection Area” to “Escarpment Rural Area” as shown on, as shown on Schedule “A” attached hereto and forming Part of this Amendment.

Part of Lot 30  
Concession 5 West of Centre Road  
Municipality of Caledon  
Regional Municipality of Peel



Please note the NEC mapping does not accurately reflect the licence boundaries of the existing quarries