



# Niagara Escarpment Plan (2017)





# NIAGARA ESCARPMENT PLAN (2017)

Approved by the Lieutenant Governor in Council,  
Order in Council No. 1026/2017, as an amendment to the  
Niagara Escarpment Plan effective June 1, 2017

Office Consolidation October 9, 2024

*Lion's Head Provincial Nature Reserve  
Credit: Ontario Parks*



## THE NIAGARA ESCARPMENT PLAN (2017)

Approved by the Lieutenant Governor in Council on June 1, 2017

### OFFICE CONSOLIDATION (October 9, 2024)

This edition is prepared for convenience only and for accurate reference, the reader should consult the June 1, 2017 Niagara Escarpment Plan and the Amendments noted below.

Amendments Approved as part of the 2015 Co-ordinated Land Use Planning Review on May 16, 2017.

<b>Amendment No.</b>	<b>Policy/Map Change</b>	<b>Property Location</b>
UA 02	Map 1	2125 Fruitbelt Parkway, City of Niagara Falls
UA 05	Part 2.2.20, Map 1	5523 Townline Road, Town of Niagara-on-the-Lake, Region of Niagara
UA 10	Map 1	5050 Hillside Drive, Town of Lincoln, Region of Niagara
UA 12	Part 2.3.7, Map 1	487, 489 Main Street West, Town of Grimsby, Region of Niagara
UA 16	Map 2	385 Jerseyville Road, City of Hamilton
UA 17	Map 2	42 Springhill Street, City of Hamilton
UA 18	Map 2	40, 70 Olympic Drive, City of Hamilton
UA 19	Part 2.12.9	296 York Road, City of Hamilton
UA 22	Part 2.12.10	768 Mountain Brow Road, City of Burlington, Region of Halton
UA 41	Part 2.3.8	3383 Guelph Line, City of Burlington, Region of Halton
UA 42	Part 1.4.3.33	2373 Dundas Street, City of Burlington, Region of Halton
UA 45	Part 2.12.11, Map 10	Part of Lots 14 and 15, Concession 1 (Trafalgar), Town of Milton, Region of Halton
UA 46	Part 2.12.12, Map 10	Part of Lots 1 and 2, Concession 1 (Esquesing) and Part of Lots 1, 2 and 3, Concession 7 (Nassagaweya), Town of Milton, Region of Halton
UA 47	Part 2.12.13	5234 Kelso Road, Town of Milton, Region of Halton
UA 48	Part 2.12.14	8560 Tremaine Road, Town of Milton, Region of Halton
UA 49	Part 1.5.3.37	11445 Regional Road 25, Town of Halton Hills, Region of Halton
UA 51	Map 4	Part of Lot 28, Concession 5 WHS, Part of Lot 27, Concession 6 WHS, part of the Road allowance between Lots 27 and 28 (Chinguacousy), Town of Caledon, Region of Peel

<b>Amendment No.</b>	<b>Policy/Map change</b>	<b>Location</b>
UA 54	Map 4	Part of Lot 3, Concession 1, Town of Caledon, Region of Peel
UA 56	Part 2.3	606060 River Road, Township of Mulmur, County of Dufferin

Amendments Approved During to the 2015 Co-ordinated Land Use Planning Review

<b>Amendment No.</b>	<b>Approval Date</b>	<b>Policy/Map Change</b>	<b>Location</b>
PH 180	October 1, 2016	Parts 1.3, 1.4, 1.5, 1.9 and Map 4	Part of Lots 21, 22, 23 and 24, Concession 4, Town of Halton Hills, Region of Halton
PB 196	April 11, 2017	Part 1.3	Lots 9-20, Hunter Court Road allowance, Plan 3M-117, Municipality of Northern Bruce Peninsula, County of Bruce
PG 203	April 11, 2017	Parts 1.3, 1.4 and 1.5	Lots 7, 8 and West half of Lot 9, Concession 2, Municipality of Grey Highlands, County of Grey
PD 204	April 11, 2017	Map 4	Part Lot 10, Concession 7 EHS, Town of Mono, County of Dufferin
PW 209	April 11, 2017	Map 2	Part Lot 3, Concession 8, Flamborough East, City of Hamilton

Amendments approved as part of the 2015 Coordinated Land Use Planning Review on March 5, 2020

<b>Amendment No.</b>	<b>Approval Date</b>	<b>Policy/Map Change</b>	<b>Location</b>
UA03	March 5, 2020	Map 1	Part of Lots 43 and 44, Registered Plan 898, Geographic Township Thorold, City of Thorold, Regional Municipality of Niagara; Part of Lots 30, 31 and 49, Geographic Township of Stamford, City of Niagara Falls, Regional Municipality of Niagara.

<b>Amendment No.</b>	<b>Approval Date</b>	<b>Policy/Map Change</b>	<b>Location</b>
UA15	March 5, 2020	Map 2	Part of Lot 1, Concession 7, Geographic Township of Barton, City of Hamilton.
UA24	March 5, 2020	Part 2.2.17	Part of Lot 7 and 8 and part of the road allowance between Lots 7 and 8, part of Horning Road (also known as Given Road also known as Applegarth Road), in Lots 7 and 8, Concession 2, Geographic Township of East Flamborough, City of Burlington, Regional Municipality of Halton.
UA60	March 5, 2020	Map 8	Part of Lot A, Concession 24, and part of Water Lot 3, Town Plot of Wiarton, Geographic Township of Amabel, Town of South Bruce Peninsula, County of Bruce.

Amendments Approved After the 2015 Co-ordinated Land Use Planning Review

<b>Amendment No.</b>	<b>Approval Date</b>	<b>Policy/Map Change</b>	<b>Location</b>
PD 212	March 22, 2019	Parts 1.3.4 and 1.4.4	Part Lot 11, Concession 2, EHS, and Part of Lots 12 and 13, Concession 1, EHS, Town of Mono, County of Dufferin.
PD 214	August 12, 2020	Part 1.3.3	Lots 4, 5 and 6 (east half), Concession 1 and 2, 716231 1 <sup>st</sup> Line East, Township of Mulmur, Dufferin County.
PB 208	September 23, 2020	Part 1.4.3 and Map 9	Part of Lots 33 and 34, Concession 9, Municipality of Northern Bruce Peninsula, County of Bruce. The municipal addresses are 941-943 Dyers Bay Road and 953 Dyers Bay Road.
PH 221	April 4, 2024	Map 3	Part Lot 5, Concession 5 (Geographic Township of

			Nassagaweya) region of Halton, Town of Milton
PH 222	April 4, 2024	Map 3	Part Lot 6, Concession 4 (Geographic Township of Nassagaweya) Region of Halton, Town of Milton
PP 223	May 14, 2024	Map 3, Map 10	Part Lots 13 and 14, Concession 5 WHS, Region of Peel, Town of Caledon.





In 1990, the United Nations Educational, Scientific and Cultural Organization (UNESCO) named Ontario's *Niagara Escarpment* a World *Biosphere Reserve*. This designation recognizes *the Escarpment* and land in its vicinity as a nationally and internationally significant landform and endorses the Niagara Escarpment Plan.

This Plan is Canada's first, large-scale environmental land use plan. Implementation of this Plan upholds the *biosphere reserve* principles by balancing protection, conservation and sustainable development to ensure that the *Escarpment* will remain substantially as a *natural environment* for future generations, and by promoting collaboration and providing opportunities for research, monitoring and education.

Collectively, UNESCO *Biosphere Reserves* form an international network of sites of excellence that collectively work to ensure environmental, economic and social (including cultural) sustainability, acting as demonstration areas and learning sites with the aim of maintaining and developing ecological and cultural diversity, and protecting ecosystem services for human well-being.

Niagara Escarpment Commission

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*Limehouse Conservation Area*  
*Credit: Credit Valley Conservation Area*

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*Fathom Five National Marine Park  
Credit: Parks Canada*

**Maps** (Under separate cover)

- Map 1 Regional Municipality of Niagara
- Map 2 City of Hamilton
- Map 3 Regional Municipality of Halton
- Map 4 Regional Municipality of Peel
- Map 5 County of Dufferin and County of Simcoe
- Map 6 County of Grey
  - Municipality of Grey Highlands
  - Town of The Blue Mountains
  - Township of Chatsworth
  - Municipality of Meaford
- Map 7 County of Grey
  - Municipality of Meaford
  - City of Owen Sound
  - Township of Georgian Bluffs
- Map 8 County of Bruce
  - Town of South Bruce Peninsula
  - Municipality of Northern Bruce Peninsula
- Map 9 County of Bruce
  - Municipality of Northern Bruce Peninsula
- Map 10 Niagara Escarpment Parks and Open Space System

# TABLE OF CONTENTS

<b>THE NIAGARA ESCARPMENT PLAN</b> .....	<b>1</b>
<b>LANDSCAPE APPROACH</b> .....	<b>3</b>
<b>LEGISLATIVE AUTHORITY</b> .....	<b>4</b>
<b>HOW TO READ A PROVINCIAL PLAN</b> .....	<b>4</b>
<b>HOW TO READ THIS PLAN</b> .....	<b>5</b>
<b>PURPOSE AND OBJECTIVES</b> .....	<b>7</b>
<i>Purpose</i> .....	7
<i>Objectives</i> .....	7
<b>PERFORMANCE INDICATORS AND MONITORING</b> .....	<b>8</b>
<b>PART 1</b> .....	<b>9</b>
<i>Land Use Policies</i> .....	9
1.1 <i>Interpretation</i> .....	10
1.1.1 More Restrictive Policies in Municipal Official Plans, Secondary Plans and By-laws .....	11
1.1.2 Special Policies.....	11
1.2 Land Use Designations.....	11
1.2.1 Plan Amendments .....	11
1.2.2 Amendments for Mineral Resource Extraction Areas .....	12
1.2.3 Exceptions .....	13
1.3 Escarpment Natural Area .....	14
1.3.1 Objectives .....	14
1.3.2 Criteria for Designation .....	14
1.3.3 Permitted Uses .....	15
1.3.4 Lot Creation .....	17
1.4 Escarpment Protection Area .....	18
1.4.1 Objectives .....	19
1.4.2 Criteria for Designation .....	19
1.4.3 Permitted Uses .....	19
1.4.4 Lot Creation .....	23
1.5 Escarpment Rural Area .....	25

1.5.1 Objectives .....	25
1.5.2 Criteria for Designation .....	25
1.5.3 Permitted Uses .....	26
1.5.4 Lot Creation .....	29
1.6 Minor Urban Centre .....	30
1.6.1 Objectives .....	30
1.6.2 List of Minor Urban Centres .....	31
1.6.3 Application of Development and Growth Objectives .....	31
1.6.4 Boundaries.....	32
1.6.5 Permitted Uses and Lot Creation .....	32
1.6.6 Amendments to Municipal Plans and/ or Secondary Plans .....	32
1.6.7 Land Use Control.....	32
1.6.8 Development and Growth Objectives .....	32
1.7 Urban Area .....	34
1.7.1 Objective.....	34
1.7.2 Criterion for Designation and List of Urban Areas.....	34
1.7.3 Boundaries.....	34
1.7.4 Permitted Uses and Lot Creation.....	35
1.7.5 Development Objectives .....	35
1.8 Escarpment Recreation Area.....	36
1.8.1 Objectives .....	36
1.8.2 Criterion for Designation .....	37
1.8.3 Permitted Uses .....	37
1.8.4 Lot Creation .....	38
1.8.5 Development Objectives .....	38
1.8.6 Official Plans, Secondary Plans and/or Bylaws .....	40
1.9 Mineral Resource Extraction Area .....	40

1.9.1 Objectives .....	41
1.9.2 Criterion for Designation .....	41
1.9.3 Permitted Uses .....	41
1.9.4 Lot Creation .....	45
1.9.5 After Uses .....	45
<b>PART 2 .....</b>	<b>46</b>
<i>Development Criteria</i> .....	46
2.1 Introduction .....	47
2.2 General Development Criteria .....	47
2.3 Existing Uses .....	60
2.4 Lot Creation .....	61
2.5 Development Affecting Steep Slopes and Ravines.....	65
2.6 Development Affecting Water Resources .....	66
2.7 Development Affecting Natural Heritage.....	68
2.8 Agriculture .....	71
2.9 Mineral Aggregate Resources .....	73
2.10 Cultural Heritage.....	76
2.11 Recreation .....	77
2.12 Infrastructure.....	78
2.13 Scenic Resources and Landform Conservation.....	80
2.14 The Bruce Trail .....	81
<b>PART 3 .....</b>	<b>83</b>
<i>The Niagara Escarpment Parks and Open Space System</i> .....	83
3.1 The Niagara Escarpment Parks and Open Space System .....	84
3.1.1 Objectives .....	85
3.1.2 Parks and Open Space System Concept .....	85
3.1.2.1 NEPOSS Council.....	86
3.1.2.2 NEPOSS Planning Manual.....	86
3.1.3 Nodal Parks .....	86
3.1.3.1 Administrative Role of Nodal Parks .....	86
3.1.3.2 Modifications to the List of Nodal Parks.....	87
3.1.4 Parks and Open Space Classification Policy .....	87
3.1.4.1 Existing Uses in Parks and Open Spaces .....	89

3.1.5 Parks and Open Space Zone Policy .....	89
3.1.5.1 Master/Management Planning Policy .....	90
3.1.5.2 Aboriginal Engagement and Public and Stakeholder Consultation.....	91
3.1.5.3 Approval Process .....	91
3.1.6 Recreation and Commercial Uses in Parks and Open Spaces.....	92
3.2 The Bruce Trail .....	93
3.3 Municipal Parks and Open Space.....	94
3.4 Land Acquisition and Land Disposal Acquisition.....	94
3.5 Addition or Deletion of Parks or Open Space .....	95
<b>APPENDIX 1 .....</b>	<b>97</b>
<i>Niagara Escarpment Parks and Open Space System.....</i>	<i>97</i>
A. Bruce Peninsula .....	97
B. Georgian Bay/Grey County .....	100
C. Nottawasaga Highlands/Dufferin Hills .....	109
E. Dundas Valley/Hamilton Escarpment.....	122
F. Niagara Peninsula .....	124
<b>APPENDIX 2 .....</b>	<b>128</b>
<i>Definitions .....</i>	<i>128</i>
<b>APPENDIX 3 .....</b>	<b>142</b>
<i>Residential Heritage Property Listings .....</i>	<i>142</i>
<b>APPENDIX 4 .....</b>	<b>144</b>
<i>Nature Preserve Property Listings and Approved Conservation Organizations .....</i>	<i>144</i>
Approved Conservation Organization(s).....	144
Listed Properties.....	144
<b>APPENDIX 5 .....</b>	<b>145</b>
<i>Agricultural Purposes Only Lot Property Listings .....</i>	<i>145</i>





*Rattlesnake Point Conservation Area  
Credit: Nigel Finney*

# Introduction

## The Niagara Escarpment Plan

The *Niagara Escarpment* includes a variety of topographic features and land uses extending 725 kilometres from Queenston on the Niagara River to the islands off Tobermory on the Bruce Peninsula.

The particular combination of geological and ecological features along the *Niagara Escarpment* results in a landscape unequalled in Canada. The natural areas found across the *Niagara Escarpment* act to clean the air, provide drinking water and support recreational activities that benefit public health and overall quality of life, as well as helping to address and mitigate the effects of climate change. In addition, the region's cultural heritage, including First Nations and Métis and European presence, is visible on the *Escarpment* landscape. These resources need to be protected over the long term to ensure that the connection to our shared past is maintained and that quality of life is not diminished as growth takes place.

First Nations and Métis people in Ontario have a unique relationship with the land and its resources and this relationship continues to be of central importance to First Nation and Métis communities in the area of the *Niagara Escarpment* today. Ontario, including the area covered by the Niagara Escarpment Plan Area, is largely covered by a number of Treaties which provide for treaty rights. In addition, *Aboriginal* communities may have *Aboriginal* rights within the Plan area.

Human impact on the *Escarpment environment* is reflected in a variety of ways. The *Escarpment* area is the site of a large mineral aggregate extraction industry. Demand for permanent and seasonal residences in many areas is intense. Farming ranges from the cultivation of tender fruit and other specialty crops in the Niagara Peninsula to the raising of beef cattle in Bruce County and provision of local food to Ontario's largest population centres nearby. The proximity of that large population also makes the Escarpment a popular tourist destination.

*The Niagara Escarpment Planning and Development Act* established a planning process to ensure that the area would be protected. From this emerged the *Niagara Escarpment Plan* (this Plan), which serves as a framework of objectives and policies to strike a balance between development, protection and the enjoyment of this important landform feature and the resources it supports.

On February 8, 1990, the Bureau of the United Nations Educational, Scientific and Cultural Organization (UNESCO) Man and Biosphere (MAB) program approved the designation of the *Niagara Escarpment* as a *Biosphere Reserve*. The designation was confirmed in 2002 and again in 2016 through the 10-year periodic review process which was led by the Niagara Escarpment Commission.

The *Greenbelt Act, 2005* authorized the preparation of the Greenbelt Plan, which was first approved in February 2005. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection of the agricultural land and the ecological features and functions occurring in the Greenbelt Plan Area, which includes the Niagara Escarpment Plan Area, as well as the Oak Ridges Moraine Conservation Plan Area, and the Protected Countryside of the Greenbelt Plan. The Greenbelt Plan provides that the policies of the Niagara Escarpment Plan are the policies of the Greenbelt Plan for the Niagara Escarpment Plan Area and the Protected Countryside policies do not apply with the exception of section 3.3 (Parkland, Open Space and Trails).

The Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan work within the framework set out by the Growth Plan for the Greater Golden Horseshoe for where and how future population and employment growth should be accommodated. Together, all four provincial plans build on the Provincial Policy Statement to establish a land use planning framework for the Greater Golden Horseshoe and the Greenbelt Plan Area that supports a thriving economy, a clean and healthy environment and social equity.



*Cape Rich Bay View Nature Reserve Credit:  
Bruce Trail Conservancy*

## Landscape Approach

The Niagara Escarpment Plan seeks to protect the geologic feature of the *Niagara Escarpment* and lands in its vicinity substantially as a continuous *natural environment* while only allowing for *compatible* development. The land use designations of this Plan focus on the continuous landform of the *Escarpment* and provide a series of connected and protected areas. These land use designations ensure a broader landscape approach to protecting the *natural environment* and should be implemented in a way that recognizes the natural heritage system of the Niagara Escarpment and associated natural heritage features.

The landscape approach of the Niagara Escarpment Plan compliments the other natural systems as identified within the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan. The natural systems are made up of natural heritage features and hydrologic features that often coincide, given ecological linkages between terrestrial and water-based functions.

The natural systems in the Niagara Escarpment Plan are managed as a connected and integrated landscape, given the functional inter-relationships between them and the fact that they complement the natural systems contained in the Greenbelt and the Oak Ridges Moraine Conservation Plan. Together with the surrounding landscape, they work towards functioning as a connected natural heritage system.

The province is also developing an *Agricultural System* for the Greater Golden Horseshoe which aims to protect a continuous productive agricultural land base and a complementary agri-food network that together enable the agri-food sector to thrive.

An *Agricultural System* has two components: the agricultural land base and the agri-food network. The agricultural land base is comprised of prime agricultural areas including *specialty crop areas*, as well as rural lands where active agricultural and related activities are ongoing. The agri-food network includes infrastructure, services and agri-food assets important to the viability of the sector.

In the context of the Niagara Escarpment Plan, *prime agricultural areas* are frequently found within the Escarpment Rural Area designation, but portions of the Escarpment Natural Area and Escarpment Protection Area designations may also have *prime agricultural areas*. In the context of implementing the Niagara Escarpment Plan, it is important to understand that prime agricultural areas in the Niagara Escarpment Plan Area should be identified in accordance with the broader *Agricultural System* once established, recognizing both the agricultural land base and the agri-food network components. Linkages to the *Agricultural System* outside of the Niagara Escarpment Plan area should also be considered.

## Legislative Authority

This Plan derives its authority from the *Niagara Escarpment Planning and Development Act*. It was approved through an Order-in-Council made by the Lieutenant Governor in Council under that Act and came into effect on June 1, 2017.

## How to Read a Provincial Plan

The Provincial Policy Statement provides overall policy directions on matters of provincial interest related to land use and development in Ontario and applies throughout the Niagara Escarpment Plan Area. Decisions made by municipalities, planning boards, the Province, or a commission or agency of the government (including the Niagara Escarpment Commission) must be consistent with the Provincial Policy Statement.

The Niagara Escarpment Plan builds upon the policy foundation provided by the Provincial Policy Statement and provides additional land use planning policies for the maintenance of the *Niagara Escarpment* and land in its vicinity substantially as a continuous *natural environment* and to ensure that only such development occurs as is *compatible* with that *natural environment*. The Niagara Escarpment Plan is to be read in conjunction with the Provincial Policy Statement but shall take precedence over the policies of the Provincial Policy Statement to the extent of any conflict. Where the Niagara Escarpment Plan is silent on policies contained within the Provincial Policy Statement, the policies of the Provincial Policy Statement continue to apply, where relevant.

Provincial plans should also be read in conjunction with other provincial plans, as defined in the *Planning Act*, which may apply within the same geography. Within the Niagara

Escarpment Plan Area, these include the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Parkway Belt West Plan. Other plans, including source protection plans under the *Clean Water Act, 2006*, may also apply within the Niagara Escarpment Plan Area. Each of these plans applies to certain defined parts of the Niagara Escarpment Plan Area and provides specific policy on certain matters.

Provincial plans must also be implemented in a manner that is consistent with the recognition and affirmation of existing *Aboriginal* and Treaty rights under Section 35 of the *Constitution Act, 1982*. The Province of Ontario is committed to developing collaborative relationships with First Nations and Métis people, communities and organizations, based on mutual respect and dignity.

# How to Read This Plan

The Niagara Escarpment Plan is composed of a purpose statement and objectives, three parts, five appendices and Maps 1-10, all of which constitute policies of this Plan. The Niagara Escarpment Plan was originally approved on June 12, 1985 and was revised as a result of reviews that were initiated in 1990, 1999, and 2015.

**Part 1:** This section contains land use policies that include the interpretation of Plan boundaries, the land use designations and the policies governing Plan amendments.

Seven land use designations explain how land shall be used throughout the area of the Niagara Escarpment Plan. Objectives are outlined, followed by the criteria applied in land use mapping and permitted uses and lot creation policies are stated.

**Part 2:** This section contains Development Criteria that determine how a proposed development (i.e., a permitted use) should be carried out.

Parts 1 and 2 should be read in conjunction with each other.

If you are proposing a development in the area of the Niagara Escarpment Plan, you should:

- Determine which land use designation applies to your land by referring to the appropriate map in the Maps 1 to 9 of this Plan;
- Determine whether your proposed development is a permitted use in that designation, by referring to Part 1 of this Plan; and
- Consult the Development Criteria in Part 2 prior to applying for planning permission to proceed with your development.

**Part 3:** This section describes the Niagara Escarpment Parks and Open Space System.

**Appendices:** Five appendices are included in this Plan as follows:

- **Appendix 1:** A description of the parks and open space areas within the Niagara Escarpment Parks and Open Space System.
- **Appendix 2:** Definitions.
- **Appendix 3:** Residential Heritage Property Listing of lots with dwellings that have been determined to have heritage value or interest.
- **Appendix 4:** Listing of Nature Preserve Properties and Approved Conservation Organizations.
- **Appendix 5:** Listing of approved Agricultural Purposes Only (APO) lots.

**Maps:** Maps 1 to 10 form part of the Niagara Escarpment Plan.

## **Read the Entire Plan**

This Plan is to be read in its entirety, and the relevant policies are to be applied to each situation. When more than one policy is relevant, the implementing authority will consider all of the relevant policies. While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read this Plan as a whole and apply all relevant policies.

## **Consider Specific Policy Language**

When applying the policies in this Plan, it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader provincial policy framework, and how it relates to other policies. The choice of language in the policies is intended to distinguish between the types of policies and the nature of implementation.

## **Defined Terms and Meanings**

Defined terms are italicized in this Plan. For non-italicized terms, the normal meaning of the word applies. Terms may be italicized only in specific policies; for these terms, the defined meaning applies where they are italicized, and the normal meaning applies where they are not italicized. Defined terms in Appendix 2 are intended to capture both singular and plural forms of these terms in the policies.

## **Guidance Material**

The Niagara Escarpment Commission, in consultation with the Ministry of Natural Resources, may from time to time issue guidance material and technical criteria to assist the implementing authority with the policies of this Plan.

Information, technical criteria and approaches outlined in guidance material are meant to support but not add to or detract from the policies of this Plan.

# Purpose and Objectives

## Purpose

The purpose of this Plan is to provide for the maintenance of the *Niagara Escarpment* and land in its vicinity substantially as a continuous *natural environment*, and to ensure only such development occurs as is *compatible* with that *natural environment*.

## Objectives

The objectives of the Niagara Escarpment Plan are:

1. To protect unique ecologic and historic areas;
2. To maintain and enhance the quality and character of natural streams and water supplies;
3. To provide adequate opportunities for outdoor recreation;
4. To maintain and enhance the *open landscape character* of the *Niagara Escarpment* in so far as possible, by such means as *compatible* farming or forestry and by preserving the *natural scenery*;
5. To ensure that all new development is *compatible* with the purpose of the Plan;
6. To provide for adequate public access to the *Niagara Escarpment*; and
7. To support municipalities within the Niagara Escarpment Plan Area in their exercise of the planning functions conferred upon them by the *Planning Act*.



*Boundary Bluffs Nature Reserve*

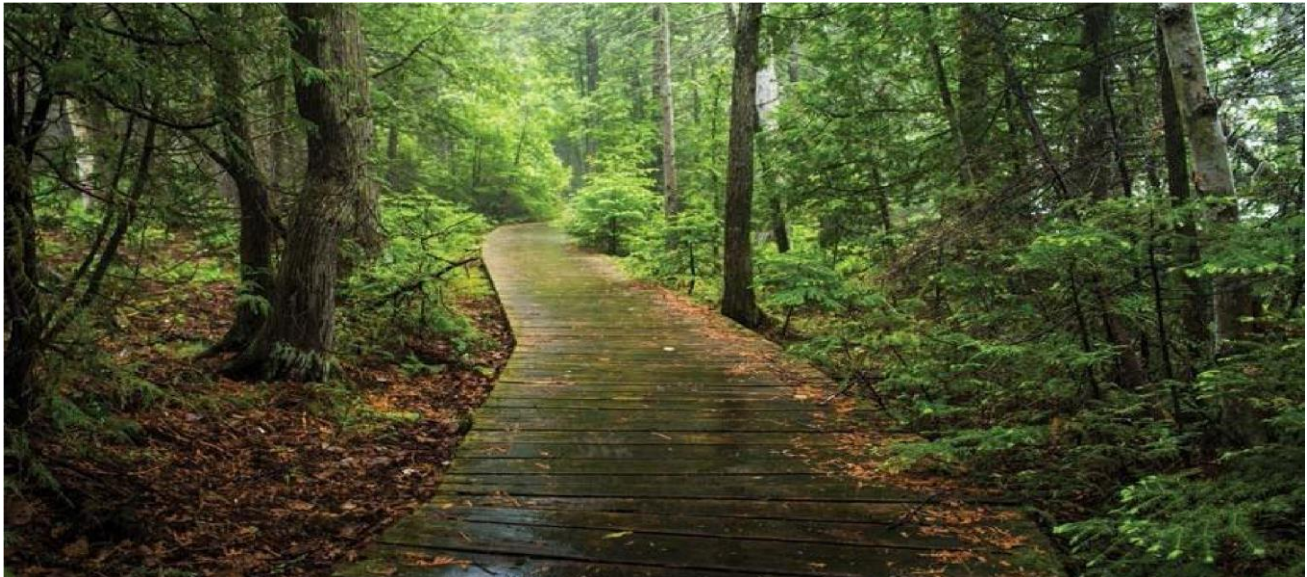
*Credit: Gary Hall*



## Performance Indicators and Monitoring

In coordination with the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Growth Plan for the Greater Golden Horseshoe, and consistent with the Provincial Policy Statement, performance indicators will be developed and performance monitoring will be undertaken as follows:

1. The Province, in consultation with the Niagara Escarpment Commission, municipalities, other *public bodies* and stakeholders, will develop a set of performance indicators to measure the implementation of the policies in this Plan. The Province will monitor and report on the effectiveness of the policies in this Plan, including examining performance indicators concurrent with any review of this Plan.
2. The *implementing authority* will monitor and report on the implementation of this Plan's policies within the Niagara Escarpment Plan Area, in accordance with any data standards and any other guidelines that may be issued by the Province.
3. The Province may require the *implementing authority* to provide information and/or data to the Province to demonstrate progress made towards the implementation of this Plan.
4. The *implementing authority* shall consider performance indicators and monitoring information in the day-to-day implementation of this Plan, when considering Plan amendments and during periodic reviews of the Niagara Escarpment Plan under Section 17 of the *Niagara Escarpment Planning and Development Act*.



*Tobermory boardwalk*  
Credit: iStock

# Part 1

## Land Use Policies

Dundas Valley  
Credit: Sandy Bell



# Part 1 Land Use Policies

## 1.1 Interpretation

The outer boundary of the area covered by the Niagara Escarpment Plan is fixed and inflexible and can be changed only by a Plan amendment. It is formed by a combination of such features as roads, railways, electrical transmission lines, municipal and *property* boundaries, lot lines, rivers and topographic features.

The internal boundaries between designations within this Plan, however, are less definite except where they are formed by such facilities as roads, railways, and electrical transmission lines. These internal boundaries, shown at a scale of 1:50,000, are not intended to be site-specific and should not be used for accurate measurement. The exact delineation of designation boundaries on specific sites will be done by the *implementing authority* through the application of the designation criteria (see Part 1) utilizing the most detailed or up-to-date information available and site inspections. Such designation boundary interpretations will not require amendments to the Niagara Escarpment Plan.



*Rattlesnake Point Conservation Area*

### 1.1.1 MORE RESTRICTIVE POLICIES IN MUNICIPAL OFFICIAL PLANS, SECONDARY PLANS AND BY-LAWS

For greater certainty, this Plan is not intended to limit the ability of municipal *official plans*, *secondary plans* and by-laws to set standards and policies that are more stringent than the requirements of the Niagara Escarpment Plan, unless doing so would conflict with the Niagara Escarpment Plan.

### 1.1.2 SPECIAL POLICIES

Special policies (site specific amendments) have been incorporated into this Plan in the form in which they were originally approved. They should be interpreted having regard for the policies of the Plan in effect when they were approved and given effect according to the original intent.

## 1.2 Land Use Designations

The area of the Niagara Escarpment Plan has been allocated among the following seven land use designations:

- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Minor Urban Centre
- Urban Area
- Escarpment Recreation Area
- Mineral Resource Extraction Area

The land use designations are shown on Maps 1 to 9 of this Plan.

Changes to Map 10, Appendix 1, and the public lands in the Niagara Escarpment Parks and Open Space System as a result of land acquisition and park and open space planning activities do not require a Plan amendment. The *implementing authority* will update Map 10 and Appendix 1 on an ongoing basis.

This part of the Niagara Escarpment Plan explains the policies associated with each of these designations and the way in which land may be used throughout the area of the Niagara Escarpment Plan.

### 1.2.1 PLAN AMENDMENTS

Changes in policy or land use designation require an amendment to the text and/or Appendices and Maps of this Plan. The process is outlined in Sections 6.1, 7, 8 and 10 of the *Niagara Escarpment Planning and Development Act*.

The following provisions apply to applications to amend the Niagara Escarpment Plan:

- 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.

### **1.2.2 AMENDMENTS FOR MINERAL RESOURCE EXTRACTION AREAS**

In addition to Part 1.2.1 above, the following provisions apply to all amendments for new Mineral Resource Extraction Areas within the Niagara Escarpment Plan Area:

1. *Mineral aggregate operations* within a new Mineral Extraction Area producing more than 20,000 tonnes annually may be considered on lands within the Escarpment Rural Area land use designation through an amendment to the Niagara Escarpment Plan. Such an amendment will be to effect the change from Escarpment Rural Area to Mineral Resource Extraction Area.
2. In considering applications for amendments to the Niagara Escarpment Plan to redesignate Escarpment Rural Area to Mineral Resource Extraction Area designation, the demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.
3. In evaluating applications for amendments to the Niagara Escarpment Plan to redesignate Escarpment Rural Area to Mineral Resource Extraction Area, the following matters, in addition to all other relevant policies of this Plan, will be considered:
  - a) protection of the *Escarpment environment*;
  - b) opportunities for achieving the objectives of the *Niagara Escarpment Planning and Development Act* through the final rehabilitation of the site;
  - c) the protection of *prime agricultural areas*, the capability of the land for *agricultural uses*, and its potential for rehabilitation for *agricultural uses*; and

- d) opportunities to include rehabilitated lands in the Niagara Escarpment Parks and Open Space System.
4. Amendment applications must be accompanied by:
- a) information on the location of the site in relation to the *Escarpment* and to the Escarpment Rural, Protection and Natural Area designations;
  - b) information to support the requirements of this Plan, along with information submitted to meet the requirements of the *Aggregate Resources Act*, including site plans and reports submitted under that Act; and
  - c) information on the ultimate use of the site in conformity with the applicable land use designations.

### 1.2.3 EXCEPTIONS

An amendment to the Niagara Escarpment Plan will not be required to:

- a) change the numbering or ordering of the Niagara Escarpment Plan, provided sections are not added or deleted;
- b) consolidate amendments into the Niagara Escarpment Plan where such amendments have been approved under the provisions of the *Niagara Escarpment Planning and Development Act*;
- c) correct grammatical or typing errors that do not affect the intent of the Niagara Escarpment Plan's policies or Maps or Appendices;
- d) correct references to municipal names, names of ministries or agencies, or the names of park and open space areas in the Niagara Escarpment Plan where names have been changed;
- e) correct references to legislation or regulations in the Niagara Escarpment Plan where the legislation or regulations have been replaced or changed;
- f) change measurement to different units of measure in the Niagara Escarpment Plan provided the measurement remains the same;
- g) make a boundary interpretation where such an interpretation is made under Part 1.1 of the Niagara Escarpment Plan;
- h) acquire and dispose of public land and add parks or open space to the Niagara Escarpment Parks and Open Space System in accordance with Parts 3.4 and 3.5, the policies that govern the acquisition and disposal of public land, and the addition of parks and open space under the Niagara Escarpment Plan;
- i) change the Niagara Escarpment Parks and Open Space System descriptions in Appendix 1 of the Niagara Escarpment Plan;
- j) add properties to Appendix 3, the Residential Protected Heritage Property Listing of the Niagara Escarpment Plan, in accordance with Part 2.10.4;
- k) add properties to Appendix 4, the Nature Preserve Property Listing of the Niagara Escarpment Plan, in accordance with Part 2.4.14;
- l) make a change to the list of Nodal Parks identified in Part 3 of this Plan, in accordance with Part 3.1.2, Nodal Parks;

- 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.

### 1.3.3 PERMITTED USES

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

1. *Existing uses* (for greater certainty, includes existing *agricultural uses*, existing *agriculture-related uses* and existing *on-farm diversified uses*).
2. *Single dwellings*.
3. Non-motorized *trail activities*, outside of *prime agricultural areas*.
4. Unserviced camping on public and institutional land, outside of *prime agricultural areas*.
5. *Forest, wildlife and fisheries management*.
6. Licensed archaeological fieldwork.
7. *Infrastructure*.
8. *Accessory uses* (e.g., garage, swimming pools, tennis courts or *signs*), except for ponds.
9. Uses permitted in the Parks and Open Space System Master/ Management Plans that are not in conflict with the Niagara Escarpment Plan.
10. *Home occupations*.
11. Essential *watershed management* and flood and erosion control projects carried out or supervised by a *public body*.
12. The *Bruce Trail corridor*, including the pedestrian footpath and, where necessary, trail-related constructions (e.g., bridges, boardwalks), *overnight rest areas* and *Bruce Trail access points*.
13. *Bed and breakfast*.
14. *Nature preserves* owned and managed by an approved *conservation organization*.
15. Those uses as set out in the Special Provisions for the Duncan Lake Condominium Lands as set out in Part 2.2.27 of this Plan
16. Notwithstanding the permitted uses and the policies of Part 2.5 Development Affecting Steep Slopes and Ravines, a parking lot shall be permitted on the subject *property* located in part of the South East Half of Lot 11, Concession 3, Town of Milton (formerly New Survey), Regional Municipality of Halton and identified as Instrument No. 45719 (see Amendment 92).
17. Notwithstanding the permitted uses of this section, two new golf course holes and the reconfiguration of one existing hole may be permitted, subject to the Development Criteria of the Niagara Escarpment Plan, on lands described as the southeast part Lot 7, Concession 5, Municipality of Grey Highlands (formerly Euphrasia Township), Grey County, on Map 6 of the Niagara Escarpment Plan, as shown on Schedule A to Amendment No. 145.



18. The Escarpment Natural Area lands associated with Amendment #135 to the Niagara Escarpment Plan, in effect on June 8, 2005, located within the licensed area of the *quarry*, may remain licensed and operate pursuant to the *Aggregate Resources Act*. The lands shall be progressively rehabilitated in accordance with the terms of site plan(s) approved under the *Aggregate Resources Act*. Following completion of the rehabilitation, to the satisfaction of the Ministry of Natural Resources, the lands may be used for *watershed management, conservation* and recreation purposes as set out under Permitted Uses 4, 5, 10, 12, and 14, of Amendment 135.
19. Notwithstanding the Permitted Uses outlined above in Part 1.3, within the area designated Escarpment Natural Area on Part of Lot 8, Concession 4 EHS, Town of Mono, County of Dufferin, the only uses permitted in this area shall be passive recreation such as nature studies, trails, the Bruce Trail and the existing access roadway, stairs and well. Use of this area by mountain bikes shall be prohibited (see Amendment 151).
20. Those uses as set out in the Special Provisions for the Pleasant View Survey Lands as set out in Part 2.2.21 of this Plan.
21. The portion of the Subject Lands associated with Amendment 161 to the Niagara Escarpment Plan which are outside of the Mineral Resource Extraction Area designation (shown on Schedule A of Amendment 161) and which are designated Escarpment Natural Area may be used for installation of, access to, facilities and servicing for, and related to, the water management and monitoring system associated with the *quarry* located in the Mineral Resource Extraction Area. Any such works shall be subject to a Development Permit and any disturbance of these lands shall be minimized. Extraction shall not be permitted on these lands.
22. Notwithstanding the other permitted uses set out in this section, the lands identified as Lot 9 to 20 and Hunter Court road allowance on Plan 3M-117, being Part of Lot 7, Concession 14 EBR, in the Municipality of Northern Bruce Peninsula (formerly Eastnor Township), Bruce County shall be set aside and managed for permanent conservation and environmental protection and preservation.
23. The Escarpment Natural Area lands on Lot 25, Concession 3 and Part of Lots 22 and 25, Concession 4, in the Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule B to Niagara Escarpment Plan Amendment 180 shall be added to the Niagara Escarpment Parks and Open Space System, (Appendix 1, Niagara Escarpment Plan) once the *Aggregate Resources Act* licence on adjacent lands is surrendered in whole or in part and upon conveyance of the lands to a public agency.
24. Notwithstanding the policies of the Niagara Escarpment Plan in effect on October 11, 2016, including Parts 2.6.10 and 2.8.1, on the Escarpment Natural Area lands in Part of Lot 25, Concession 3 and Part of Lots 20, 21, and 22, Concession 4, development related to the installation of, access to, facilities and servicing for the water management and monitoring system associated with the quarry located in the Mineral Resource Extraction Area may be permitted in accordance with the *Endangered Species Act*.

25. Notwithstanding the permitted uses of this section, an institutional use and the related accessory uses, is permitted in the areas of the existing institutional complex. Additionally, Indigenous uses of cultural significance and passive recreation uses are permitted on the existing lot of record municipally addressed as 716231 1<sup>st</sup> Line East Township of Mulmur, County of Dufferin. The legal description is Lots 4, 5 and 6 (east half), Concession 1 and 2. Any proposals for further expansion of the institutional use in the Escarpment Natural Area, beyond the existing and approved gross floor area of 57,892 sq. ft. on the site in the Escarpment Natural Area designation will require consideration through a Plan Amendment application. (see Amendment 214)

### 1.3.4 LOT CREATION

New *lots* may be created, subject to conformity with the provisions of this section, the applicable policies in Part 2, Development Criteria, and *official plans* and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan.

1. A *lot* may be created by severing one *original township lot* or *original township half lot*, from another *original township lot* or *original township half lot*, provided there have been no previous *lots* severed from one of the affected *original township lots* or *original township half lots*. Such severances shall only occur along the original township lot line.
2. Notwithstanding Part 1.3.4.1, provided no new building *lot(s)* is created, a severance may be permitted:
  - a) for the purpose of *correcting conveyances*, provided the correction does not include the re-creation of merged *lots*;
  - b) for the purpose of enlarging existing *lots*;
  - c) as part of, or following, the acquisition of lands by a *public body*; or
  - d) as part of, or following, the acquisition of lands by an approved *conservation organization* for the purpose of establishing a *nature preserve*.
3. In the Town Plot of Brooke, Grey County, a *lot* may be created by severing one of the original Town Plot *lots* from another, provided there have been no previous *lots* severed from one of the affected Town Plot *lots*. Such severances shall only occur along the original Town Plot lines.
4. A *lot* created by a *public body* (e.g., for a road or park) or by an approved *conservation organization* for a *nature preserve* will not be considered a previous *lot*. A *remnant lot(s)* created as a result of a *lot* acquired by a *public body*, or an approved *conservation organization*, which may be used as a building *lot(s)* shall be considered an *existing lot of record* if the pre-existing *lot* was an *existing lot of record* and will be considered a previous *lot* for the purpose of determining entitlement to further severances if the pre-existing *lot* was a previous *lot*.
5. Except as provided for in the Special Provisions for the Duncan Lake Condominium Lands as set out in Part 2.2.27 of the Plan, no new lots shall be permitted.

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*.

8. *Forest, wildlife and fisheries management.*
9. Licensed archaeological fieldwork.
10. *Infrastructure.*
11. *Accessory uses* (e.g., a garage, swimming pool, tennis court, ponds or *signs*).
12. *Institutional uses*, outside of *prime agricultural areas*.
13. Uses permitted in the Parks and Open Space System Master/ Management Plans that are not in conflict with the Niagara Escarpment Plan.
14. *Home occupations and home industries.*
15. *Watershed management* and flood and erosion control projects carried out or supervised by a *public body*.
16. The *Bruce Trail corridor*, including the pedestrian footpath and, where necessary, trail-related constructions (e.g., bridges, boardwalks), *overnight rest areas* and *Bruce Trail access points*.
17. Recycling depots for paper, glass and cans etc., serving the local community.
18. *Bed and breakfast.*
19. *Nature preserves* owned and managed by an approved *conservation organization*.
20. *Agricultural Purposes Only lot (APO lot).*
21. A *campground* on that portion of the north half of Lot 24, Concession 2 N.D.S., formerly Township of Nelson, now the City of Burlington, Regional Municipality of Halton, shown generally in hatching on Map 1 attached to Amendment No. 8.
22. Those uses as set out in the Special Provisions for the Duncan Lake Condominium Lands as set out in Part 2.2.27 of this Plan.
23. A commercial use (model home/showroom/office and sales outlet) in an existing ± 400 square metre building located on Part East Half Lot 1, Concession 7, East of Hurontario Street in the Town of Mono in the County of Dufferin, having an area of 1.01 hectares and having a frontage of 58 metres (see Amendment 54).
24. Notwithstanding other policies in this Plan, a golf course, with related golf club facilities, is permitted on a 111 hectare lot located on the following lands. Firstly: Part of Lots 2, 3 and 4, Concession 10, in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara. Secondly: Part Lot 1, in the City of Thorold, in the Regional Municipality of Niagara. Thirdly: Part Gore Lots 10 and 11, in the City of Niagara Falls, in the Regional Municipality of Niagara. Lastly: Part Lot 5, Concession 10, in the City of St. Catharines, in the Regional Municipality of Niagara.
25. Notwithstanding other policies in this Plan, a golf course is permitted on a 55 hectare lot located on Part Lots B and C, Eastern Gore and Part Lots 1 and 2, Concession 2, and Part of Lot C, Concession 3 situated between the “bench face” and the Niagara Escarpment in the Town of Grimsby, in the Regional Municipality of Niagara.

26. Notwithstanding the permitted uses of this section, a new County heritage and visitor centre building having a maximum size of 3,720 square metres and historic buildings which may include a 1900s log house, a 1920s house, a mid19th century house, a barn, sawmill, garages, and a blacksmith's shop, a schoolhouse, a church and a general store, and additional period buildings, related accessory facilities (e.g., trails, gardens), including a narrow gauge scaled replica railway system through the period village and the existing buildings, are permitted as the heritage centre facility within the 8 hectare East Part Lot 10, Concession 2, Township of Georgian Bluffs (formerly Derby Township), Grey County (see Amendments 136 and 158).
27. Notwithstanding the permitted uses of this section, a privately- operated educational facility (involving the teaching and training of audio technology) in an existing 140 square metre building located on Part Lot 9, Concession 2, in the City of Hamilton (former City of Stoney Creek), having an area of 0.28 hectares, subject to the Special Provisions in Part 2.2.15 (see Amendment 137).
28. The Escarpment Protection Area lands associated with Amendment #135 to the Niagara Escarpment Plan in effect on June 8, 2005, located within the licensed area of the *quarry*, may remain licensed and operate pursuant to the *Aggregate Resources Act*. The lands shall be progressively rehabilitated in accordance with the terms of site plan(s) approved under the *Aggregate Resources Act*. Following completion of the rehabilitation, to the satisfaction of the Ministry of Natural Resources, the lands may be used for *watershed management, conservation* and recreation purposes as set out under Permitted Uses 5, 6, 13, 17 and 19, of Amendment 135.
29. Notwithstanding the Permitted Uses outlined above in Part 1.4 and the Existing Uses policies of Part 2.3, only the following uses subject to the Development Criteria in Part 2 of this Plan shall be permitted within the area designated Escarpment Protection Area on Part of Lot 8, Concession 4 EHS, Town of Mono, County of Dufferin (see Amendment 151):
  - a) an inn and conference centre (one use) and a religious institution (one use) that may serve the local, regional, national and international community for the purpose of worship, religious training, administration, and associated residential accommodation and recreational uses *accessory* to those uses but not including a golf course, downhill ski facility or residential development;
  - b) notwithstanding the above, no more than two different uses may be developed in this area at one time.
30. Those uses as set out in the Special Provisions for the Pleasant View Survey Lands as set out in Part 2.2.21 of this Plan;
31. The portion of the Subject Lands associated with Amendment 161 to the Niagara Escarpment Plan which are outside of the Mineral Resource Extraction Area designation (shown on Schedule A of Amendment 161) and which are designated Escarpment Protection Area may be used for installation of, access to, facilities and servicing for, and related to, the water management and monitoring system associated with the *quarry* located in the Mineral Resource Extraction Area. Any such works shall be subject to a Development Permit and any disturbance of these lands shall be minimized. Extraction shall not be permitted on these lands.

32. Notwithstanding the permitted uses of this section, a commercial- industrial woodworking business located on Part Lot 9, Concession 5 in Township of Clearview, County of Simcoe, having an area of 1.5hectares (3.7 acres) subject to the Special Provisions in Part 2.2.24 (see Amendment 206).
33. Notwithstanding the Permitted Uses of this section, a commercial reception (banquet) and conference facility, with a capacity up to a maximum of 150 guests, may be permitted, outside of the heritage portion of the “Springer House”, to replace the existing banquet/conference facility on Part of Lots 17, Concession 1 NDS, Geographic Township of Nelson, in the City of Burlington, Regional Municipality of Halton. (Amendment UA 42)
34. Notwithstanding the policies of the Niagara Escarpment Plan in effect on October 11, 2016 including the permitted uses under Section 1.4 Escarpment Protection Area and the definition of accessory use in Appendix 2 of this Plan, for the existing aggregate processing area operating on Part of Lots 23 and 24, Concession 4, in the Town of Halton Hills, Regional Municipality of Halton, the office, maintenance buildings, facilities for washing, processing and stockpiling of aggregate, truck washing facility and entrance may be used for the purpose of supporting the extraction of aggregate from the area approved under Amendment 180 to this Plan, provided, and only while the two sites are actively operated by a single licensee, as an integrated operation.
35. Notwithstanding the policies of the Niagara Escarpment Plan in effect on October 11, 2016, including Parts 2.6.10 and 2.8.1, on the Escarpment Protection Area lands in Part of Lots 22, 23, 24 and 25, Concession 4, development related to the installation of, access to, facilities and servicing for the water management and monitoring system associated with the quarry located in the Mineral Resource Extraction Area may be permitted in accordance with the *Endangered Species Act*.
36. The Escarpment Protection Area lands on Part of Lots 22, 23, 24 and 25, Concession 4 in the Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule B to Niagara Escarpment Plan Amendment 180 shall be added to the Niagara Escarpment Parks and Open Space System, (Appendix 1, Niagara Escarpment Plan) once the *Aggregate Resources Act* Licence is surrendered in whole or in part and upon the conveyance of the lands to a public agency.
37. Notwithstanding the Permitted Uses outlined in Part 1.4.3 of this section, a Recycling Depot for paper, glass and cans is not permitted on the lands subject to Amendment No. 208. Further, for the property described as 953 Dyers Bay Road, a home industry not associated with a single dwelling, or a contractor's yard to a maximum of 0.75 hectares in area, and un-serviced tent camping on private, public or institutional land outside of prime agricultural areas with a maximum of 6 campsites, will also be Permitted Uses. (Amendment PB 208)

#### 1.4.4 LOT CREATION

New *lots* may be created, subject to conformity with the provisions of this section, the applicable policies in Part 2, Development Criteria, and *official plans* and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan.

1. A *lot* may be created by severing one *original township lot* or *original township half lot*, from another *original township lot* or *original township half lot*, provided there have been no previous *lots* severed from one of the affected *original township lots* or *original township half lots*. Such severances shall only occur along the original township lot line.
2. Notwithstanding Part 1.4.4.1, provided no new building *lot(s)* is created, a severance may be permitted:
  - a) for the purpose of *correcting conveyances*, provided the correction does not include the re-creation of merged lots;
  - b) for the purpose of enlarging existing *lots*;
  - c) as part of, or following, the acquisition of lands by a *public body*; or as part of, or following, the acquisition of lands by an approved *conservation organization* for the purpose of establishing a *nature preserve*.
3. New *lots* may be created for *agricultural uses*, provided both the severed and *remnant lots* are of sufficient size to remain useful for agricultural purposes, and such lots are not less than 16 hectares in a *specialty crop area* or 40 hectares in any other *prime agricultural area*. These new *lots* shall only be permitted in municipalities where the *official plan* has identified *specialty crop areas* and/or *prime agricultural areas*.
4. New *lots* may be created for *agriculture-related uses*, provided that any new *lot* is limited to the minimum size needed to accommodate the use. A *lot* created for an *agriculture-related use* shall not be used for residential purposes.
5. In the Town Plot of Brooke, Grey County, a *lot* may be created by severing one of the original Town Plot lots from another, provided there have been no previous lots severed from one of the affected Town Plot lots. Such severances shall only occur along the original Town Plot lot lines.
6. The severance of a *lot* with a residence that has been rendered surplus to an agricultural operation as a result of a *farm consolidation* is permitted, subject to the policies found in Part 2.4 of this Plan that apply to such a severance and the associated remnant *APO lot* created by this severance.
7. A *lot* created by a *public body* (e.g., for a road or park) or by an approved *conservation organization* for a *nature preserve* will not be considered a previous *lot*. A *remnant lot(s)* created as a result of a *lot* acquired by a *public body* or an approved *conservation organization* which may be used as a building *lot(s)* shall be considered an *existing lot of record* if the pre-existing *lot* was an *existing lot of record* and will be considered a previous *lot* for the purpose of determining entitlement to further severances if the pre-existing *lot* was a previous *lot*.



8. Notwithstanding the policies set out in this section and the policies of Part 2.4, Lot Creation, that part of Lot 6, Concession 5, Town of Pelham, Regional Municipality of Niagara, abutting the south limit of the Ontario Power Generation Inc. (formerly Ontario Hydro) lands having a frontage of 340.9 feet on the west side of Effingham Road, a depth of 509.0 feet along the Ontario Power Generation Inc. (formerly Ontario Hydro) lands, a western dimension of 253.9 feet and a southern dimension of 505.3 feet may be divided into two (2) lots (see Amendment 23).
9. Except as provided for in the Special Provisions for the Duncan Lake Condominium Lands as set out in Part 2.2.27 of this Plan, no new lots shall be permitted.
10. 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).
11. Notwithstanding the other policies of this Plan, and that two different uses may be permitted within the area designated Escarpment Protection Area on Lot 8, Concession 4 EHS, Town of Mono, County of Dufferin, no *new lot(s)* shall be created on the former Ontario Hydro lands except that a severance may be permitted for the acquisition of the lands by a *public body* or by an approved *conservation organization* for the purpose of establishing a *nature preserve* provided no new building *lot* is created (see Amendment 151).
12. 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.
13. Notwithstanding the policies set out in this section, a 0.8 hectare new *lot* may be created in the south easterly corner of the Township Lot 13 portion of the *property* being Part Lots 13 and 14, Concession 3, (former Euphrasia Township) Municipality of Grey Highlands, Grey County. No further division of the 24-hectare *lot* will be permitted, including any severance along the original Township lot line between Township Lots 13 and 14 as set out in Amendment No. 187 to this Plan.
14. 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).

## 1.5 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.

### 1.5.3 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.*
3. *Existing uses.*
4. *Single dwellings.*
5. *Secondary dwelling units.*
6. *Mobile or portable dwelling unit(s) accessory to agriculture.*
7. *Recreational uses, outside of prime agricultural areas.*
8. *Forest, wildlife and fisheries management.*
9. *Licensed archaeological fieldwork.*
10. *Infrastructure.*
11. *Accessory uses (e.g., a garage, swimming pools, tennis courts, ponds, or signs).*
12. *Institutional uses, outside of prime agricultural areas.*
13. *Uses permitted in the Parks and Open Space System Master/ Management Plans that are not in conflict with the Niagara Escarpment Plan.*
14. *Home occupations and home industries.*
15. *Watershed management and flood and erosion control projects carried out or supervised by a public body.*
16. *The Bruce Trail corridor, including the pedestrian footpath and, where necessary, trail-related constructions (e.g., bridges, boardwalks), overnight rest areas and Bruce Trail access points.*
17. *New licensed mineral aggregate operations producing up to 20,000 tonnes annually.*
18. *Wayside pits and quarries.*
19. *Recycling depots for paper, glass and cans etc., serving the local community.*
20. *Bed and breakfast.*
21. *Nature preserves owned and managed by an approved conservation organization.*
22. *Agricultural Purposes Only lot (APO lot).*
23. *That Part of Lot 12, Concession 2, WHS, in the Town of Caledon (former Township of Caledon) designated as Escarpment Rural Area on Map 4 of the Niagara Escarpment Plan and outlined in a heavy dark line on “Map 2 to Amendment No. 1 to the Niagara Escarpment Plan” may be used for berming, screening and temporary stockpiling of earthen material.*
24. *Those uses as set out in the Special Provisions for the Duncan Lake Condominium Lands as set out in Part 2.2.27 of this Plan.*

25. Notwithstanding the permitted uses of this section and Part 2.3 Existing Uses, a 3,200 square metre building will be permitted as an expansion to an existing *institutional use*, in the area of the existing institutional complex within the West Half of Lot 6, Concession 7 East of Hurontario Street in the Town of Mono, County of Dufferin, subject to the Special Provisions in Part 2.2.13 (see Amendment 117).
26. Notwithstanding the permitted uses of this section, a Country Inn which provides a maximum of six (6) rooms to guests and a 26 seat dining facility to serve meals to both patrons of the inn as well as the general public, is permitted within the existing *single dwelling* located on the 44.72 hectare Part Lots 19 and 20, Concession 8 EBR, Municipality of Northern Bruce Peninsula (formerly Lindsay Township), Bruce County, subject to the Special Provisions in Part 2.2.16 (see Amendment 128).
27. Notwithstanding the permitted uses of this section, an agriculturally- related small-scale commercial/retail operation, including *accessory facilities* selling pick-your-own produce, horticultural products and produce from the 34.4 hectare *property* located on Part Lot 8, Concession 6 EHS, in the Town of Caledon, Regional Municipality of Peel; as well as, local and regional produce and other produce subject to the Special Provisions of Part 2.2.18 shall be permitted (see Amendment 149).
28. The Escarpment Rural Area lands forming the buffer and setback for the Mineral Resource Extraction Area associated with Amendment #135 to the Niagara Escarpment Plan in effect on June 8, 2005, and included within the licensed area approved under the *Aggregate Resources Act* may, subject to Condition 42 of Appendix F of the Joint Board Decision as Amended by Cabinet, be used for berming, screening, temporary stockpiling of earthen material, *accessory* structures and facilities normally associated with a mineral extraction operation, and facilities and servicing for, and related to, the water management and monitoring system, for the quarry extension. Extraction shall not be permitted in this area.

Note: Condition 42 from the June 8, 2005 Joint Board Decision (Case No. 03086) as Amended by Cabinet (O.C. 2384/2006) specifies: The wetland features (W7, W8 and V2) in the East Extension and their associated buffer area, which are identified in the Site Plan as a setback, shall be excluded from the extraction area in the licence to be issued by the Ministry of Natural Resources under the *Aggregate Resources Act*. Setbacks shall be established around the three (3) wetlands to act as a buffer area between the extraction areas and the wetlands. The setbacks surrounding the wetlands shall be no less than 15 metres for the W7 and W8 wetlands and no less than 25 metres for the V2 wetland. In accordance with the Site Plan, within the setbacks surrounding the wetlands, only those facilities related to the water management and monitoring system and its maintenance are permitted.

29. Notwithstanding Permitted Uses 20 and 21 of the Niagara Escarpment Plan in effect on December 16, 2011, and notwithstanding Part 1.9 Mineral Resource Extraction Area, sub-sections 1 and 2 under the heading New Mineral Resource Extraction Areas, no application may be made for mineral aggregate extraction in Lot 14, Concession 7 in the Town of Milton (formerly in the Township of Nassagaweya) in the Region of Halton in the area of Amendment No. 169 to this Plan.

30. Notwithstanding the permitted uses of this section, the lands within Olympic Park owned by the City of Hamilton may be used for recreational activities such as sports fields, a community centre, an arena or similar indoor sports facility, and expansions of these facilities, and facilities *accessory* to these uses, and including servicing, parking lots, and related signage in Part of Lot 20, Concession 1, City of Hamilton (former Town of Dundas) (see Amendment 176).
31. Those uses as set out in the Special Provisions for the Pleasant View Survey Lands as set out in Part 2.2.21 of this Plan.
32. The portion of the Subject Lands associated with Amendment 161 to the Niagara Escarpment Plan which are outside of the Mineral Resource Extraction Area designation (shown on Schedule A of Amendment 161) and which are designated Escarpment Rural Area may be used for installation of, access to, facilities and servicing for, and related to, the water management and monitoring system associated with the *quarry* located in the Mineral Resource Extraction Area. Any such works shall be subject to a Development Permit and any disturbance of these lands shall be minimized. Extraction shall not be permitted on these lands.
33. Notwithstanding the uses permitted above, the lands designated Escarpment Rural Area adjacent to the Mineral Resource Extraction Area on Part of Township Lots 26, 27 and 28, Concession 10, Township of Georgian Bluffs (formerly Township of Keppel), County of Grey, under Amendment 167 to this Plan shall be maintained as buffer areas and shall not be used for extraction, *berms*, stockpiling, roadways or other uses *accessory* to the extractive uses unless set out in permitted use 19 of Section 1.9 Mineral Resource Extraction Area. Existing vegetation shall be protected and maintained in these areas, except as specified in a Development Permit. Additionally, a temporary conveyor belt and associated tunnel may be permitted under County Road 17.
34. The Escarpment Rural Area lands in Part of Lot 24, Concession 3 and Part of Lots 21 and 22, Concession 4, in the Town of Halton Hills, Regional Municipality of Halton, forming the buffer and setback for the Mineral Resource Extraction Area associated with Amendment 180 to the Niagara Escarpment Plan in effect on October 11, 2016, may be included within the licence area approved under the *Aggregate Resources Act*, and may be used for berming, screening, temporary stockpiling of earthen material and structures, the new quarry entrance from the 3<sup>rd</sup> Line, facilities and servicing for, and related to the water management and monitoring system for the quarry extension. Extraction shall be prohibited in this area.
35. Notwithstanding the policies of the Niagara Escarpment Plan in effect on October 11, 2016, including Parts 2.6.10 and 2.8.1, on the Escarpment Rural Area lands in Part of Lots 24 and 25, Concession 3 and Part of Lots 20, 21 and 22, Concession 4, in the Town of Halton Hills, Regional Municipality of Halton, development related to the installation of, access to, facilities and servicing for the water management and monitoring system associated with the quarry located in the Mineral Resource Extraction Area may be permitted in accordance with the *Endangered Species Act*.

36. The Escarpment Rural Area lands on Part of Lots 23, 24 and 25, Concession 3 and Part of Lots 21 and 22, Concession 4, in the Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule B to Niagara Escarpment Plan Amendment 180 shall be added to the Niagara Escarpment Parks and Open Space System, (Appendix 1, Niagara Escarpment Plan) once the *Aggregate Resources Act* Licence on these lands and adjacent lands is surrendered in whole or in part and upon the conveyance of the lands to a public agency.
37. Notwithstanding the Permitted Uses of this Section, a non-profit, private elementary school use up to 1800 square metres may be permitted on Part Lot 18, Concession 3, Geographic Township of Esquesing, in the Town of Halton Hills, Regional Municipality of Halton. (Amendment UA 49)

#### 1.5.4 LOT CREATION

New *lots* may be created, subject to conformity with the provisions of this section, the applicable policies in Part 2, Development Criteria, and *official plans* and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan.

1. A *lot* may be created by severing one *original township lot* or *original township half lot* from another *original township lot* or *original township half lot*, provided there has been no more than one previous *lot* severed from one of the affected *original township lot* or *original township half lot*. Such severances shall only occur along the original township lot line.
2. Notwithstanding Part 1.5.4.1, provided no new building *lot(s)* is created, a severance may be permitted:
  - a) for the purpose of *correcting conveyances*, provided the correction does not include the re-creation of merged lots;
  - b) for the purpose of enlarging existing lots;
  - c) as part of, or following, the acquisition of lands by a *public body*; or
  - d) as part of, or following, the acquisition of lands by an approved *conservation organization* for the purpose of establishing a *nature preserve*.
3. New *lots* may be created for *agricultural uses*, provided both the severed and *remnant lots* are of sufficient size to remain useful for agricultural purposes, and such lots are not less than 16 hectares in a *specialty crop area* or 40 hectares in any other *prime agricultural area*. These new *lots* shall only be permitted in municipalities where the *official plan* has identified *specialty crop areas* and/or *prime agriculture areas*.
4. New *lots* may be created for *agriculture-related uses*, provided that any new *lot* is limited to the minimum size needed to accommodate the use. A *lot* created for an *agriculture-related use* shall not be used for residential purposes.

5. Provided no *lots* have been created in the past from the *original township lot*, or *original township half lot*, where the *original township lot* is 80 hectares or more, and where the proposed *lot* is not in conflict with the Agricultural Policies of the Provincial Policy Statement, one *lot* may be severed for a permitted use.
6. No new *lots* are permitted where one or more *lots* have been severed from the *original township lot*, or *original township half lot*, where the *original township lot* is 80 hectares or more.
7. The severance of a *lot* with a residence that has been rendered surplus to an agricultural operation as a result of a *farm consolidation* is permitted, subject to the policies found in Section 2.4 and Section 2.8 of this Plan that apply to such a severance and the associated *APO lot* created by this severance.
8. A *lot* created by a *public body* (e.g., for a road or park) or by an approved *conservation organization* for a *nature preserve* will not be considered a previous *lot*. A *remnant lot(s)* created as a result of a *lot* acquired by a *public body* or an approved *conservation organization*, which may be used as a building *lot(s)*, shall be considered an *existing lot of record* if the pre-existing *lot* was an *existing lot of record* and shall be considered a previous *lot* for the purpose of determining entitlement to additional severances if the pre-existing *lot* was a previous *lot*.
9. Except as provided for in the Special Provisions for the Duncan Lake Condominium Lands as set out in Part 2.2.27 of this Plan, no new lots shall be permitted.

## 1.6 Minor Urban Centre

This land use designation identifies those rural settlements, villages and hamlets that are distributed throughout the Niagara Escarpment Plan area.

### 1.6.1 OBJECTIVES

1. To recognize, maintain and enhance existing rural settlements or provide concentration points for development and growth in rural areas.
2. To ensure that cumulatively the existing Minor Urban Centres and any associated development and growth can be accommodated and serviced in a manner that would be environmentally sustainable over the long term.
3. To promote the co-location of compatible public services to address local community needs in convenient locations that are accessible by walking, cycling and public transit, where available.
4. To *conserve cultural heritage resources*, including features of interest to First Nation and Métis communities.
5. To ensure that new development is compatible with the identity and traditional character of Minor Urban Centres.
6. To direct the growth of villages, hamlets, and settlement areas away from Escarpment Natural Areas and Escarpment Protection Areas into Escarpment Rural Areas in a logical manner with the least possible environmental and agricultural disruption.

7. To ensure that any growth will be in accordance with a municipal *official plan* and/or *secondary plan* that is not in conflict with the Niagara Escarpment Plan.

### 1.6.2 LIST OF MINOR URBAN CENTRES

The Minor Urban Centre designation includes the following list of villages and hamlets that are designated in local, regional or county *official plans*.

Balmy Beach	Silver Creek	Lowville
Glen Huron	Cataract	Terra Cotta (Caledon)
Mount Nemo	Kilbride	Dunedin
Barrow Bay	Singhampton	Massie
Greensville	Cheltenham	Walters Falls
Oxenden	Kimberley	Dyers Bay
Belfountain	Springmount	Mono Centre
Henderson's Corners	Colpoys Bay	Winona
Queenston	Limehouse	Eugenia
Campbellville	St. Davids	Mono Mills
Inglewood	Copetown	Woodford

Additions to this list and the designations on Maps 1 to 9 require amendments to the Niagara Escarpment Plan.

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 modified accordingly, without an amendment to the Niagara Escarpment Plan.

### 1.6.3 APPLICATION OF DEVELOPMENT AND GROWTH OBJECTIVES

The general Objectives and Development and Growth Objectives of this designation are to be applied in the preparation and approval of *official plans* and/or *secondary plans* for Minor Urban Centres. In the area of Development Control, the Development and Growth Objectives will be applied to all proposed development in conjunction with the other policies in this Plan.



## 1.6.4 BOUNDARIES

Minor Urban Centre boundaries will identify existing rural settlements, villages and hamlets. These Minor Urban Centres shall be maintained and enhanced either in their present form, or may accommodate growth and development within their boundaries, so long as it does not conflict with the community character and can be achieved in an environmentally sustainable manner. Any proposal to expand the boundary of a Minor Urban Centre shall require an amendment to the Niagara Escarpment Plan. An amendment is not required to reduce the boundary of a Minor Urban Centre, if the proposed boundary reduction is within the area of the former boundary and has been approved in a municipal *official plan* or *secondary plan*. Any reconfiguration of a Minor Urban Centre boundary, even if there is no net gain of Minor Urban Centre area, shall require an amendment if it includes lands outside the existing boundary.

## 1.6.5 PERMITTED USES AND LOT CREATION

Subject to Part 2, the Development Criteria, the range of permitted uses and the creation of new *lots* in a Minor Urban Centre will be those in an approved *official plan* and/or *secondary plan* not in conflict with the Niagara Escarpment Plan, subject to the Development and Growth Objectives of this designation.

## 1.6.6 AMENDMENTS TO MUNICIPAL PLANS AND/ OR SECONDARY PLANS

Amendments to designations and/or land use policies within the boundaries of an approved *official plan* and/or *secondary plan* that is not in conflict with the Niagara Escarpment Plan may be made without requiring an amendment to the Niagara Escarpment Plan provided such an amendment does not involve Escarpment Natural Areas, Mineral Resource Extraction Areas or conflict with the Objectives and Development and Growth Objectives of this designation.

## 1.6.7 LAND USE CONTROL

Land use control within a Minor Urban Centre with an approved *official plan* and/or *secondary plan* that is not in conflict with the Niagara Escarpment Plan may be exercised either through by-laws passed under the *Planning Act* or through Development Control as authorized under the provisions of the *Niagara Escarpment Planning and Development Act*.

By-laws or by-law amendments must not conflict with the Objectives and Development and Growth Objectives of this designation, and the Development Criteria in Part 2 of the Niagara Escarpment Plan.

## 1.6.8 DEVELOPMENT AND GROWTH OBJECTIVES

1. Development and growth, including the creation of new *lots*, shall not extend into the Escarpment Natural Areas.
2. The Escarpment Natural Area designation and its policies must be incorporated into the *official plan/secondary plan* or development proposal.

3. Development and growth should avoid Escarpment Protection Areas and be directed to Escarpment Rural Areas in a manner consistent with Escarpment Rural Area Objectives and Part 2, the Development Criteria of this Plan.
4. Development and growth should be limited to minimize land use conflicts (e.g., with agriculture) and all development should be of a design *compatible* with the *scenic resources* of the *Escarpment*. Where appropriate, provision for adequate setbacks, and maximum *heights* for buildings, structures and screening shall be required to minimize the *visual impact* of development, consistent with any applicable provincial guidance.
5. Development within Minor Urban Centres should encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions (consistent with provincial reduction targets to 2030 and 2050) and work towards the long-term goals of low carbon communities, net-zero communities and increased resilience to climate change, through maximizing opportunities for the use of *green infrastructure* and appropriate *low impact development*.
6. Development and growth should be minor only, relative to the size and capacity of the settlement to absorb new growth, so that the community character is maintained.
7. Development and growth should take place as a logical extension of existing development in the form of planned groups, rather than linear or scattered development. Expansion in depth, rather than extension along existing roads, is favoured.
8. Limited infilling may be permitted in the built-up portions of Minor Urban Centres that do not have an approved *official plan* and/or *secondary plan*.
9. Growth and development in Minor Urban Centres shall be *compatible* with and provide for:
  - a) the protection of natural heritage features and functions;
  - b) the protection of hydrologic features and functions;
  - c) the protection of agricultural lands, including *prime agricultural areas*;
  - d) the *conservation of cultural heritage resources*, including features of interest to First Nation and Métis communities;
  - e) considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;
  - f) sustainable use of water resources for ecological and servicing needs; and
  - g) compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plan in land use planning.
10. Municipal sewage and water services will be the preferred form of servicing. Where municipal sewage services and municipal water services are not provided, the use of private communal sewage services and private communal water services may be permitted. Individual on-site sewage services and individual on-site water services may only be permitted where municipal or private communal services are not available.
11. Adequate public access to the *Escarpment* should be provided by such means as parking areas, walkways or pedestrian trails (e.g., the Bruce Trail).

12. Development and growth should be *compatible* with adjacent existing Mineral Resource Extraction Area designations and, where appropriate, incorporate methods of minimizing land use conflicts (e.g., staging, site design, berming).
13. Municipalities are encouraged to pass *sign* by-laws to ensure that the *cultural heritage resources*, attractive streetscapes and *scenic resources* of Minor Urban Centres are conserved.

## 1.7 Urban Area

This designation identifies Urban Areas in which the *Escarpment* and closely related lands are located. In some areas, the *Escarpment* is still largely undeveloped although surrounded by existing development (e.g., Hamilton). In other areas, urban growth already has encroached substantially on the *Escarpment* (e.g., former Town of Warton).

### 1.7.1 OBJECTIVE

To minimize the impact and prevent further encroachment of urban growth on the *Escarpment environment*.

### 1.7.2 CRITERION FOR DESIGNATION AND LIST OF URBAN AREAS

Urban development and committed urban areas on or adjacent to the *Escarpment* as provided for in municipal *official plans* and/or *secondary plans*. Urban Area designations are found within the following municipalities:

- City of St. Catharines
- Town of Lincoln
- Town of Grimsby
- City of Hamilton (including the former Towns of Ancaster, Dundas and Flamborough, and former City of Stoney Creek)
- City of Burlington
- City of Owen Sound
- Township of Georgian Bluffs (formerly Township of Derby)
- Town of South Bruce Peninsula (formerly Town of Warton)
- Municipality of Northern Bruce Peninsula (formerly Village of Lion's Head)

### 1.7.3 BOUNDARIES

The boundaries of the Urban Area designation generally reflect those areas within a municipality identified for urban development in municipal *official plans* and/or *secondary plans*. Some lands within a municipal boundary may not be designated as Urban Area because of the presence of natural heritage or hydrologic features or functions.

Annexation of land by a municipality does not require an amendment to the Niagara Escarpment Plan; however, any change to the designations of the Niagara Escarpment Plan requires a Plan amendment.

## 1.7.4 PERMITTED USES AND LOT CREATION

Proposed uses and the creation of new *lots* may be permitted, subject to conformity with Part 2, Development Criteria, the Development Objectives and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan.

Changes to permitted uses, expansions and alterations of *existing uses* or the creation of new *lots* within the Urban Area designation will not require an amendment to the Niagara Escarpment Plan.

## 1.7.5 DEVELOPMENT OBJECTIVES

1. All development shall be of an urban design *compatible* with the *scenic resources* of the *Escarpment*. Where appropriate, provision for maximum *heights*, adequate setbacks and screening are required to minimize the visual impact of urban development.
2. Development within Urban Areas should encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions (consistent with provincial reduction targets to 2030 and 2050) and work towards the long-term goal of low-carbon communities, including net-zero communities and increased resilience to climate change, including through maximizing opportunities for the use of *green infrastructure* and appropriate *low impact development*.
3. The co-location of compatible public services should be promoted to address local community needs in convenient locations that are accessible by walking, cycling and public transit, where available.
4. Development within Urban Areas shall not encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas.
5. New *lots* within Urban Areas shall not be created if such *lots* encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas adjacent to the Urban Area.
6. *Lots* within the Urban Area shall not be enlarged to encroach into the Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas in order to provide more area for development.
7. Notwithstanding Objectives 5 and 6 above, new *lots* may include Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas designation under the following circumstances:
  - a. *correcting conveyances*;
  - b. where the land has, or is to be, acquired by a *public body* or an approved *conservation organization*; or
  - c. enlarging existing *lots* provided that no further fragmentation of the Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas adjacent to the Urban Area would result and there is sufficient area in the Urban Area to accommodate development.
8. Adequate public access to the *Escarpment* should be provided by such means as parking areas, walkways or pedestrian trails (e.g., the Bruce Trail).

9. Growth and development in Urban Areas shall be *compatible* with and provide for:
  - a. the protection of natural heritage features and functions;
  - b. the protection of hydrologic features and functions;
  - c. the protection of agricultural lands, including *prime agricultural areas*;
  - d. the *conservation of cultural heritage resources*, including features of interest to First Nation and Métis communities;
  - e. considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;
  - f. sustainable use of water resources for ecological and servicing needs; and
  - g. compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plan in land use planning.
10. Municipalities are encouraged to pass *sign* by-laws to ensure that the community character and *scenic resources* of Urban Areas are maintained and enhanced.

## 1.8 Escarpment Recreation Area

Designated Recreation Areas are areas of existing or potential *recreational development* associated with the *Escarpment*. Such areas may include both seasonal and permanent residences.

### 1.8.1 OBJECTIVES

1. To minimize *negative impacts of recreational development* on the *Escarpment environment*.
2. To provide areas where new recreation and associated development can be concentrated around established, identified or approved downhill ski centres.
3. To provide areas where new recreation and associated development can be concentrated around established, identified or approved lakeshore residential areas in Grey and Bruce Counties.
4. To recognize the importance of the four-season recreation resort areas in the Town of the Blue Mountains to the tourism sector of Ontario's economy.
5. To provide for the development of new ski centres or other recreational areas.
6. To ensure that *recreational development* protects and maintains community character, hydrologic and natural heritage features and functions, and the *scenic resources* of the *Escarpment*.
7. To *conserve cultural heritage resources*, including features of interest to First Nation and Métis communities.

## 1.8.2 CRITERION FOR DESIGNATION

Established, identified or approved recreation areas (e.g., ski centres, lakeshore residential areas, and resort development areas).

## 1.8.3 PERMITTED USES

Subject to Part 2, Development Criteria, the development objectives and Lot Creation policies in this section, and the requirements of applicable *official plans* and/or *secondary plans* and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan, the following uses may be permitted:

1. *Existing uses.*
2. *Single dwellings.*
3. *Secondary dwelling units.*
4. In ski centres, facilities such as ski runs, ski lifts, slide rides and toboggan runs that require the *Escarpment slope*.
5. Commercial development normally associated with a ski centre or a lakeshore residential area, such as marinas, lodges, retail stores and service establishments.
6. Golf courses.
7. *Trail activities.*
8. Uses permitted in the Parks and Open Space System Master/ Management Plans that are not in conflict with the Niagara Escarpment Plan.
9. The *Bruce Trail corridor*, including the pedestrian footpath and, where necessary, trail-related constructions (e.g., bridges, boardwalks), *overnight rest areas* and *Bruce Trail access points*.
10. *Nature preserves* owned and managed by an approved *conservation organization*.
11. *Billboards.*
12. *Agricultural uses.*
13. *Agriculture-related uses* and *on-farm diversified uses*.
14. *Agricultural Purposes Only lot (APO lot)*
15. *Accessory uses* (e.g., garage, swimming pools, tennis courts, ponds or *signs*).
16. *Infrastructure.*
17. In the Town of The Blue Mountains, uses as provided for in the Town of The Blue Mountains Official Plan (as approved by the County of Grey on December 10, 2004) and any subsequent amendments, where such amendments are not in conflict with the Niagara Escarpment Plan.

18. Notwithstanding the permitted uses of this Section, the permitted uses of the Escarpment Natural Area within the Castle Glen Official Plan shall be those set out in Section 7.23 for the Escarpment designation of the Castle Glen Official Plan (dated October 23, 2006 and approved by the Ontario Municipal Board on December 4, 2006).
19. In the Municipality of the Grey Highlands, uses as provided for in its Official Plan (as approved by the Ontario Municipal Board on September 29, 2003) and any subsequent amendments to that Plan, where such amendments are not in conflict with the Niagara Escarpment Plan.
20. Notwithstanding the permitted uses and Development Objective 1 of this section, two new golf course holes may be permitted, subject to the Development Criteria of the Niagara Escarpment Plan, on the Escarpment slope in the plateau at the top of the former ski trails, in conjunction with the removal of the mound and rehabilitation of the associated excavated *pit* and disturbed areas, on lands described as the mid-part of Lot 8, Concession 5, Municipality of Grey Highlands (formerly Euphrasia Township), Grey County, on Map 6 of the Niagara Escarpment Plan, as shown on Schedule A to Amendment No. 145.
21. Notwithstanding the permitted uses and Development Objective 1 of this section, the range portion of a driving range may be permitted immediately west of the existing Talisman base lodge (Alpenhof) on lands described as lower mid-part of Lot 7, Concession 5, Municipality of Grey Highlands (formerly Euphrasia Township), Grey County, on Map 6 of the Niagara Escarpment Plan, as shown on Schedule A to Amendment No. 145.
22. Notwithstanding the Permitted Uses of this Section and Part 2.3 Existing Uses, a 2,235 square metre (24,057 square foot) expansion to an existing light industrial use may be permitted on Part Lot 3, Jones Range, Geographic Township of Keppel, Township of Georgian Bluffs, County of Grey, subject to the Special Provisions in Part 2.2.25 (see Amendment 207).

#### 1.8.4 LOT CREATION

Subject to the Development Criteria in Part 2, the Development Objectives of this section and the requirements of applicable *official plans*, *secondary plans* and/or by-laws that are not in conflict with the Niagara Escarpment Plan, new *lots* may be created for permitted uses.

#### 1.8.5 DEVELOPMENT OBJECTIVES

1. Development within Escarpment Recreation Areas shall not encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas.
2. Development within Recreation Areas should encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions (consistent with provincial reduction targets to 2030 and 2050) and working towards the long-term goals of low-carbon communities, net-zero communities and increased resilience to climate change, through maximizing opportunities for the use of *green infrastructure* and appropriate *low impact development*.

3. New *lots* within Escarpment Recreation Areas shall not be created if such *lots* encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas adjacent to the Escarpment Recreation Area.
4. *Lots* within Escarpment Recreation Areas shall not be enlarged to encroach into Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas in order to provide more area for development.
5. Notwithstanding Objectives 3 and 4 above, new *lots* may include Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas designation under the following circumstances:
  - a) *correcting conveyances*;
  - b) where the land has, or is to be, acquired by a *public body* or an approved *conservation organization*; or
  - c) enlarging existing *lots*, provided that no further fragmentation of the Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Areas adjacent to the Escarpment Recreation Area would result and that there is sufficient area within the Escarpment Recreation Area to accommodate development.
6. In ski centres and four-season recreational resort areas, development on prominent *Escarpment slopes* shall be limited to:
  - a) recreational facilities, such as ski runs, ski lifts or slides that require the slope for the proper functioning of the operation;
  - b) recreational uses, including walking or hiking trails (e.g., the Bruce Trail);
  - c) *accessory uses* and *accessory facilities*, except for *infrastructure*, that are underground, localized in nature, and do not result in *visual impacts*, permanent loss of ground vegetation or trees, or permanent contour changes;
  - d) *accessory uses*, and *accessory facilities* related to *existing uses* that have minimal *negative impact* on the *Escarpment environment* and maintain the *open landscape character*; and
  - e) existing registered plans of subdivision or condominium.
7. In the Town of The Blue Mountains and the Municipality of Grey Highlands no additional development, including the creation of new *lots*, shall be permitted on the *Escarpment slope* above the contour identifying the *toe* of the *Escarpment slope* or the applicable *property* boundary deemed to be the *toe* of the *Escarpment slope*, except for those uses approved as part of the Town of The Blue Mountains Official Plan (as approved by the County of Grey on December 10, 2004), the Castle Glen Official Plan (dated October 23, 2006, and approved by the Ontario Municipal Board on December 4, 2006) or the Municipality of Grey Highlands Official Plan (as approved by the Ontario Municipal Board on September 29, 2003).
8. Lakeshore residential areas may extend inland to permit new development in a planned group provided that it does not encroach upon the Escarpment Natural Area or the Escarpment Protection Area designations and does not exceed approximately 200 metres in depth measured from the high water mark.



9. Within lakeshore residential areas, where proposed *lots* within a subdivision have no lake frontage, provision shall be made with the municipality (land or cash in lieu) prior to registration for public lake frontage to be part of or adjacent to the subdivision.
10. Growth and development in Escarpment Recreation Areas shall be *compatible* with and provide for:
  - a) the protection of natural heritage features and functions;
  - b) the protection of hydrologic features and functions;
  - c) the protection of agricultural lands, including *prime agricultural* areas;
  - d) the *conservation of cultural heritage resources*, including features of interest to First Nation and Métis communities;
  - e) considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;
  - f) sustainable use of water resources for ecological and servicing needs; and compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plans in land use planning.
11. Recreational uses shall be designed to utilize existing site and topographical conditions. Minimum regrading, placement/excavation of fill and vegetation removal are allowed only if they are essential to the use and there are minimal *negative impacts* on the *Escarpment environment*.
12. Municipalities are encouraged to pass *sign* by-laws to ensure that community character, *open landscape character* and *scenic resources* of the *Escarpment* are maintained and enhanced.
13. Municipal sewer and water services will be the preferred form of servicing and, in the Town of The Blue Mountains, will be required in the Service Districts of Craigeith, Camperdown, Castle Glen, and Swiss Meadows, in accordance with the municipal *official plan*.

### **1.8.6 OFFICIAL PLANS, SECONDARY PLANS AND/OR BYLAWS**

*Official plans, secondary plans* and/or by-laws for the designated Escarpment Recreation Areas may be amended without requiring an amendment to the Niagara Escarpment Plan, provided that these amendments are not in conflict with the objectives or the development objectives of the designation and the Development Criteria in Part 2.

## **1.9 Mineral Resource Extraction Area**

The Mineral Resource Extraction Area designation includes *mineral aggregate operations* licensed pursuant to the *Aggregate Resources Act* and areas where *mineral aggregate resource* extraction may be permitted, subject to the policies of this Plan.

### 1.9.1 OBJECTIVES

1. To designate Mineral Resource Extraction Areas where licensed *mineral aggregate operations* are permitted.
2. To minimize the impact of *mineral aggregate operations* on the *Escarpment environment*.
3. To encourage *progressive rehabilitation* of *mineral aggregate operations*.
4. To encourage rehabilitated *mineral aggregate operations* to be restored to a state that is of equal or greater ecological or agricultural value than the original characteristics of the site.
5. To ensure that, after a licence is surrendered, the land is re-designated to a land use designation that is compatible with the rehabilitation of the site, the designation criteria of adjacent lands, the surrounding *Escarpment environment* and existing land uses in the area.
6. To encourage, where possible, the integration of rehabilitated lands into the Niagara Escarpment Parks and Open Space System.

### 1.9.2 CRITERION FOR DESIGNATION

Licensed pits and quarries producing more than 20,000 tonnes annually.

### 1.9.3 PERMITTED USES

Subject to conformity with Part 2, Development Criteria, *official plans* and where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan, the following uses may be permitted:

1. *Agricultural uses.*
2. *Agriculture-related uses and on-farm diversified uses.*
3. *Existing uses.*
4. *Mineral aggregate operations* licensed pursuant to the *Aggregate Resources Act* but not including associated facilities unless they are permitted as an *accessory use*.
5. *Forest, wildlife and fisheries management.*
6. Licensed archaeological fieldwork.
7. Recreational uses.
8. *Infrastructure.*
9. *Watershed management*, and flood and erosion control projects carried out or supervised by a *public body*.
10. *Accessory uses* normally associated with the *mineral aggregate operation*, such as temporary offices serving the subject site, signage, crushing and washing facilities, or facilities for recycling and re-processing of *mineral aggregate resources*. Asphalt plants, concrete plants, brick manufacturing plants and other similar manufacturing uses shall not be permitted.

11. Uses permitted in the Parks and Open Space Master/Management Plans that are not in conflict with the Niagara Escarpment Plan.
12. The *Bruce Trail corridor*, including the pedestrian footpath and, where necessary, trail-related constructions (e.g., bridges and boardwalks), *overnight rest areas* and *Bruce Trail access points*.
13. *Nature preserves* owned and managed by an approved *conservation organization*.
14. Policy expired.
15. The Mineral Resource Extraction Area on Part of the South Half of Lot 28, Concession 7, Municipality of Grey Highlands (formerly Township of Euphrasia) County of Grey may permit extraction to 1 metre above the high water table as determined by the Ministry of Environment, Conservation and Parks, in order to ensure that there will be no interference with the groundwater resource. Any proposal to extract below this level is not permitted unless by an amendment to this Plan (see Amendment 130).
16. The operation of an asphalt plant in the Vineland Quarry on Part Lot 3, Concession 6, Town of Lincoln, Region of Niagara. The asphalt plant use may remain for a temporary period, and shall not continue beyond the duration of licensed extraction at the Vineland Quarry operation (see Amendment 134).
17. Notwithstanding permitted use 10, the operation of a central aggregate processing facility on Part of Lot 12, Concession 2, WHS, Town of Caledon, Region of Peel for the duration of the extraction operation to process aggregate materials from Part of Lot 12, Concession 1, WHS, Town of Caledon, Region of Peel, after which all of the lands in Lot 12, Concessions 1 and 2, WHS will be rehabilitated and the processing facility removed.
18. Notwithstanding any other provision of this Plan, uses *accessory* to the extraction of aggregate from Lot 25, Concession 12 (associated with Amendment 161 to the Niagara Escarpment Plan) shall be permitted on Lot 24, Concession 12, Township of Clearview, ARA Licence No. 3514, including all processing facilities, but only for such a period of time as is necessary to: (i) create an area of 18 hectares on the *quarry* floor in Phase 1 of the ARA Licence on Lot 25, Concession 12 (associated with Amendment 161 to the Niagara Escarpment Plan) and (ii) to discontinue or relocate the *accessory* uses. An asphalt plant, concrete plant, brick manufacturing plant and any other similar manufacturing use shall not be permitted as an *accessory* use on Lot 24, Concession 12, Township of Clearview, ARA Licence No. 3514.
19. The extraction area within the lands designated Mineral Resource Extraction Area which may be permitted on Part of Township Lots 26, 27 and 28, Concession 10, Township of Georgian Bluffs (formerly Township of Keppel), County of Grey, under Amendment 167 to this Plan shall be buffered by lands designated Escarpment Rural Area whether they are within the licensed area or not. The following sets out the buffers where mineral extraction shall not occur:
  - a 100-metre wide buffer designated Escarpment Rural Area will be maintained between the area designated Escarpment Natural Area and the area designated Mineral Resource Extraction Area in Township Lots 26 and 27;

- a 30-metre wide buffer designated Escarpment Rural Area will be maintained adjacent to the unopened road allowance along Concession 10 in Township Lots 27 and 28;
  - a 40-metre wide buffer designated Escarpment Rural Area will be maintained along the west side of County Road 17 in Township Lot 27 and 28 to provide for a minimum 20-metre vegetated forested buffer to be maintained adjacent to County Road 17 and a noise *berm* with the exception that a *sign*, an entranceway and a temporary conveyor belt and associated tunnel through the buffer may be established;
  - a buffer designated Escarpment Rural Area will be maintained in Township Lot 27 between the area designated Mineral Resource Extraction Area and the lands designated Escarpment Protection Area in Lot 27, Concession 11;
  - the existing vegetation on the east side of County Road 17 in Township Lot 27 with an additional 5-metre setback will be maintained and protected as a buffer designated Escarpment Rural Area. The existing access and signage may be maintained and a temporary conveyor belt and associated tunnel may be permitted; and the Escarpment Rural Area in Township Lots 25, 26 and 27, Concession 10 west of the area designated Mineral Resource Extraction Area may be used for water management and mitigation purposes. An access road shall be permitted to the water management/monitoring facilities as identified in a Development Permit.
  - Lands identified as buffers shall be maintained as vegetation protection zones. Supplemental planting may occur within these areas but these areas shall not be used for stockpiling, roadways, or other uses *accessory* to the extractive use unless specified above or unless set out in Permitted Use 33 of the Escarpment Rural Area.
20. The recycling of imported asphalt and concrete within the lands designated Mineral Resource Extraction Area in Part of Lot 27, Concession 10, Township of Georgian Bluffs (formerly Township of Keppel), County of Grey, lying west of County Road 17 under Amendment 167 to this Plan may be permitted, subject to the following provisions:
- the recycling storage area in the *quarry* shall at all times be in an abovewater table location;
  - the use of recycled asphalt in the portable asphalt plant shall be limited in accordance with Permitted Use 13 which governs the timing of removal of the portable asphalt plant;
  - the recycling use shall be *accessory* and subordinate to the *mineral aggregate operation* licensed pursuant to the *Aggregate Resources Act* and shall not continue after extraction is complete;
  - the recycling use shall be operated by the licensee;
  - all *waste* materials not used in recycling (e.g., steel, rebar) shall be removed from the site and not be permanently stored;

- the recycled materials shall not be used in site rehabilitation of the *quarry*; and the Development Permit may specify other related approvals that are necessary to establish and operate the recycling use (e.g., Environmental Compliance Approval from the Ministry of Environment, Conservation and Parks).
21. Notwithstanding the provisions of this Plan, a processing plant for processing aggregate material extracted from the licensed site located and permitted on Township Lots 26, 27 and 28, Concession 10, under Amendment 167 to this Plan, and other *accessory uses*, may be permitted on Township Lot 28, Concession 10, Township of Georgian Bluffs (formerly Township of Keppel), County of Grey, *Aggregate Resource Act* Licence Number 4882 but only for a period of time of not more than seven (7) years after the licence under the *Aggregate Resource Act* has been issued to permit extraction on part of Township Lots 26, 27 and 28, Concession 10, Township of Georgian Bluffs (formerly Township of Keppel), County of Grey covered by *Aggregate Resource Act* Licence Number 609501, subject to the extraction limitations set out in Permitted Use 21 and provided the two licensed sites are under common ownership and are operated by a common licensee in a single, integrated operation. At the end of seven (7) years the use of the processing plant for processing aggregate material and all other *accessory uses* shall no longer be permitted and must be discontinued and the processing plant and all other *accessory uses* removed from the licensed site at Lot 28, Concession 10, Georgian Bluffs (formerly Township of Keppel) under *Aggregate Resource Act* Licence Number 4882 and all land designated Mineral Extraction Area lying east of County Road 17 shall be rehabilitated. For greater certainty, *accessory uses* do not include a redi-mix plant, or an asphalt plant except as provided for under Permitted Use 14.
22. Notwithstanding the policies of the Niagara Escarpment Plan in effect on October 11, 2016, including Part 2.6.10, mineral aggregate extraction may be permitted in wetlands in Part of Lot 24, Concession 3, in the Town of Halton Hills, Regional Municipality of Halton associated with Amendment 180 to this Plan.
23. Notwithstanding the policies of the Niagara Escarpment Plan in effect on October 11, 2016, including the permitted uses under Part 1.9 Mineral Resource Extraction Area and the definition of accessory uses in Appendix 2 of this Plan, for the existing quarry operating in Part of Lot 23, Concession 3, Part of Lots 21, 22, 23 and 24, Concession 4, in the Town of Halton Hills, Regional Municipality of Halton, the maintenance buildings, facilities for washing, processing and stockpiling of aggregate may be used for the purpose of supporting the extraction of aggregate from the area approved under Amendment 180 to this Plan provided, and only while the two sites are actively operated by a single licensee, as an integrated operation.
24. The Mineral Resource Extraction Area on Part of Lots 23 and 24, Concession 3 and Part of Lots 21, 22, 23 and 24, Concession 4, in the Town of Halton Hills, Regional Municipality of Halton as shown on Schedule B to Amendment 180 shall be added to the Niagara Escarpment Parks and Open Space System, (Appendix 1, Niagara Escarpment Plan) once the *Aggregate Resources Act* Licence is surrendered in whole or in part and upon the conveyance of the lands to a public agency.

#### 1.9.4 LOT CREATION

1. Any new *lot* created within a Mineral Resource Extraction Area shall require an amendment to the Niagara Escarpment Plan.
2. Notwithstanding Part 1.9.4.1 and as provided for in Part 2.4.12 of this Plan, a new *lot* may be created within a Mineral Resource Extraction Area by a *NEPOSS agency* or approved *conservation organization* specifically for the Niagara Escarpment Parks and Open Space System or for the establishment of a *nature preserve*, provided there is not more than one *remnant lot*.

#### 1.9.5 AFTER USES

Following the surrender of the licence issued pursuant to the *Aggregate Resources Act*, an amendment to the Niagara Escarpment Plan is required. The amendment will change the land use designation of the *lot* from Mineral Resource Extraction Area to a land use designation that has designation criteria consistent with the rehabilitation completed on the *property* and will be processed in accordance with Part 1.2.1.

## Part 2

# Development Criteria

*Niagara Region*

*Credit: Ontario Tourism Marketing Partnership Corporation*



# Part 2 Development Criteria

## 2.1 Introduction

The development criteria are to be applied to all development within the area of the Niagara Escarpment Plan in conjunction with the other policies of this Plan. These criteria deal with development in a variety of situations; therefore, all the criteria will not apply to every development.

Where the development permit system as established pursuant to the *Niagara Escarpment Planning and Development Act* and its regulations as amended are in effect, the development criteria shall be used in the consideration of development permit applications. For greater certainty, general criteria are to be applied to all proposed development, in addition to any specific development criteria that may apply to a particular class of development.

Monitoring designed to assess the impact of a development may be required as a condition of a development permit.

The development criteria will also be used as minimum standards for assessing the conformity of local *official plans*, *secondary plans* and, where applicable, zoning by-laws and for administering site-plan control approvals. If an *official plan*, *secondary plan*, zoning by-law, or other planning approval is silent on one or more development criteria included in this Plan, the development criteria of this Plan still apply.

## 2.2 General Development Criteria

The objective is to permit reasonable enjoyment by the owners of all lots that can sustain development.

1. The *Escarpment environment* shall be protected, restored and where possible enhanced for the long term having regard to single, multiple or successive development that have occurred or are likely to occur.
2. The site shall not be prone to natural hazards, and the development will not impact the control of these natural hazards including *flooding hazards*, *erosion hazards*, or *other water-related hazards* and hazard events associated with unstable soil or unstable bedrock.
3. Development is permitted only on an *existing lot of record*.
4. A *property* listed as a *nature preserve* in Appendix 4 of this Plan, acquired by an approved *conservation organization*, shall not be used as a building *lot* or for any other purpose inconsistent with the maintenance and protection of the natural features and values for which the *nature preserve* was established.
5. Where a *lot* is located in more than one designation, development shall be located on that portion of the *lot* located in the least restrictive designation, except where the impact of development on the *Escarpment environment* would be reduced by locating the development on a portion of the *lot* located in a more restrictive designation.



6. Any development permitted should be designed and located in such a manner as to promote design and orientation that:
  - a) maximizes energy efficiency and *conservation* and considers the mitigating effects of vegetation;
  - b) maximizes opportunities for the use of renewable energy systems and alternative energy systems; and
  - c) reduces greenhouse gas emissions so that the development is contributing to the goal of low-carbon communities and net-zero communities in Minor Urban Centres, Urban Areas, and Escarpment Recreation Areas.
7. Only one *single dwelling* is permitted on each *existing lot of record* in the Escarpment Natural, Escarpment Protection and Escarpment Rural Area designations, unless a second *single dwelling* is, in the opinion of the *implementing authority*, the only viable way to *conserve* the *heritage attributes* of an existing *single dwelling*; and
  - a) the existing *single dwelling* is a *heritage attribute* and is subject to a *heritage conservation easement agreement*; this existing *single dwelling* is the only *single dwelling* located on the *lot*;
  - b) the second *single dwelling* is located on the same *existing lot of record* as the existing *single dwelling* to be preserved;
  - c) the second *single dwelling* is not located within the Escarpment Natural Area unless the *implementing authority* has determined that there is no other less restrictive designation within which the new dwelling can be sited; and
  - d) municipal *official plan* policies and standards are met (e.g., lot size).
8. Development permitted should be designed and located in such a manner as to provide for or protect access to the *Niagara Escarpment*, including the *Bruce Trail corridor*.



*Ball's Falls Conservation Area*

*Credit: Stephen Dominick and Niagara Peninsula Conservation Authority*

## Institutional uses

9. The gross floor area of buildings and related structures used for *institutional uses* shall not exceed 500 square metres, unless a larger size can be demonstrated to be *compatible* with the site and the surrounding landscape.

## Home Occupations and Home Industries

10. *Home occupations* and *home industries* in Urban Areas, Minor Urban Centres and Escarpment Recreation Areas are subject to the policies for such uses as set out in the municipal *official plan* and/or zoning by-law. In the case of all other land use designations, the following provisions apply to *home occupations* and *home industries*:
  - a) in the Escarpment Natural Area designation, *home occupations* shall be located in the *single dwelling* or in an addition to the dwelling;
  - b) in the Escarpment Protection Area, Escarpment Rural Area and Mineral Resource Extraction Area designations, *home occupations* and *home industries* shall be located in the *single dwelling* or in an addition to the dwelling, unless the need to locate it within an *accessory facility* can be justified;
  - c) *home occupations* or *home industries* should normally be limited to one per *lot*;
  - d) where the *home occupation* or *home industry* is located within the *single dwelling* or in an addition to the dwelling, not more than 25 per cent of the total floor area, including any addition to the dwelling, shall be devoted to the use, to a maximum of 100 square metres;
  - e) where the *home occupation* or *home industry* is located in an *accessory facility*, not more than 100 square metres of the building shall be devoted to the use;
  - f) in no instance shall there be more than 125 square metres devoted to the use, where the *home occupation* or *home industry* is located within the *single dwelling* or in an addition to the dwelling and an *accessory facility*;
  - g) where there is more than one *home occupation* or *home industry* on a *lot*, the total floor area of all *home occupations* and *home industries* cannot exceed the maximum sizes set out in sub-sections d), e) and f) above;
  - h) where the *home occupation* or *home industry* is located in an *accessory facility*, the *accessory facility* must share a common driveway and where possible must share residential services (e.g., septic system for domestic waste only, well, parking) with the *single dwelling*;
  - i) *home occupations* and *home industries* shall:
    - i. be secondary to the primary residential or *agricultural use* on the *lot*;
    - ii. be operated by residents of the *household* on the *lot*; and
    - iii. be located in a manner that considers potential land use compatibility issues, such as noise, odour and dust, with adjacent more sensitive uses (e.g., residential, daycare).
  - j) municipal *official plan* policies and standards (e.g., lot size, parking, floor area, retail space) must be met.

## Secondary Dwelling Units

11. The following provisions apply to secondary *dwelling units*:
- a) a single secondary *dwelling unit* may be permitted on an *existing lot of record*;
  - b) notwithstanding the above, a secondary *dwelling unit* shall not be permitted on an *existing lot of record* where there is more than one *single dwelling*, including any dwelling approved under Part 2.2.7 of this Plan;
  - c) the secondary *dwelling unit* shall be contained entirely within a *single dwelling* or in an addition to a *single dwelling* and shall not be permitted in a detached *accessory facility*;
  - d) the floor area of a secondary *dwelling unit* shall be subordinate in size to the *single dwelling*;
  - e) secondary *dwelling units* shall not be permitted in a *group home* or a *single dwelling* containing a *bed and breakfast*; and
  - f) a *home occupation* or *home industry* shall not be permitted within a secondary *dwelling unit*.

## Signs and Billboards

12. The following additional provisions apply to *signs* where permitted as an *accessory use* and *billboards* where permitted as a principal use:
- a) a *sign* may be permitted where the *sign* and its information is *accessory* to the existing principal use located on the same *lot* (e.g., *home occupation* or *home industry*, *agriculture-related use*, etc.);
  - b) *signs* and *billboards* shall not alter the natural features or *cultural heritage landscape* of the *property* and shall be *compatible* with the local topography, surrounding *scenic resources* and rural or residential community;
  - c) *signs* and *billboards* shall have minimal *negative impact* on the *Escarpment environment* through *compatible* design, materials, colour, siting and landscaping;
  - d) *billboards* are not permitted on prominent *Escarpment slopes* or in places where such *billboards* would obstruct views associated with prominent *Escarpment slopes*;
  - e) illumination of *signs* and *billboards* is discouraged and, where permitted, shall be subdued (e.g., shielded, downward directional, not internally lit);
  - f) *signs* shall be limited to one per *lot* and shall not exceed 0.9 square metres, unless it can be demonstrated that a larger *sign* or an additional *sign* would have minimal *negative impact* on the *Escarpment environment*;
  - g) roof *signs*, *signs* attached to towers or other similar structures, animated or automated *signs*, and *signs* affixed to trucks and trailers adjacent to roads are not permitted; and
  - h) municipal *official plan* policies and standards respecting *signs* and *billboards* must be met, including any municipal *sign by-laws*.

- i) with the exception of subsection h), the above restrictions do not apply to the following *signs* or *billboards*:
  - i. election signs;
  - ii. temporary real estate signs advertising the sale of the property on which they are located;
  - iii. temporary construction site signs;
  - iv. no trespassing or warning signs; and
  - v. signs approved, sponsored or required by a *public body*.

### **Special Provisions (See Amendment 117)**

13. The existing *institutional use* located in the Escarpment Rural Area designation on part of the West Half of Lot 6, Concession 7 East of Hurontario Street in the Town of Mono, County of Dufferin, may be expanded in accordance with Permitted Use # 25 in Part 1.5 of this Plan provided all the following minimum provisions are met:
- a) the new building shall be located in proximity to the existing cluster of institutional buildings such that the new facility would form part of the cluster;
  - b) the new building shall not exceed 3,200 square metres in total floor area, not including open courtyards;
  - c) the new building will be screened and landscaped in accordance with a professional landscape plan which shall include screen and buffer plantings along the perimeter of the *property* adjacent to Airport Road and along the Fifth Sideroad, and around the new building and its associated parking lots;
  - d) the preparation of a professional grading and rehabilitation plan showing final contours around the site of the new building and any other areas disturbed or bermed during construction;
  - e) the facility shall meet the water quality and quantity standards as determined by the Ministry of Environment, Conservation and Parks under the *Ontario Water Resources Act*;
  - f) the quality and quantity of water shall continue to be monitored on a regular basis in accordance with the requirements of the Ministry of Environment, Conservation and Parks under the *Ontario Water Resources Act*;
  - g) the facility shall not interfere with wells or groundwater on adjacent properties;
  - h) water conservation devices shall be installed throughout the facility; and
  - i) a Permit to Take Water shall be obtained from the Ministry of Environment, Conservation and Parks should the Ministry determine that such a Permit is necessary.

### **Special Provisions (see Amendments 136 and 158)**

14. A new heritage and visitor centre may be permitted within the Escarpment Protection Area designation on the East Part Lot 10, Concession 2, Township of Georgian Bluffs (formerly Derby Township), Grey County in accordance with permitted use #26 in Part 1.4 of this Plan provided the following minimum provisions are met:
- a) the new main building shall not exceed 3,720 square metres in total floor area;
  - b) the facility may include period buildings which include a 1900s log house, a 1920s house, a mid-19th century house, a schoolhouse, a church, a general store, a barn, sawmill, garages, a blacksmith's shop and approximately nine additional period buildings to complete the historic period village concept, trails, and *accessory facilities* including a narrow gauge, scaled, replica railway system through the period village, and the existing buildings, gardens and facilities located on site;
  - c) the new building and the period buildings shall be located within the 8 hectare westerly portion of the *property* with a minimum buffer area of 7.6 metres to the north, south and west property lines; and
  - d) any commercial use of period buildings which are not considered *accessory* to the historic period village concept are prohibited.

### **Special Provisions (see Amendment 137)**

15. A privately-operated educational facility may be permitted within the Escarpment Protection Area designation on Part Lot 9, Concession 2, in the City of Hamilton (former City of Stoney Creek) in accordance with permitted use #27 in Part 1.4 of this Plan, subject to the following minimum provisions:
- a) the private sewage system servicing the use shall have the capacity to *properly* treat effluent generated on site, in accordance with applicable environmental and health regulations; and
  - b) the property shall be subject to a municipal Site Plan Control Agreement governing the scale and use of the facility.

### **Special Provisions (see Amendment 128)**

16. A Country Inn which provides a maximum of six (6) rooms to guests and a 26 seat dining facility to serve meals to both patrons of the Inn as well as the general public, may be permitted within the existing *single dwelling* located on the 44.72 hectares, being Part Lots 19 and 20, Concession 8 EBR, Municipality of Northern Bruce Peninsula (formerly Lindsay Township), Bruce County, in accordance with permitted use #26 in Part 1.5 of this Plan, subject to the following provisions:
- a) the Inn may provide a maximum of six (6) rooms for overnight guest accommodation, within the original historic *single dwelling*;
  - b) no enlargement to the size of the six (6) rooms beyond the footprint of the original *single dwelling*, and no additional rooms or accommodation in new or existing facilities external to the existing *single dwelling* on the *lot* shall be permitted to accommodate the overnight guests;

- c) any proposed expansions of the building footprint or changes in use of the building or *property* beyond that set out within this Section shall be subject to a Plan Amendment;
- d) the provisions of Part 2.3 (Existing Uses) regarding expansion, enlargement, or change in use, shall not apply to the Inn as set out under Permitted Use #26 in Part 1.5, and the provisions within this Section;
- e) special events such as seminars and workshops that do not involve overnight guests are not permitted, except as may be provided for under sub-section f) below; and
- f) the following matters shall be dealt with and governed by the Niagara Escarpment Commission Development Permit for the Inn:
  - i number of overnight guests;
  - ii provision of meals and when and to whom such meals can be served;
  - iii maximum seating capacity for the dining facility;
  - iv the type, number of, and limitations on special event functions for the Inn and its dining facilities; and the maximum number of persons involved in the operation of the Inn and its dining facilities.

### **Special Provisions for North Aldershot Policy Area**

- 17. Notwithstanding the policies of Part 2.2, development may occur in accordance with the land use policies set out in Amendment No. 197 to the City of Burlington Official plan in the area identified as the North Aldershot Policy Area on Map 3 to the Niagara Escarpment Plan.
- 17.1 Notwithstanding Part 2.7.2, Part 2.12.5, and Part 2.12.7 of this Plan, infrastructure and municipal servicing are permitted at Part of Lots 7 and 8 and part of the road allowance between Lots 7 and 8, part of Horning Road (also known as Given Road also known as Applegarth Road), in Lots 7 and 8, Concession 2, Geographic Township of East Flamborough, City of Burlington, Regional Municipality of Halton, on lands designated as Escarpment Protection Area and Escarpment Natural Area within the North Aldershot Policy Area, on Map 3 of the Niagara Escarpment Plan. (see Amendment UA 24)

### **Special Provisions (see Amendment 149)**

- 18. An agriculturally-related small-scale commercial/retail operation, including *accessory facilities* associated with the sale of farm and other fresh produce from a 34.4-hectare *property* located on Part Lot 8, Concession 6 EHS, in the Town of Caledon, Regional Municipality of Peel, in accordance with Permitted Use #27 in Part 1.5 to this Plan, subject to the following provisions:
  - a) the commercial/retail operation and related *accessory facilities* (e.g., parking areas, buildings, signage, produce outlet, sales area, snack bar) shall be confined to a 1.2-hectare portion of the *property* located in the north-east corner of the farm fronting on Airport Road;
  - b) this portion of the *property* shall not be severed from the balance of the 34.4-hectare farm *property*;

- c) the commercial/retail operation shall be operated and managed by the residents of the farm *household* located on the *property*. Additional persons who are not members of the farm *household* or resident on the *property* may be employed in the operation of the business;
- d) a full service restaurant shall not be established as part of the operation; and
- e) the *property* shall be subject to a Municipal Site Plan/Development Agreement respecting the scale and use of the operation.

### **Special Provisions (see Amendment 151)**

19. New buildings may be only constructed and the existing buildings on Part of Lot 8, Concession 4 EHS, Town of Mono, County of Dufferin may be only expanded in accordance with the Permitted Uses found in Permitted Use #29 in Part 1.4 of this Plan, the Development Criteria in Part 2, and the following additional provisions:
- a) the provisions of Part 2.3 (Existing Uses) regarding expansion, enlargement or change in use shall not apply to this *property*;
  - b) a building or buildings (including an expansion) up to 4,180 square meters may be permitted if Trades 1 and 2 buildings comprising 4,180 square meters are either removed from the *property* or financial guarantees are secured such that their removal will take place;
  - c) any application for a Development Permit including a change of use shall be accompanied by servicing studies that demonstrate that the existing water and private sewage services are adequate or a preliminary technical assessment which demonstrates the feasibility of expanding the facilities. In the event that the present servicing is unsuitable or inadequate, approvals from the Ministry of Environment, Conservation and Parks or its designate will be required as a condition of the Development Permit;
  - d) any application for the development of new buildings (including an expansion) shall be accompanied by a Visual Assessment Study that demonstrates that the visibility of any new buildings shall be minimalized;
  - e) any applications for the development for new buildings (including an expansion) shall be accompanied by an Environmental Assessment that demonstrates that the proposed development will not adversely affect the environment of the site or the surrounding properties;
  - f) for new buildings and the expansion of existing buildings, the building materials, including the roofing material, should be selected to be *compatible* with the area's natural setting and property's *open landscape character*. Any roof material shall be earth toned and non-reflective and the building material shall be earth-toned and predominantly wood, stone, stucco or clay brick;
  - g) any expansion, new buildings, services, lighting, roads, parking areas or other *accessory facilities* will be screened and landscaped in accordance with a comprehensive landscape and grading plan, prepared by a landscape architect; and fencing of the *property* that impedes the movement of wildlife will not be permitted.
  - h) fencing of the *property* that impedes the movement of wildlife will not be permitted.

## **Special Provisions for the Queenston Quarry Lands (see Amendment UA 05)**

20. The Queenston Quarry lands on Part of Lots 44, 45, 46, 47, 48 and 49 and Part of the Road allowance between Lots 44 and 49, and Part of the Road allowance between Lots 45 and 48, and Part of the Road allowance between Lots 47 and 48, Geographic Township of Niagara, in the Town of Niagara-on-the-Lake in the Region of Niagara, as identified on Map 1 to this Plan, are subject to the following additional provisions:
- a) The lands will continue to be governed by the Mineral Resource Extraction Area policies of this Plan until such time as the Ministry of Natural Resources is satisfied that rehabilitation is complete and the quarry license surrendered in accordance with the *Aggregate Resources Act* and the Ministry of Environment, Conservation and Parks confirms in writing that any required site remediation and decommissioning has been satisfactorily completed. Prior to surrender of the licence, site rehabilitation may be permitted to occur at the same time as, and consistent with the development of new uses, which may be permitted provided they are in accordance with all other relevant policies of this Plan.
  - b) The exact delineation of the Escarpment Natural Area designation on the lands is as shown on Map 1 to this Plan.
  - c) Notwithstanding the permitted uses of the Escarpment Protection Area, the portion of the lands designated Escarpment Protection Area may be used in association with a golf course for uses *accessory* to the design and operation of a golf course.
  - d) Following the surrender of the quarry licence as referred to in a) above, all or part of the lands may be permitted to connect to municipal servicing subject to compliance with all other relevant policies of this Plan and the approval of such servicing by the Region of Niagara.
  - e) The uses which may be permitted are those provided for on the lands in the Region Niagara Official Plan Amendment No. 1-2009 and the Town of Niagara-on-the-Lake Official Plan Amendment No. 45, as they may be amended from time to time.

## **Special Provisions for the Pleasant View Survey Lands (see Amendment 179)**

21. The Pleasant View Survey Lands consisting of Part of Lots 23, 24, 25, 26, 27 and 28, Concession 1 and Part of Lots 22, 23, 24, 25, 26, 27, 28 and 29, Concession 2, City of Hamilton (former Town of Dundas), as identified on Schedule A of Amendment 179 to this Plan, are subject to the following additional special provisions:
- a) notwithstanding the permitted uses, and the definitions for *lot*, *existing lot of record* and *existing use* in this Plan, the following apply:
    - i. only uses, except for *single dwellings*, that existed on or before February 16, 1993 shall be permitted; and
    - ii. only *single dwellings* that existed on or before August 14, 1998 shall be permitted.



- b) notwithstanding the provisions set out in a) i) and ii) above, uses *accessory* to an *existing use* or to an existing *single dwelling* (e.g., garage, *accessory* building, swimming pool) may be permitted in accordance with the Development Criteria of this Plan. The replacement of an existing *single dwelling* may also be permitted in accordance with the Development Criteria of this Plan.
- c) notwithstanding the provision set out in a) ii) above, a *single dwelling* may be permitted on a *lot* with a minimum size of 10 hectares in accordance with the Development Criteria of this Plan.
- d) notwithstanding the provisions set out in a) i) and ii) above, the following uses may be permitted for the *property* located at 1810 Highway 6 (325 Old Guelph Road) in accordance with the Development Criteria of this Plan:

The manufacturing of candles, a mini-storage facility and light industrial manufacturing, together with related administration and business offices, research and development, scientific laboratory, warehousing and repair and ancillary sales, subject to the following:

- i. for the purposes of these uses, light industrial uses are to be small scale, wholly enclosed operations, including the production and storage of goods;
  - ii. operations shall have infrequent truck movement of products and/or heavy truck traffic; low movements of truck traffic; limited amounts of outdoor storage; limited fugitive emissions, and use small amounts of water in the manufacture and processing of goods;
  - iii. access onto Old Guelph Road by way of tractor-trailer/semi-trucks will not be permitted, and no truck access is allowed, excepting nothing will prevent access of vehicles which typically serve a residential neighbourhood on an infrequent basis such as moving vans; and
  - iv. no authorization, permit or approval shall be issued until such time as the owner/operator receives site plan approval from the City of Hamilton to set out the location of and signage for the access and driveway onto Old Guelph Road.
- e) the existing institutional building on lands located at No. 154 Northcliffe Avenue (Sisters of the Precious Blood) may be used for the following institutionally related uses provided the uses are contained within the existing building only:
    - i. a Place of Worship; and
    - ii. a Convent.
  - f) the existing institutional building on lands located at No. 574 Northcliffe Avenue (Sisters of St. Joseph) may be used for the following institutionally related uses provided the uses are contained within the existing building only:
    - i. a Place of Worship; ii. a Convent; iii. a residential care facility for a maximum of 35 residents; and iv. a dormitory with a maximum of 36 students and *accessory uses* for an educational establishment provided it is located in conjunction with the convent of the Sisters of St. Joseph.

- g) nothing in the Special Provisions for the Pleasant View Survey Lands, as set out in this Section, is intended to prevent the following uses of land:
  - i. *forest, wildlife and fisheries management*; archaeological activities; public park and open space uses; trails (including the Bruce Trail); *nature preserves* and non-intensive recreational activities, and essential transportation and *utility* facilities, provided such uses meet the Objectives of the applicable designation and Development Criteria of this Plan.

**Special Provisions for 2637 Bluffs Way, City of Burlington (see Amendment 199)**

22. Notwithstanding the policies of 2.8.1 as set out in the Niagara Escarpment Plan dated November 10, 2014, a driveway, a driveway apron, an underground septic tile field, and underground services associated with a *single dwelling* may be permitted within the identified habitat of an *endangered species* for the *existing lot of record* with the municipal address of 2637 Bluffs Way, City of Burlington and with the legal description of Part Lots 14 and 15, Concession 2 N.D.S. (Geographic Township of Nelson) and Part Block 28, Registered Plan 20M-883, City of Burlington, more particularly described as Parts 3 and 4, Plan 20R-18349, provided that a Development Permit is obtained and that a permit is issued pursuant to subsection 17 (2) (c) of the *Endangered Species Act*.

**Special Provisions for Part Lot 10, Concessions 1 through 6, Nelson, City of Burlington and Part Lot 10, Concession 7, Nelson, Town of Milton in Halton Region (see Amendment 205)**

23. Notwithstanding sub-section 10 of Part 2.6 as set out in the Niagara Escarpment Plan dated February 10, 2016 and subject to obtaining a Development Permit, a subterranean natural gas pipeline may be permitted to traverse the Kilbride Swamp Provincially Significant Wetland, as well as other wetlands as shown on Schedule A to the Niagara Escarpment Plan Amendment PH 205 15, located at Part Lots 10, Concessions 1 through 6, Nelson, City of Burlington and Part Lot 10, Concession 7, Nelson, Town of Milton in Halton Region.

**Special Provisions for Part Lot 9, Concession 5 in Township of Clearview, County of Simcoe (see Amendment 206)**

24. Notwithstanding the policy of 2.3.4 as set out in the Niagara Escarpment Plan dated March 10, 2016, the existing commercial- industrial use located on Part Lot 9, Concession 5 in Township of Clearview, County of Simcoe may be expanded in accordance with the following provisions:
- a) the combined original building, new shop, and storage space, and attached garage shall not exceed 734 square metres (7901 square feet) in total floor area;
  - b) the existing private sewage system shall have the capacity to properly treat effluent generated on site, in accordance with applicable environmental and health regulations;
  - c) no further expansions of floor area will be permitted;
  - d) no accessory buildings will be permitted;

- e) the outdoor storage or display of goods, materials, or products shall be prohibited upon completion of the development provided for in this special provision;
- f) an archaeological assessment shall be conducted by a licensed archaeologist to the satisfaction of the implementing authorities;
- g) a Development Permit shall be obtained from the Niagara Escarpment Commission; and
- h) site plan approval and a building permit shall be obtained from the Township of Clearview.

### **Special Provisions for Sokima Limited lands (see Amendment 207)**

25. An expansion to an existing industrial use may be permitted within the Escarpment Recreation Area designation on Part Lot 3, Jones Range, Geographic Township of Keppel, Township of Georgian Bluffs, County of Grey, in accordance with permitted use 15 in Part 1.8.3 of this Plan, subject to the following provisions:
- a) the total of all building expansions shall not exceed 2,235 square metres (24,057 square feet) of total floor area, not including parking areas;
  - b) the limit of all onsite development shall be limited to the footprint (area of disturbance) shown on Drawing SP2 [Proposed Building Additions for 501273 Grey Road 1, Township of Georgian Bluffs, prepared by GM Blue Plan Engineering, last revised February 10, 2015] submitted as part of this amendment;
  - c) a tree protection plan and landscape plan shall be submitted to the satisfaction and approval of the implementing authority;
  - d) the use shall be limited to a light industrial use and any changes in use, including building or footprint expansions, shall be subject to a Plan Amendment;
  - e) the use shall be subject to applicable provincial legislation including the *Planning Act*, the *Endangered Species Act* and the *Conservation Authorities Act*;
  - f) the use shall be subject to applicable municipal and/or agency requirements provided such requirements do not conflict with these Special Provisions; and
  - g) a study shall be prepared to the satisfaction of the implementing authority to determine the cultural heritage value of the property, its heritage attributes and, if needed, the associated heritage conservation plan for the property.

### **Special Provisions for Part Lot 10, Concession 4, Nelson, City of Burlington and Part Lot 12, Concession 4, Nelson, Town of Milton in the Regional Municipality of Halton. (See Amendment 211)**

26. Notwithstanding the policies of Part 2.8.1 as set out in the Niagara Escarpment Plan dated May 3, 2016:
- a) a temporary open cut through a watercourse associated with the construction of a buried natural gas pipeline may be permitted within the identified habitat of an endangered species for a portion of Limestone Creek located in Part Lot 10, Concession 4 (Nelson), City of Burlington, Regional Municipality of Halton; and

- b) the removal of a dam and on-line pond, and replacement of an undersized culvert with a box culvert may be permitted to provide overall benefit to the species within the identified habitat of the endangered species for a portion of Limestone Creek located in Part Lot 12, Concession 4 (Nelson), Town of Milton, Regional Municipality of Halton, provided that a permit is obtained pursuant to Section 17(2)(c) of the *Endangered Species Act, 2007* and that should such permit be granted, the development is carried out in accordance with such permit and all other provisions of this Plan.

**Special Provisions for Lots 7 and 8 and Part of the West half of Lots 9, Concession 2, in the Municipality of Grey Highlands (in the former Township of Euphrasia), Grey County. (See Amendment 203)**

27. The Duncan Lake Condominium Lands consisting of Lots 7 and 8 and the West Half of Lot 9, Concession 2 in the Municipality of Grey Highlands (in the former Township of Euphrasia), Grey County, consisting of more or less of 200 hectares as identified on Schedule A of Amendment 203 to this Plan are subject to the additional special provisions:
- a) The lands shall be limited to a total of 5 single dwellings on units established under a Vacant Land Plan of Condominium (No. CDM-2008-11), as provided for in Amendment No. 18 to the Grey Highlands Official Plan and in accordance with the number of units allowed pursuant to the Development Permits issued in respect of the condominium plan.
  - b) No additional condominium units, severances or new lots shall be permitted on or from the Duncan Lake Condominium Lands.
  - c) Except as provided for in a) above, no single dwellings or other permanent or temporary habitable residential structures shall be permitted on the Duncan Lake Condominium Lands.
  - d) For each single dwelling within a condominium plan unit and its exclusive use area the maximum footprint shall not exceed 317 square metres, the maximum floor area shall not exceed 558 square metres and the maximum dwelling height shall not exceed 10 metres.
  - e) The single dwellings shall be serviced by individual or communal tertiary sewage systems with add-on treatment unit(s) to precipitate soluble phosphorous.
  - f) Except for landscaping and vegetation plantings, no site alterations, buildings, structures or other accessory or incidental facilities, including sewage systems shall be placed or constructed within 30 metres of the high water mark of Duncan Lake or the bands of any watercourse on the Duncan Lake Condominium Lands.
  - g) No alterations to the shoreline of Duncan Lake shall be permitted with the exception of shoreline plantings.
  - h) Activities related to forest, wildlife and fisheries management, archaeology and recreation may be considered on the Duncan Lake Condominium Lands, subject to the applicable policies of the Niagara Escarpment Plan.

## 2.3 Existing Uses

The objective is generally not to disrupt *existing uses* and to provide for changes to such uses in conformity with the Purpose and Objectives of this Plan, the objectives of the applicable land use designation and the relevant Development Criteria, including compatibility with the *Escarpment environment* and the surrounding land uses.

1. An *existing use* may change to a similar use or a more *compatible* use only if it can be sufficiently demonstrated that the objectives of the applicable designation of this Plan are met.
2. Where an *existing use* has a substantial *negative impact* on the *Escarpment environment*, the property owner shall be encouraged to bring the use into closer conformity with the objectives of the applicable designation of this Plan (e.g., erect a fence around a wrecking yard or install manure storage facilities).
3. An *existing use*, or a building, structure or facility associated with an *existing use*, may expand or be replaced on the *property* where it is located, when it can be sufficiently demonstrated that the objectives of the applicable designation of this Plan are met.
4. An expansion or enlargement of a building, structure or facility associated with an *existing use* shall be minor in proportion to the size and scale of the use, building or structure, including its related buildings and structures at the time it became an *existing use* as defined by this Plan. An expansion or enlargement of a building, structure or facility associated with an *existing use* will be considered minor where the expansion or enlargement is no more than 25 per cent of the original development footprint, unless it can be demonstrated that a greater expansion or enlargement is *compatible* with the site and the surrounding landscape.

### Existing Waste Related Facilities

5. On existing *waste disposal sites* in the Escarpment Natural, Escarpment Protection, Escarpment Rural Areas and Mineral Resource Extraction Area designations, the following municipal *waste*-related facilities may be permitted:
  - a) recycling and/or compost facilities, serving the local community;
  - b) temporary storage of household wastes (paint, etc.) serving the local community;
  - c) containers and weight scales; and
  - d) other *accessory uses* normally associated with the *waste disposal site*, serving the local community.

But the following are not permitted:

- e) any expansion or alteration to an existing *waste disposal site* from what has been approved under the *Niagara Escarpment Planning and Development Act* and the *Environmental Protection Act* and/or the *Environmental Assessment Act* (including any expansion in area or height of a landfill or any change in the type of *waste* material being disposed of, such as a change from non-hazardous solid industrial waste to municipal waste);
- f) incineration facilities (including energy from *waste* facilities); and
- g) packer and/or recycling plants or similar uses.

6. Notwithstanding the criteria set out in Part 2.3.5 above, land filling on the *property* of an existing operating or closed *waste disposal site* may be permitted if it is determined that such filling is consistent with an Environmental Compliance Approval under the *Environmental Protection Act* or is required for site remediation or decommissioning. The fill must be inert or of a quality and condition deemed suitable for the site by the Ministry of Environment, Conservation and Parks.  
  
Where possible, such activities will be consistent with maintaining and enhancing the *scenic resources* of the *Escarpment*.
7. Notwithstanding Part 2.3.4, an existing industrial use located on Part of Lot 20, Concession 2, Geographic Township of Grimsby, Regional Municipality of Niagara may be permitted to expand within the area shown on Map 1 (Amendment UA 12).
8. Notwithstanding Part 2.3.4, up to a 1300 square metre building to be used as a funeral establishment and expansion of the existing area occupied by cemetery burial gardens may be permitted to be added to an existing use located on Part of Lot 15, Concession 1 NDS, Geographic Township of Nelson, in the City of Burlington, Regional Municipality of Halton. (Amendment UA 41)
9. Notwithstanding Part 2.3.4, a dormitory, up to 613 square metres, may be permitted to be added to an existing institutional use located on Part of Lots 12 and 13, Concession 3, WHS, Geographic Township of Mulmur, County of Dufferin. (Amendment UA 56)

## 2.4 Lot Creation

The objective is to direct the formation of new *lots* to those locations that are the least environmentally sensitive.

1. Lot creation, including *lots* created within Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, shall be subject to conformity with *official plans* and/or *secondary plans* and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan, and the criteria set out under Part 2, Development Criteria.
2. New *lots* to meet residential needs should be created primarily in designated Urban Areas, Minor Urban Centres and Escarpment Recreation Areas.
3. Ribbon or strip development should be prevented.
4. The size and configuration of new *lots* shall be subject to the requirements of *official plans* and/or *secondary plans*, and where applicable, zoning by-laws and the objectives of the designation.
5. New *lots* must:
  - a) maintain and enhance the existing community character and/or *open landscape character* of the *Escarpment*; and
  - b) protect and enhance existing natural heritage and hydrologic features and functions.
6. Prior to commenting upon proposals for new *lots*, the *implementing authority* shall consider:
  - a) the number, distribution and density of vacant *lots* in the area;
  - b) the additional *lots* that may be created in conformity with this Plan;

- c) the consequences of the development of the *lots* with regard to the objectives of the designation; and
  - d) providing for or protecting public access to the *Niagara Escarpment*, including the *Bruce Trail corridor*.
7. Where a *lot* is proposed in more than one designation, the severance policy of the least restrictive designation shall apply. There should be sufficient area in the least restrictive designation to accommodate the development.
  8. Except for new *lots* permitted under Part 2.4.12, new *lots* created by consent shall front onto an existing public road that is of a reasonable standard of construction and generally maintained all year round.
  9. *Public bodies* and private persons are encouraged to consolidate existing vacant *lots* to establish *lots* of such a size as to permit uses consistent with the objectives of the designation in which they are located.
  10. Where a portion of an *original township lot* or *original township half lot* includes a Minor Urban Centre, Urban Area or Escarpment Recreation Area, the Lot Creation policies of the applicable designations will apply only to the area outside the Minor Urban Centre, Urban Area and Escarpment Recreation Area boundary provided that:
    - a) the lands outside constitute more than 50 per cent of the *original township lot* or *original township half lot*;
    - b) the boundary of the Minor Urban Centre, Urban Area or Escarpment Recreation Area has been clearly defined in an approved *official plan* and/ or *secondary plan* not in conflict with the Niagara Escarpment Plan; and
    - c) where the lands lying outside the boundary of a Minor Urban Centre, Urban Area or Escarpment Recreation Area constitute less than 50 per cent of the *original township lot*, new *lots* are not permitted.
  11. Where a portion of an *original township lot* or *original township half lot* lies outside the Niagara Escarpment Plan area, the *lots* created outside the Niagara Escarpment Plan area will be considered previous *existing lots of record* under the Lot Creation policies of the applicable designations.
  12. Notwithstanding 10 above, new *lots* may be created by a *public body* or an approved *conservation organization*, subject to the following:
    - a) new *lots* may be created by a *public body* through acquisition, disposal or exchange, provided such a *lot* does not conflict with the Lot Creation policies and severance limits contained within Parts 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, and 1.9, and the provisions of Part 3 of this Plan; and
    - b) subject to receiving the required municipal approval, new *lots* may be created by an approved *conservation organization* to establish a *nature preserve*, through acquisition, disposal or exchange, provided such a *lot* does not conflict with the Lot Creation policies and severance limits contained within Parts 1.3, 1.4, 1.5, 1.6, 1.7, 1.8 and 1.9. In the case of an approved *conservation organization*, Part 3 of this Plan also applies to lands held by such an organization if the *property* is added to the Niagara Escarpment Parks and Open Space System, provided the criteria for such an addition to this Plan are met.

13. Any new *lot* created as a *nature preserve* by an approved *conservation organization* under Part 2.4.12 shall have an appropriate legal restriction registered on the property's title guaranteeing that:
  - a) the *property* will be accessible to the public and used as a *nature preserve*; and
  - b) the *property* will be transferred to an appropriate *conservation organization* or *public body* should the original approved *conservation organization* holding the *property* fail, cease to exist or wish to transfer or dispose of the *nature preserve* in whole or in part.
14. Where the *implementing authority* has approved a new *lot* for the establishment of a *nature preserve*, the *property* and details regarding the nature preserve's ownership, size, characteristics and location shall be recorded and listed in Appendix 4 to this Plan. Removal of a *nature preserve* from the list in Appendix 4 will require an amendment to the Niagara Escarpment Plan.
15. Where more than one *single dwelling* exists on the same *lot*, a new *lot* may be created for the additional dwelling(s) provided that:
  - a) neither the dwelling on the new *lot* nor the dwelling(s) to be retained were approved on the basis that they would be for temporary use or as a *dwelling unit accessory* to agriculture;
  - b) all the dwellings on the *property* are *existing uses* as defined in this plan and have received approval from the municipality;
  - c) both the dwelling on the new *lot* and the dwelling retained are of a reasonable standard for habitation and have been used as a *dwelling unit* within the year before making application to sever;
  - d) severance of the existing dwelling does not conflict with Part 2.4.18 below; and
  - e) a new *lot* is not to be created for a mobile or portable *dwelling unit*.
16. Where more than one *single dwelling* exists on a *lot* and where an additional lot could be severed from the existing *lot* in accordance with the Lot Creation policies of the applicable designation, any severance permitted must contain one of the two *single dwellings* and the two *single dwellings* will be treated as two *lots* for the purposes of determining entitlement for future severances from the existing *lot*.
17. Severances shall not be permitted on any *property* subject to a *heritage conservation easement agreement*.
18. Notwithstanding 2.4.17, if the number of severances permitted by the Niagara Escarpment Plan has already been granted or exceeded, the second *single dwelling* may be permitted, but future severance of a new *lot* off the *existing lot of record* is prohibited.
19. A *home occupation* or *home industry* shall not be severed in the Escarpment Natural, Escarpment Protection, Escarpment Rural or Mineral Resource Extraction Area designations.
20. Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:
  - a) *agriculture-related uses*, provided that the *lot* satisfies the New Lots provisions in Part 1 of this Plan and will have minimal impact on the *Escarpment environment*;



- b) a *residence surplus to a farm operation*, as a result of a *farm consolidation* as provided for in this Plan; or
- c) *infrastructure*, where the facility or corridor cannot be accommodated through the use of *easements* or rights-of-way.

### **Special Provisions for North Aldershot Policy Area**

21. Notwithstanding the Lot Creation provisions of Part 1.3 for the Escarpment Natural Area and the Lot Creation provisions of Part 1.4 for the Escarpment Protection Area, new *lots* may be created in accordance with the land use policies set out in the City of Burlington Official Plan in the area identified as the North Aldershot Policy Area on Map 3 to the Niagara Escarpment Plan.

### **Farm Consolidations, Surplus Residences and APO Lots**

22. The *lot* associated with the residence that has been rendered surplus to an agricultural operation through a *farm consolidation* may be severed provided the following criteria are met:
- a) the *lot* shall be limited to the minimum size needed to accommodate the use, and appropriate to sewage and water services;
  - b) new residential dwellings are prohibited on any *remnant lot* of farmland created by the severance using the approach recommended by the Province, or based on municipal approaches that achieve the same objective;
  - c) the *lot(s)* shall not limit the agricultural viability or use of the *remnant APO lot* because of the location of the surplus residence or existing buildings (e.g., key-hole *lot* situations);
  - d) the proposed surplus residence was not originally approved on the basis that it was for temporary use or as a *dwelling unit accessory* to agriculture;
  - e) the proposed surplus residence is an existing single dwelling and has been determined to be habitable under the provisions of the Ontario Building Code at the time of the application for severance;
  - f) the proposed surplus residence has been built and occupied for not less than ten (10) years, at the time of the application for severance;
  - g) the application for severance of the surplus residence must occur within two (2) years of the date that the lands were acquired as part of a *farm consolidation*; and
  - h) a *lot* supporting a mobile or portable dwelling or as a *dwelling unit accessory* to agriculture shall not be severed as *property* with a surplus residence.
23. A *property* listed as an *APO lot* in Appendix 5 of this Plan, when associated with a *farm consolidation*, shall not be used for a *single dwelling* or accommodation for full-time farm labour. Permitted agricultural development on such *lots* shall be limited to existing *agricultural uses*, existing *agriculture-related uses* and existing *on-farm diversified uses*, but excluding *wineries*, equestrian centres, and commercial, industrial, *institutional*, warehousing, office, manufacturing and similar uses that may serve or be related to agriculture.

24. The *APO lot* shall have an appropriate legal restriction registered against the property's title providing that the *lot* will not be used for any purpose other than the one or more of the uses permitted in Part 2.4.22 and that no *dwelling unit*, including a mobile or portable *dwelling unit* or as a *dwelling unit accessory* to agriculture, will be established on the *APO lot*. The legal restriction may be implemented by an agreement made under subsection 24 (2.1) of the *Niagara Escarpment Planning and Development Act*.
25. The *APO lot* shall be a lot of 20 hectares or more. A *lot* of lesser size may be considered on the basis of a farm business plan or agricultural study that demonstrates that the *lot* will make a contribution to the farming operation benefitting from the creation of the *APO lot*, to the satisfaction of the *implementing authority*.
26. The *lot* to be severed for the surplus dwelling and the agricultural *lot* that is intended to be the *APO lot* must front onto or have access to an existing public road that is of a reasonable standard of construction and is generally maintained all year round.
27. The *APO lot* may include an area designated as Escarpment Natural Area, provided the *implementing authority* is satisfied that the Escarpment Natural Area is part of an existing *agricultural use* and the majority of the lands outside the Escarpment Natural Area are actively farmed and it is not logical to exclude the Escarpment Natural Area from the *APO lot* (e.g., woodlot at rear of farm field or *watercourse* bisecting the lot).
28. An *APO lot* may not be severed, except for land acquisition by a *public body* or by an approved *conservation organization*, or for the purpose of *correcting a conveyance* as defined in this Plan.
29. Where the *implementing authority* has approved an *APO lot* associated with a *farm consolidation*, the *property* and details regarding the ownership, size, characteristics and location shall be recorded and listed in Appendix 5 to this Plan. Removal of such a lot from the list of *APO lots* in Appendix 5 to allow development that is not consistent with an *agricultural use*, as specified in Part 2.4.22 of this Plan, will require an amendment to the Niagara Escarpment Plan.
30. An *APO lot* will not be listed in Appendix 5 to this Plan in those instances where the severance of the surplus dwelling involves a *farm consolidation* resulting in the merger of title of adjoining *lots* to form one contiguous agricultural *property* with a remaining farm residence. Such *property* is not eligible for any further severance where a new building *lot* is being created under the policies of this Plan.

## 2.5 Development Affecting Steep Slopes and Ravines

The objective is to ensure that development affecting steep slopes (e.g., *Escarpment slopes*, rock faces, *talus slopes*) and ravines is *compatible with the Escarpment environment* and does not result in unsafe conditions.

1. The crest or *brow* and *toe* of the slope or ravine shall be established by means of a site inspection by the *implementing authority*, and these lines will be plotted on proposed development plans.
2. The *implementing authority* will establish a minimum development setback from the *brow* or crest and *toe* of a slope or ravine, and no disturbance of grades or vegetation below the crest or *brow* and above the *toe* shall occur.

3. Where this setback cannot be achieved on an *existing lot of record* on a steep slope or ravine, the setback may be varied or eliminated to the satisfaction of the *implementing authority*.
4. Development shall not be permitted on slopes in excess of 25 per cent (1:4 slope) or if the stability of the slope or ravine is in question, unless an engineering report has been prepared by the applicant that demonstrates the future stability of the slope would not be affected.
5. During development, a screen of appropriate fencing material (e.g., snow fencing) should be established approximately three (3) metres from the crest of the slope in order to prevent any dumping.
6. Development (e.g., ski facilities) should be designed in such a way as to minimize the disturbance and ensure the stability of *Escarpment* and ravine slopes.

## 2.6 Development Affecting Water Resources

The objective is to ensure that hydrologic features and functions including the quality, quantity and character of groundwater and surface water, at the local and watershed level, are protected and where possible enhanced.

1. The following are key hydrologic features within the meaning of this Plan:
  - *permanent and intermittent streams*;
  - *lakes* (and their littoral zones);
  - *seepage areas and springs*; and
  - *wetlands*.
2. Development is not permitted in key hydrologic features with the exception of the following, which may be permitted subject to compliance with all other relevant policies of this Plan:
  - a) *accessory facilities* to a *single dwelling* outside of a *wetland* on an *existing lot of record*, provided that the disturbance is minimal and where possible temporary;
  - b) *forest, fisheries and wildlife management* to maintain or enhance the feature;
  - c) *conservation* and flood or erosion control projects, after all alternatives have been considered;
  - d) the Bruce Trail, and other trails, boardwalks and docks on parks and open space lands that are part of the Niagara Escarpment Parks and Open Space System; and,
  - e) *infrastructure*, where the project has been deemed necessary to the public interest after all other alternatives have been considered.
3. If, in the opinion of the *implementing authority*, a proposal for development within 120 metres of a key hydrologic feature has the potential to result in a *negative impact* on the feature and/or its functions, a hydrologic evaluation will be required that:
  - a) demonstrates that the development, including any alteration of the natural grade or drainage, will protect:
    - i. the key hydrologic feature or the *hydrologic functions* of that feature,

- ii. the quality and quantity of groundwater and surface water
  - iii. natural *streams* or drainage patterns; and
  - iv. the overall water budget for the watershed, including existing and planned municipal drinking water systems.
- b) identifies planning, design and construction practices that will minimize erosion, sedimentation and the introduction of nutrients or pollutants and protect, and where possible, enhance or restore the health, diversity and size of the key hydrologic feature, including:
- i. natural features should be preserved;
  - ii. temporary vegetation and/or mulching should be used to protect critical areas exposed during development;
  - iii. *topsoil* should not be removed from the site, but rather, should be stored and redistributed as a suitable base for seeding and planting;
  - iv. sediment control devices should be installed to remove sediment from run-off due to changed soil surface conditions during and after construction; and
  - v. construction in or across a *watercourse* or *wetland* should be appropriately timed to minimize impacts on *fish* and *wildlife habitat*.
- c) determines the minimum *vegetation protection zone* required to protect and where possible enhance the key hydrologic feature and its functions.
4. A *vegetation protection zone* shall:
- a) be of sufficient width to protect the key hydrologic feature and its 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 feature and/or its function; and
  - b) be established to achieve and be maintained as *natural self-sustaining vegetation*.
5. In the case of *permanent* and *intermittent streams* and *seepage areas and springs*, the determination of the *vegetation protection zone* shall include, without limitation, an analysis of land use, soil type and slope class.
6. New buildings and structures for *agricultural uses* are not required to establish a condition of *natural self-sustaining vegetation* within a *vegetation protection zone* if the land is, and will continue to be, used for agricultural purposes. Despite this exemption, *agricultural uses* should pursue best management practices to protect and/or restore key hydrologic features and functions.
7. Where permitted, the construction and expansion of ponds shall be designed and located to avoid *Escarpment slopes*, key hydrologic features and key natural heritage features, and ponds shall be designed to be offline.

#### Sewage Systems

8. No sewage system shall be allowed closer than 30 metres from a key hydrologic feature. Where the setback cannot be achieved on an *existing lot of record*, the distance may be varied depending upon the sensitivity of the feature, to the satisfaction of the *implementing authority*.

#### Water Quality and Quantity

9. Development shall protect the quality and quantity of groundwater and surface water.

10. Changes to the natural drainage should be avoided.
11. Water taking must be *accessory* to the principal use except in the case of municipal water supply facilities. Increasing the capacity of existing water taking as a principal use shall not be permitted except for municipal water supply facilities.
12. The *implementing authority* shall consider source protection plans developed under the *Clean Water Act*.

### **Special Provision (see Amendment 170)**

13. Notwithstanding Part 2.6.1 as set out in the Niagara Escarpment Plan dated April 29, 2009, a pond on the *Escarpment slope* is permitted on the *property* shown on Schedule A to Amendment PD 170 07, located at Part of the East Half of Lots 9 and 10, Concession 5 E.H.S. (Town of Mono).

## **2.7 Development Affecting Natural Heritage**

The objective is to protect and where possible enhance natural heritage features and functions, in order to maintain the diversity and connectivity of the continuous *natural environment*.

1. The following are key natural heritage features within the meaning of this Plan:
  - *Wetlands*
  - *Habitat of endangered species and threatened species*
  - *Fish habitat*
  - *Life Science Areas of Natural and Scientific Interest*
  - *Earth Science Areas of Natural and Scientific Interest*
  - *Significant valleylands*
  - *Significant woodlands*
  - *Significant wildlife habitat*
  - *Habitat of special concern species in Escarpment Natural and Escarpment Protection Areas*
2. Development is not permitted in key natural heritage features with the exception of the following, which may be permitted subject to compliance with all other relevant policies of this Plan:
  - a) development of a *single dwelling* and *accessory facilities* outside a *wetland* on an *existing lot of record*, provided that the disturbance is minimal and where possible temporary;
  - b) *forest, fisheries* and *wildlife management* to maintain or enhance the feature;
  - c) *conservation* and flood or erosion control projects, after all alternatives have been considered;
  - d) the Bruce Trail, and other trails, boardwalks and docks on parks and open space lands that are part of the Parks and Open Space System; and,
  - e) *infrastructure*, where the project has been deemed necessary to the public interest and there is no other alternative.

3. The diversity and connectivity between key natural heritage features and key hydrologic features shall be maintained, and where possible, enhanced for the movement of native plants and animals across the landscape.
4. Development in other natural features not identified as key natural heritage features or key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible, and the impact of the development on the natural feature and its functions shall be minimized.
5. Where policies or standards of other *public bodies* or levels of government exceed the policies related to key natural heritage features or key hydrologic features in this Plan, such as may occur with *habitat of endangered species and threatened species* under the *Endangered Species Act, 2007*; with natural hazards where section 28 regulations of the *Conservation Authorities Act* apply; or with fisheries under the Federal *Fisheries Act*, the most restrictive provision or standard applies.
6. If in the opinion of the *implementing authority*, a proposal for development within 120 metres of a key natural heritage feature has the potential to result in a *negative impact* on the feature and/or its functions, or on the connectivity between key natural heritage features and key hydrologic features, a natural heritage evaluation will be required that:
  - a) demonstrates that the development, including any alteration of the natural grade or drainage, will protect the key natural heritage feature or the related functions of that feature;
  - b) identifies planning, design and construction practices that will minimize erosion, sedimentation and the introduction of nutrients or pollutants and protect and, where possible, enhance or restore the health, diversity and size of the key natural heritage feature;
  - c) determines the minimum *vegetation protection zone required* to protect and where possible enhance the key natural heritage feature and its functions; and
  - d) demonstrates that the connectivity between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained and where possible enhanced for the movement of native plants and animals across the landscape. except with respect to a key natural heritage feature that is solely the *habitat of endangered species or threatened species*, which is subject to Part 2.7.8 below.
7. For the purposes of 2.7.6, a *vegetation protection zone* shall:
  - a) be of sufficient width to protect and where possible enhance the key natural heritage feature and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction;
  - b) be established to achieve, and be maintained as, *natural self- sustaining vegetation*; and
  - c) in the case of *Areas of Natural and Scientific Interest* (Earth Science and Life Science), include without limitation an analysis of land use, soil type and slope class.

8. Development within the *habitat of endangered species and threatened species*:
  - a) located within Escarpment Natural Areas and Escarpment Protection Areas, is not permitted, except for development referred to in Parts 2.7.2 a) b) c) d) or e) which may be permitted provided it is in compliance with the *Endangered Species Act, 2007*; and
  - b) located within Escarpment Rural Areas, Mineral Resource Extraction Areas, Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, is not permitted unless it is in compliance with the *Endangered Species Act, 2007*.
9. New buildings and structures for *agricultural uses* are not required to establish a condition of *natural self-sustaining vegetation* within a *vegetation protection zone* if the land is, and will continue to be, used for agricultural purposes provided that where key natural heritage features are located within 240 metres of each other, and connectivity between features will be maintained. In all cases, *agricultural uses* should pursue best management practices to protect and/or restore key natural heritage features and functions.

#### Forest Management

10. Any *forest management* activities shall include natural regeneration or rehabilitation through reforestation, using native tree species where necessary.
11. *Forest management* activities in an *Area of Natural and Scientific Interest* (Life Science) that is in public ownership or owned by an approved *conservation organization* may be permitted where it is necessary to maintain the values for which the area was acquired, for emergency access, where existing agreements are in effect or to implement uses permitted in approved Parks and Open Space Master/Management Plans that are not in conflict with the Niagara Escarpment Plan.
12. Development where permitted in *woodlands* should protect and where possible enhance the *woodland* and associated *wildlife habitat*. All development involving the cutting of trees requires approval from the *implementing authority*, subject to the following criteria:
  - a) cutting of trees and removal of vegetation shall be limited to the minimum necessary to accommodate the permitted use;
  - b) using tree-cutting methods designed to minimize *negative impacts* on the *natural environment*, including surface drainage and groundwater;
  - c) minimizing disruption to *wildlife habitat* in the area;
  - d) retaining the diversity of native species;
  - e) aiming over the long term to protect and where possible enhance the quality and biodiversity of the *woodland*;
  - f) protecting trees and vegetation to be retained by acceptable means during construction; and
  - g) maintaining existing tree cover or other stabilizing vegetation, on steep slopes in excess of 25 per cent (1:4 slope).

## 2.8 Agriculture

The objective is to encourage *agricultural uses* in agricultural areas, especially in *prime agricultural areas*, to permit uses that are compatible with farming and to encourage *accessory uses* that directly support continued *agricultural uses*.

1. *Prime agricultural areas* shall be protected for long-term *agricultural use*.
2. Development, including the creation of *lots* and livestock facilities, shall comply with the *minimum distance separation formulae*.
3. *Topsoil* augmentation on pasture or cropland may be permitted if it is in accordance with Part 2.13 (Scenic Resources and Landform Conservation) and if it is supported by a report from a *certified agrologist* or an agricultural engineer establishing that the development serves to enhance the agricultural capability of the site. A fill management plan may be required at the discretion of the *implementing authority*, depending upon the quantity of fill and the ecological and landscape sensitivity of the site. Placement of fill that does not meet the definition of *topsoil* will not be permitted on pasture or cropland.
4. New development adjacent to *prime agricultural areas* may only be permitted where the new development incorporates suitable methods to avoid, minimize and mitigate land use conflicts.

### Dwelling Units Accessory to Agricultural Uses

5. A temporary *dwelling unit(s)* for farm labour may be permitted on the same *property* as the principal farm house, subject to the following criteria:
  - a) additional farm labour is required on a full-time or seasonal basis;
  - b) the *dwelling unit(s)* shall be mobile or portable, without a basement; or the *dwelling unit(s)* may be permitted within an existing farm building or structure on a temporary basis, where justified (e.g., barn);
  - c) the *dwelling unit(s)* should be located within the existing farm building cluster, and the existing farm lane access is to be used where possible; and
  - d) the *dwelling unit(s)* shall be temporary and shall be removed within a period set out in the Development Permit when the *dwelling unit* is no longer required.

### Agriculture-related Uses

6. *Agriculture-related uses* are subject to the following criteria:
  - a) the use shall be *compatible* with and shall not hinder surrounding agricultural operations and other land uses;
  - b) the use is appropriate to available rural services;
  - c) existing buildings, structures or facilities on the property, that are no longer needed to support *agricultural uses*, should be used where possible;
  - d) all buildings, structures and facilities, including parking areas, associated with the use shall be designed and located to be *compatible* with the *Escarpment's open landscape character*; and



- e) the gross floor area of any building used for *agriculture-related uses* shall not exceed 3,200 square metres, unless it can be demonstrated that a larger size is *compatible* with the site and the surrounding landscape. For greater certainty, the gross floor area does not include any portion of the building that is fully underground.

#### On-Farm Diversified Uses

7. *On-farm diversified uses* are subject to the following criteria:

- a) the use is located on a farm that is actively in *agricultural use*;
- b) the use is secondary to the principal *agricultural uses* of the farm;
- c) the use shall be *compatible* with and shall not hinder surrounding agriculture operations and other land uses;
- d) the use is appropriate to available rural services and *infrastructure*;
- e) the use maintains the agricultural/rural character of the area;
- f) the impact of multiple uses in *prime agricultural areas* is limited and does not undermine the agricultural nature of the area;
- g) the use is limited in area to up to two (2) per cent of a farm *lot*, to a maximum of 10,000 square metres;
- h) the gross floor area of buildings used for *on-farm diversified uses* is limited to 20 per cent of the maximum area allowed for *on-farm diversified use* as set out in 2.8.7(g);
- i) existing buildings, structures or facilities on the *property*, that are no longer needed to support *agricultural uses*, should be used where possible;
- j) all buildings, structures and facilities, including parking areas, associated with the use shall be designed and located to have minimal impact on *agricultural uses* in the area and the *Escarpment's open landscape character*, and
- k) the land supporting the use shall not be severed from the farm lot exclusively for the *on-farm diversified use*.

#### Wineries

8. *Wineries* may be permitted as *agriculture-related uses* or *on-farm diversified uses*.

9. A single, *accessory facility* to sell wine with limited food service may be permitted at a *winery*, provided the following criteria are met:

- a) the *accessory facility* is located within the *winery* building and/ or decks/patios attached to the *winery* building(s) or utilizes an existing building or structure; and
- b) no new or expansions to parking facilities or vehicle access *infrastructure* will be permitted unless justified to the satisfaction of the *implementing authority*.

10. Uses that may be permitted as *accessory* to a *winery* include:

- a) a *retail sales and tasting area* within the *winery* building; and
- b) the sale of gift and promotional products within the *retail sales and tasting area* related to the wine and grape industry, or other local agricultural products.

## 2.9 Mineral Aggregate Resources

The objective is to ensure that *mineral aggregate operations* and their *accessory uses* are *compatible* with the *Escarpment environment* and to support a variety of approaches to rehabilitation of the *natural environment* and provide for re-designation to land use designations *compatible* with the adjacent land uses.

1. Notwithstanding Part 2.7.2 and subject to compliance with all other relevant policies of this Plan, *mineral aggregate operations, wayside pits and quarries*, and any *accessory use* and *accessory facility* thereto, may be permitted in key natural heritage features and any *vegetation protection zone* associated therewith, except for:
  - a) *wetlands*;
  - b) *significant woodlands*, that are not young plantation or early successional habitat (as defined by the Ministry of Natural Resources).
2. *Mineral aggregate operations* and *wayside pits and quarries*, and *accessory uses* may be permitted in a key natural heritage feature or the *vegetation protection zone* associated therewith, which is solely the *habitat of endangered species and threatened species* and not any other key natural heritage feature, provided it is in compliance with the *Endangered Species Act, 2007*.
3. In addition to all other relevant policies of this Plan, proposals for *mineral aggregate operations* including *wayside pits and quarries, accessory uses, accessory facilities* and haul routes shall:
  - a) demonstrate how key natural heritage features and functions will be protected and where possible enhanced during and after extraction;
  - b) demonstrate how cultural heritage resources will be conserved;
  - c) demonstrate how the Escarpment's scenic resources and open landscape character will be maintained and where possible enhanced during and after the extraction;
  - d) demonstrate how key hydrologic features will be protected and where possible enhanced during and after extraction, including the maintenance of the groundwater and surface water quantity and quality;
  - e) demonstrate how natural heritage features will be avoided and the connectivity between key natural heritage features and key hydrologic features will be maintained and where possible enhanced during and after the extraction of mineral aggregates;
  - f) in prime agricultural areas, undertake an Agricultural Impact Assessment to determine how to avoid, minimize and mitigate impacts on agricultural lands and operations;
  - g) minimize negative impacts of mineral aggregate operations and their accessory uses on surrounding land uses;
  - h) complete progressive and final rehabilitation of the licensed site to provide equal or greater ecological values, including utilizing native species, in order to accommodate subsequent land use designations compatible with the surrounding land uses;

- i) within the licensed area but outside of the area of extraction, protect the Escarpment environment during periods of extraction and rehabilitation; and
  - j) minimize negative impacts of mineral aggregate operations and their accessory uses on parks, open space and the existing and optimum routes of the Bruce Trail.
4. For *quarries* licensed prior to June 12, 1985, no extraction shall take place at any point nearer to the *brow* of the *Escarpment* than 90 metres measured horizontally. For new *quarry* operations approved after the date of approval of the revised Plan, no extraction shall take place at any point nearer to the *brow* of the *Escarpment* than 200 metres, measured horizontally, or any greater setback required by the *implementing authority*.
5. The *mineral aggregate operation* shall be screened while it is in progress and, where possible, prior to extraction in a manner *compatible* with the surrounding visual environment.
6. Screening shall incorporate the following:
- a) overburden material in the form of a *berm* with varied heights and widths, supplemented with native tree, shrub and vegetative plantings;
  - b) vegetative screen plantings are to be of *compatible* species and sizes to permit only very limited visual contact from the surrounding landscape;
  - c) all plantings should be properly maintained to ensure continued survival and good growth rates; and
  - d) where the existing forest is adequate to be considered as an effective screen along the perimeter of the site, no additional artificial berming or stockpiling of overburden materials will be permitted within the forested area being used as a natural screen.
7. *Progressive rehabilitation* may include the use of off-site material, where on-site material is not available. Off-site material shall only be used where required to stabilize and revegetate disturbed areas. The use of off-site material shall be minimal and shall not be used for any major regrading toward a planned after-use with the deposition of off-site material.
8. The use of off-site material for *progressive rehabilitation* shall meet the applicable provisions of Part 2.13 (Scenic Resources and Landform Conservation) of this Plan and such material shall also meet the relevant standards of the Ministry of Environment, Conservation and Parks, the Ministry of Natural Resources and the municipality where it has approved such standards.
9. The use of off-site material shall not be permitted unless it is determined through appropriate environmental, technical and planning studies that doing so will achieve greater long-term ecological and land use compatibility (e.g., the importation of *topsoil* to improve site capability for agriculture, forestry or habitat diversity) and the *implementing authority* is satisfied that the use of off-site material does not constitute a commercial fill or landfill operation.
10. All *accessory uses* to the Mineral Resource Extraction Area operation shall be discontinued and be required to vacate the *property* as soon as extraction ceases, including any on-site processed aggregate material.

11. Rehabilitation shall incorporate the following:
  - a) natural heritage and hydrologic features and functions shall be restored or enhanced;
  - b) aquatic areas remaining after extraction shall be rehabilitated as representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation shall protect and where possible enhance the ecological value of the site;
  - c) excess *topsoil* and overburden are to be retained and stabilized for future rehabilitation;
  - d) all excavated *pit* and *quarry* walls are to be sloped and rehabilitated in accordance with best practices. On sites where a higher standard of rehabilitation is justified (e.g., to improve land use compatibility) or on sites where *topsoil* and/or land fill material is scarce, alternative approaches to slope standards may be applied. Sections of *pit* or *quarry* faces may be left exposed for aesthetic or educational purposes or to create habitat diversity in an approved rehabilitation plan;
  - e) vegetation, including seeding, crops, trees and shrubs, shall be planted as soon as possible as part of *progressive rehabilitation* of the *pit* or *quarry*;
  - f) rehabilitation of the site shall contribute to the *open landscape character* and be *compatible* with the surrounding *scenic resources*;
  - g) in *prime agricultural areas*, other than *specialty crop areas*, Mineral Resource Extraction Areas shall be rehabilitated to a condition in which substantially the same areas and same average soil capability for agriculture are restored;
  - h) in *specialty crop areas*, Mineral Resource Extraction Areas shall be returned or rehabilitated to a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production are maintained or restored;
  - i) in *prime agricultural areas*, where rehabilitation to the conditions set out in (g) and (h) above is not possible or feasible due to the depth of planned extraction or due to the presence of a substantial deposit of high quality *mineral aggregate resources* below the water table warranting extraction, agricultural rehabilitation in the remaining areas will be maximized as a first priority;
  - j) in areas with below-water table extraction, *mineral aggregate operations* requiring perpetual water management after rehabilitation is complete should be avoided but may be considered where it can be demonstrated that such actions would support other public water management needs; and
  - k) *comprehensive rehabilitation* shall be considered and encouraged where feasible.
12. New development adjacent to extractive operations should only be permitted where the new development incorporates suitable methods to minimize land use conflicts (e.g., site design, berming).

## Wayside pits and quarries

13. In addition to the *Aggregate Resources Act*, proposed *wayside pits and quarries* shall also be subject to the following:
  - a) an application for a wayside permit shall be accompanied by a map drawn to scale, indicating *property* features, present *pit* areas, excavation faces, areas to be excavated and other areas to be used;
  - b) an application for a wayside permit shall be accompanied by a rehabilitation statement or plan *compatible* with the proposed operation and the land use in the area;
  - c) the comments of affected municipalities will be solicited on applications for wayside permits for provincial road construction purposes;
  - d) the opportunity to use *mineral aggregate resources* that would not be otherwise commercially developed, including abandoned *mineral aggregate operations*, shall be considered prior to issuing a wayside permit;
  - e) a wayside permit expires on the completion of the project or contract or eighteen (18) months after its issuance, whichever occurs first. Application for renewal or a new permit for the completion of the project or contract will be considered;
  - f) an estimated tonnage limit shall be determined based on the requirement of the project or contract and will be placed as a condition on the permit at the time of issuance; and
  - g) terms and conditions related to the method of operation and rehabilitation shall also be placed on the permit at the time of issuance.

## Special Provisions (see Amendment 5)

14. For the Mineral Resource Extraction Areas designated on Map 3 in the West Half of Lot 25, Concession V, and the east half Lot 25, Concession IV, in the Town of Halton Hills, the limits of mineral resource extraction to be established through the Development Permit and the *Aggregate Resources Act* licence processes shall contain:
  - a) a setback of 15 metres from the southeasterly limit of the Escarpment Natural Area designation (top of bank for the Black Creek tributary) in the East Half of Lot 25, Concession IV; and
  - b) a setback of 15 metres from the top of bank to be established through the forest area along the lot line between Lots 24 and 25, Concession V.

## 2.10 Cultural Heritage

The objective is to *conserve* the *Escarpment's cultural heritage resources*, including *significant built heritage resources*, *cultural heritage landscapes*, and *archaeological resources*.

1. Development shall not be permitted on lands containing *archaeological resources* or areas of archaeological potential unless *significant archaeological resources* are *conserved*.

2. Where proposed development is likely to impact *cultural heritage resources* or areas of archaeological potential, the proponent shall undertake a heritage impact assessment and/or archaeological assessment. The proponent must demonstrate that *heritage attributes* will be *conserved* through implementation of proposed mitigative measures and/or alternative development approaches.
3. Reconstruction, alterations and consideration of a second dwelling under Part 2.2.7 should be *compatible* with the area's community character.
4. Where the *implementing authority* has approved the construction of a second *single dwelling* on an existing *lot* where the existing dwelling has *heritage attributes* and is subject to a *heritage conservation easement agreement*, the *property* and details regarding its size and location shall be recorded and listed in Appendix 3.
5. Removal of the *property* from the list on Appendix 3 shall require an amendment to the Niagara Escarpment Plan.

## 2.11 Recreation

The objective is to provide opportunities for outdoor recreation through the appropriate location of *compatible recreational development* and recreational uses on the *Escarpment*. Recreational uses should encourage and support the *conservation* and appreciation of the *Escarpment environment*.

1. All recreational uses should be designed and located so as not to conflict with surrounding land uses (e.g., agriculture) and be *compatible* with the *Escarpment environment* and the area's community character.
2. In Escarpment Natural Areas and Escarpment Protection Areas, *trail activities* and unserviced camping shall require minimal structures and minimal modification of the existing natural, topographic and landscape features.
3. In Escarpment Rural Areas, recreational uses shall be designed and maintained to minimize impact on the *Escarpment environment*, and shall be accommodated using existing rural services and *infrastructure*.
4. Golf facilities and their *accessory* uses shall protect hydrologic and natural heritage features and functions, minimize the application of pesticides and fertilizers, regrading, land contour changes, and the placement or excavation of fill, in accordance with best management practices.
5. Subject to all other relevant policies of this Plan, a new golf facility in the Escarpment Rural Area may be permitted to have a restaurant.
6. Trail design, construction and management should ensure the safety of trail users.
7. Trails shall be designed and located so as to:
  - a) minimize the *negative impact* on the *Escarpment environment*;
  - b) minimize potential conflicts with adjacent landowners and surrounding land uses; and
  - c) avoid the need for major engineering works and site alteration.
8. Where existing trails are in locations that are negatively impacting the *Escarpment environment*, relocations to a more appropriate location shall be encouraged.

9. The planning, construction, and maintenance of parkland, open space, and trails in the Niagara Escarpment Plan Area must also comply with the policies in Section 3.3 of the Greenbelt Plan.

## 2.12 Infrastructure

The objective is to design and locate *infrastructure* so that the least possible impact occurs on the *Escarpment environment* and to encourage *green infrastructure* and *low impact development*, where appropriate.

1. *Infrastructure* shall be planned in an integrated fashion, to obtain the most value out of existing *infrastructure* and to ensure that the most sustainable *infrastructure* alternatives have been identified.
2. *Infrastructure* shall be sited and designed to minimize the *negative impact* on the *Escarpment environment*. Examples of such siting and design considerations include, but are not limited to the following:
  - a) blasting, grading and tree removal should be minimized where possible through realignment and utilization of devices, such as curbs and gutters, retaining walls and tree wells;
  - b) finished slopes should have grades no steeper than 50 per cent (1:2 slope) and be planted; large cuts should be terraced to minimize surface erosion and slope failure;
  - c) site rehabilitation should use native species of vegetation and protect and enhance the *natural environment*;
  - d) a development setback from the *Escarpment brow* shall be established by the *implementing authority* to minimize *visual impacts*; and
  - e) *visual impacts* from *infrastructure* should be minimized by siting, structural design, colouration and landscape planting and/or vegetation screening.
3. *Green infrastructure* and *low impact development* should be considered where appropriate to complement *infrastructure*.
4. *Infrastructure* should be sited and designed to avoid impacts on parks, open spaces and the Bruce Trail. Where Bruce Trail impacts cannot be avoided, alternatives will be developed in consultation with the Bruce Trail Conservancy.
5. *Infrastructure* shall avoid Escarpment Natural Areas, unless the project has been deemed necessary to the public interest after all other alternatives have been considered.
6. *Infrastructure* should avoid *prime agricultural areas* wherever possible. Where *infrastructure* is proposed in a *prime agricultural area*, only linear facilities shall be permitted, and the proponent shall demonstrate, through an agricultural impact assessment or equivalent analysis as part of an environmental assessment, how *prime agricultural areas* will be protected or enhanced, including an examination of alternative locations that would better protect the agricultural land base.

7. Municipal water and wastewater systems and private communal water and wastewater systems shall not be located in or extended into Escarpment Natural Area, Escarpment Protection Area, Escarpment Rural Area, or Mineral Resource Extraction Area, unless such servicing is required to address failed individual on-site sewage or water services, or to ensure the protection of public health where it has been determined by a medical officer of health (or health authority) that there is a public health concern associated with the existing services. The capacity of services provided in these circumstances will be restricted to that required to service the affected area and shall not allow for growth or development beyond what is permitted in this Plan.
8. Notwithstanding Part 2.12.7 above, where municipal water and wastewater systems already exist in Escarpment Natural Area, Escarpment Protection Area, Escarpment Rural Area or Mineral Resource Extraction Area, existing development within an approved service area boundary may be connected to these systems.
9. Notwithstanding Part 2.12.7, a single detached dwelling located on Part of Lots 20 and 21, Concession 1, Geographic Township of West Flamborough (296 York Road) may be permitted to connect to the municipal sewer system. (Amendment UA 19)
10. Notwithstanding Part 2.12.7, a single detached dwelling located at 768 Mountain Brow Road, Part of Lots 12 and 13, Concession 2, Geographic Township of East Flamborough, in the City of Burlington, Region of Halton, may be permitted to connect to the municipal water service. (Amendment UA 22)
11. Notwithstanding Part 2.12.7, a NEPOSS Park, on Part of Lots 14 and 15, Concession 1, Geographic Township of Trafalgar, in the Town of Milton, Regional Municipality of Halton, may be permitted to connect to municipal servicing. (Amendment UA 45)
12. Notwithstanding Part 2.12.7, a NEPOSS Park on Part of Lots 1 and 2, Concession 1, Geographic Township of Esquesing and Part of Lots 1, 2 and 3, Geographic Township of Nassagaweya, in the Town of Milton, Regional Municipality of Halton, may be permitted to connect to municipal servicing. (Amendment UA 46)
13. Notwithstanding Part 2.12.7, an extension of municipal water and wastewater services may be permitted within Part Lots 4 and 5, Concession 6, and Part of Lots 1, 2, 3, 4, and 5, Concession 7, Geographic Township of Nassagaweya, in the Town of Milton, Regional Municipality of Halton, to service park facilities within the Kelso Glen Eden Conservation Area. (Amendment UA 47)
14. Notwithstanding Part 2.12.7, Country Heritage Park, a NEPOSS Park, on Part of Lots 4 and 5, Concession 7, Geographic Township of Nassagaweya, in the Town of Milton, Regional Municipality of Halton, may be permitted to connect to municipal water servicing. (Amendment UA 48)



## 2.13 Scenic Resources and Landform Conservation

The objective is to ensure that development preserves the *natural scenery* and maintains *Escarpment Related Landforms* and the *open landscape character* of the *Escarpment*.

### Scenic Resources

1. Development shall ensure the protection of the *scenic resources* of the *Escarpment*.
2. Where a *visual impact* on the *scenic resources* is identified as a concern by the *implementing authority*, a *visual impact assessment* shall be required.
3. A *visual impact assessment* shall:
  - a) establish a baseline for the existing conditions;
  - b) identify the proposed physical changes; and
  - c) assess the impact of the proposed change on the *scenic resources* of the *Escarpment*; and
  - d) propose measures to minimize any *visual impacts*.
4. Appropriate siting and design measures shall be used to minimize the impact of development on the *scenic resources* of the *Escarpment*, including:
  - a) establishing appropriate setbacks and maximum building *heights*;
  - b) changing the orientation and *height* of built form to reduce visibility and *skylining*;
  - c) clustering buildings where appropriate;
  - d) minimizing the development footprint and changes to the existing topography and vegetation;
  - e) using natural topography and vegetation as screening for visual mitigation;
  - f) where there is minimal existing screening or vegetation that cannot be retained, providing new planting of native species to screen development;
  - g) using non-reflective materials on roofs and walls along with measures to reduce reflectivity associated with windows; and
  - h) minimizing the effect from exterior lighting (e.g., lighting directed downward).

### Landform Conservation

5. Planning, design and construction practices shall ensure that *Escarpment Related Landforms* are maintained and enhanced, and that development is *visually compatible* with the *natural scenery* and *open landscape character* of the *Niagara Escarpment*.
6. Use of impervious surfacing should be minimized and limited to areas of the site where it is necessary to the Permitted Use (e.g., driveways, walkways, patios, parking, recreational surfaces).
7. Except as provided for in Part 2.9 (Mineral Aggregate Resources), the construction of *berms* will only be permitted in cases where natural vegetation is insufficient to mitigate visually incompatible land uses, or where noise attenuation is required.

8. Excess excavated materials related to new development should be retained on site and integrated into the site plan so as to maintain natural drainage, protect existing vegetation, and minimize contour changes.
9. Any proposed cutting and land filling must be clearly shown on a proper grading and drainage plan. If imported fill is needed, a fill management plan, prepared and overseen by a professional geoscientist or professional engineer, may be required at the discretion of the *implementing authority*.
10. Any fill imported onto a site must meet or exceed existing on-site soil quality conditions. The objective is that imported fill shall meet Table 1 of the Soil and Groundwater and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*, R.S.O 1990, c.E.19, unless, at the discretion of the *implementing authority*, a different Table Standard is deemed safe and appropriate. This assessment will be based on site conditions, the quantity of fill proposed and a consideration of possible impacts on human health and the environment.

## 2.14 The Bruce Trail

The Bruce Trail is a continuous footpath from Queenston to Tobermory, on which users can experience the scenic, natural, wooded, pastoral and culturally *significant* areas of the *Niagara Escarpment*. The objective is to design and locate uses within the *Bruce Trail corridor* in an environmentally sound manner.

1. For greater certainty, policies related to trails under Part 2.11 (Recreation) apply to the Bruce Trail.

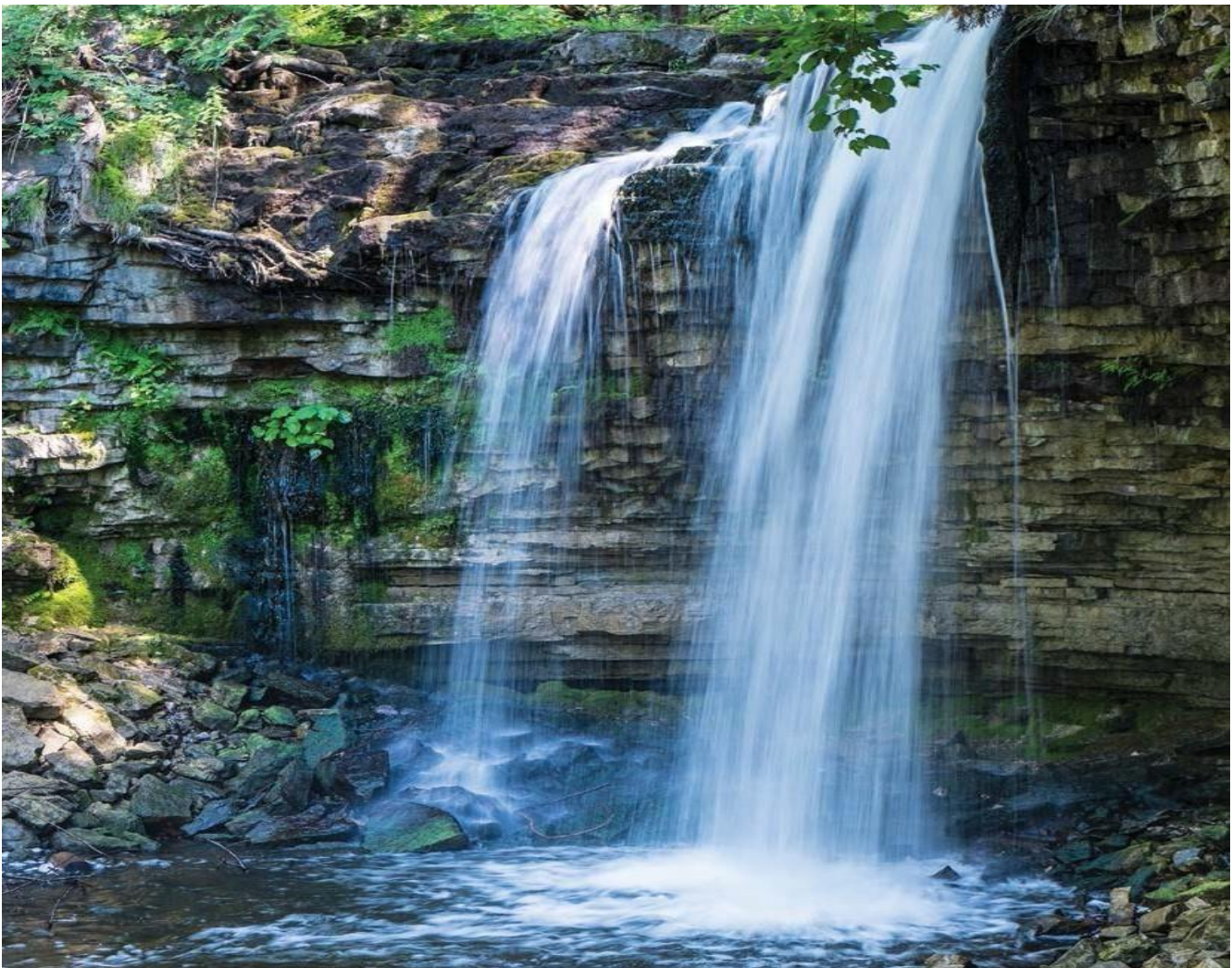
### Overnight Rest Areas

2. The development of *overnight rest areas* shall be subject to the following:
  - a) *overnight rest areas* should not be sited closer together than 10 kilometres. Locational preference for *overnight rest areas* will be given to their development outside Escarpment Natural Areas on existing public parkland within the Niagara Escarpment Parks and Open Space System or on properties owned by the Bruce Trail Conservancy.
  - b) *overnight rest areas* shall be managed as primitive campsites, which are not provided with sewer or electrical services. Such an area would normally consist of three to six clearings for tents, a fireplace, a water source and a latrine.
  - c) to discourage abuse by non-hikers, *overnight rest areas* should be separated from the Bruce Trail main trail, and scenic or historic attractions. A minimum 500 metre separation from roads and other points of vehicular access will normally be required.

### *Bruce Trail Access Points*

3. The development of *Bruce Trail access points* shall be subject to the following:
  - a) locational preference for *Bruce Trail access points* will be given to their development outside Escarpment Natural Areas on existing public parkland within the Niagara Escarpment Parks and Open Space System or on properties owned by the Bruce Trail Conservancy.

4. Secondary *Bruce Trail access points* may occur between Escarpment Parks or Open Spaces, provided the following design standards can be met:
- a) secondary *Bruce Trail access points* should generally be located within 500 metres of the Bruce Trail and be connected by a side trail;
  - b) secondary *Bruce Trail access points* should be located a minimum of 50 metres from residences, sensitive features or other adjacent uses (e.g., agriculture) that may be adversely affected by increased access;
  - c) secondary *Bruce Trail access points* should be limited in size to minimize impacts on the *Escarpment environment*;
  - d) where necessary, secondary *Bruce Trail access points* parking areas should be fenced and visually buffered with *berms* and/or vegetative screening;
  - e) secondary *Bruce Trail access points* shall not be established in remote areas, or near sensitive areas or features that might be endangered or compromised by increased public access; and
  - f) the location and design of secondary *Bruce Trail access points* shall satisfy all municipal and provincial road access requirements (e.g., sight-lines, drainage).



*Hilton Falls Conservation Area*

## Part 3

# The Niagara Escarpment Parks and Open Space System

*Dundas Valley*

*Credit: Ontario Tourism Marketing Partnership Corporation*



## 3.1 The Niagara Escarpment Parks and Open Space System

The Niagara Escarpment Plan has a system of parks and open spaces which are connected by the Bruce Trail. The system is identified as the Niagara Escarpment Parks and Open Space System (the NEPOSS). The NEPOSS provides opportunities for recreation, tourism, and play a fundamental role in the protection of *cultural heritage resources* and the *Escarpment's* natural heritage. Natural areas in the NEPOSS also help to mitigate and improve resilience to climate change by providing *green infrastructure*, capturing and storing carbon, recharging aquifers and protecting biodiversity and sensitive areas across the *Escarpment*.

As part of the Niagara Escarpment World *Biosphere Reserve*, the NEPOSS strives to balance protection, *conservation* and where appropriate, sustainable recreation to ensure that the *Escarpment* will be protected and enhanced as a substantially continuous *natural environment* for future generations.

Part 3 of this Plan includes policies for the NEPOSS as a framework for the establishment and coordination of a system of publicly owned lands along the *Escarpment* and the Bruce Trail.

Lands within the NEPOSS are owned and managed through the cooperation of conservation authorities, the Ministry of Natural Resources, Ontario Parks, the Ontario Heritage Trust, Parks Canada, Transport Canada, the Niagara Parks Commission, the Royal Botanical Gardens, municipalities, and other *public bodies* capable of managing lands in the public interest (e.g., the Bruce Trail Conservancy, local naturalists' clubs, and approved *conservation organizations*).

*Public bodies* and approved *conservation organizations* that own and manage lands within the NEPOSS (NEPOSS agencies) must comply with the policies in Part 3 of this Plan. The NEPOSS and its agencies support healthy communities and play a fundamental role in enhancing and protecting the *Escarpment environment* through facilities, outdoor settings, and services provided including active transportation. NEPOSS agencies support good health for members and visitors of their communities.

The Ministry of Natural Resources coordinates the development and administration of the NEPOSS, including approval of Master/Management Plans. The Niagara Escarpment Commission works collaboratively with the Ministry of Natural Resources to ensure that recreational activities and development within the NEPOSS are consistent with the objectives and policies of this Plan.

There are over 160 existing and proposed parks and open space areas within the NEPOSS, the majority of which are or will be connected by the Bruce Trail. Appendix 1 briefly describes each park and open space area in the NEPOSS.

The NEPOSS in its entirety is shown on Map 10. Maps 1 to 9 identify the Niagara Escarpment Parks and Open Space System as an overlay. This overlay is part of the Niagara Escarpment Plan but is not a land use designation.

### 3.1.1 OBJECTIVES

The NEPOSS is a provincially coordinated system that secures and protects significant *Escarpment* features and scenic landscapes and provides the public with opportunities for *compatible* recreation in a manner that satisfies the broad park and open space objectives set out in this Plan. In this context, the objectives of the NEPOSS are:

1. To protect the *Niagara Escarpment's* natural heritage resources and *conserve its cultural heritage resources*;
2. To provide opportunities for outdoor education and recreation;
3. To provide for public access to the *Niagara Escarpment*;
4. To complete a public system of major parks and open spaces through land acquisition and Master/Management planning;
5. To secure a permanent route for the Bruce Trail;
6. To protect and enhance the *natural environment* of the *Niagara Escarpment*, including the protection of natural heritage and hydrologic features and functions;
7. To support tourism by providing opportunities on public land for discovery and enjoyment by Ontario's residents and visitors;
8. To provide a common understanding and appreciation of the *Niagara Escarpment*; and
9. To show leadership in supporting and promoting the principles of the *Niagara Escarpment's* UNESCO World *Biosphere Reserve* designation through sustainable park planning, ecological management, community involvement, environmental monitoring, research and education.

### 3.1.2 PARKS AND OPEN SPACE SYSTEM CONCEPT

The NEPOSS, which is linear in nature, is based on public lands acquired to protect natural heritage resources and *conserve cultural heritage resources* along the *Escarpment*. The NEPOSS focuses on environmental protection while providing opportunities for public access, appreciation, education, and *compatible* outdoor recreation.

The *Bruce Trail* serves as a common public linkage tying the parks, open spaces, natural heritage features and landforms together in the NEPOSS.

The strength and public image of the NEPOSS is dependent upon the cooperation of the *NEPOSS agencies* in complying with the policies of the Niagara Escarpment Plan. Coordination and consistency of purpose, management and visual identity of the NEPOSS may be achieved through the following:

- a) the common pursuit by all the *NEPOSS agencies* of the objectives of the system;
- b) the common application of a set of park and open space planning and management policies to individual parks and open spaces within the NEPOSS;
- c) the use of the NEPOSS logo on park and open space *signs* and literature to identify public lands within the system; and
- d) the participation of the *NEPOSS agencies* on the NEPOSS Council (the Council).

### 3.1.2.1 NEPOSS COUNCIL

The NEPOSS Council, which comprises representatives from the *NEPOSS agencies* as defined in Appendix 2 of this Plan, is intended to advance the NEPOSS objectives. The Council will provide advice to the Ministry of Natural Resources and the Niagara Escarpment Commission on the NEPOSS policies, programs and issues.

### 3.1.2.2 NEPOSS PLANNING MANUAL

The NEPOSS Planning Manual (“the Manual”) was developed by the Ministry of Natural Resources in consultation with the Niagara Escarpment Commission and *NEPOSS agencies*. The Manual, in conjunction with Part 3, provides minimum standards and a consistent approach for the development of Master/Management Plans for lands within NEPOSS. The Manual provides more detailed guidelines for park and open space classifications and zones.

The Manual may be reviewed by the Ministry of Natural Resources at the request of the Niagara Escarpment Commission or the NEPOSS Council. The review will be based on the best information available at the time and consultation with the Niagara Escarpment Commission and NEPOSS Council.

### 3.1.3 NODAL PARKS

To promote the *Escarpment’s* diverse environments for public benefit and to provide destination and starting points within the NEPOSS, the following nine focal areas (Nodal Parks) have been selected:

- Bruce Peninsula National Park
- Inglis Falls Conservation Area
- Mono Cliffs Provincial Park
- Terra Cotta Conservation Area
- Crawford Lake Conservation Area
- Cootes Paradise Sanctuary
- Dundas Valley Conservation Area
- Ball’s Falls Conservation Area
- Queenston Heights (Brock’s Monument)

#### 3.1.3.1 ADMINISTRATIVE ROLE OF NODAL PARKS

Each geographic segment of the *Escarpment* is to include one or more Nodal Parks based on areas that are most representative. Administratively, Nodal Parks perform the following functions:

- orientation – to tell visitors where they are in relation to other parks, open spaces, trails, natural features and points of interest;
- education – to stimulate an understanding of the *Niagara Escarpment* and its natural heritage resources and *cultural heritage resources* (e.g., UNESCO World *Biosphere Reserve* designation);

- interpretation – to familiarize visitors with the features of a park or open space; and
- recreation – to identify and provide information on how to participate in nearby *Escarpment* recreational activities.

As permitted in Part 3.1.6.2, a Nodal Park may contain buildings or facilities (e.g., visitor centre, administrative office space) appropriately scaled for the site to support uses directly related to its educational and administrative role in NEPOSS. In addition, to support and enhance their role in the NEPOSS, Nodal Parks may include special purpose buildings with meals and overnight accommodations, in accordance with Part 3.1.6.4.

Literature promoting the Niagara Escarpment UNESCO World *Biosphere Reserve*, the Niagara Escarpment Plan and the NEPOSS should be available at the Nodal Parks in order to promote the distinctiveness and visual identity of the system. While not all Nodal Parks may include visitor reception or related facilities, the long-term goal is to have fully operational Nodal Parks that are representative of the unique geographic regions of the *Niagara Escarpment*.

### 3.1.3.2 MODIFICATIONS TO THE LIST OF NODAL PARKS

New Nodal Parks may be added to the list of existing Nodal Parks through recommendation by a *NEPOSS agency*, the Ministry of Natural Resources, or the Niagara Escarpment Commission. The Nodal Park designation will be confirmed through the Master/Management Planning Process. The proposed addition does not require an

amendment to the Niagara Escarpment Plan, provided the Ministry of Natural Resources and the Niagara Escarpment Commission are satisfied, following public and stakeholder consultation, that the addition would be consistent with the NEPOSS Objectives in Part 3.1.1 and the Nodal Park concept in Part 3.1.3.

### 3.1.4 Parks and Open Space Classification Policy

Parks and open spaces in the NEPOSS will be assigned a classification based on the predominant characteristics of the *property*. The classification is based on the natural heritage resources and *cultural heritage resources* and will guide the management of the park or open space. The recreational opportunity or intended use is a secondary consideration. The classification will be subject to confirmation when a Master/Management Plan is prepared or revised. Exceptions to the classification policy include: (i) lands owned by a federal agency; and (ii) lands acquired specifically for the *Bruce Trail corridor* not listed in Appendix 1 of this Plan. Where these lands are considered to be part of the NEPOSS, these NEPOSS agencies are encouraged to apply Part 3 of this Plan and the standards of the NEPOSS Planning Manual as best practice.



Park and open space classifications will ensure the diversity of the NEPOSS. There are six park and open space classes:

- Nature Reserve
- Natural Environment
- Recreation
- Cultural Heritage
- Escarpment Access
- Resource Management Area

Brief descriptions of the park classification within the NEPOSS are outlined below:

### **Nature Reserve**

These areas represent and protect the most sensitive natural heritage features and landforms along the *Niagara Escarpment*, such as provincially significant *wetlands* and provincially significant *Areas of Natural and Scientific Interest*.

Management practices will ensure that the features and values for which the reserve was established are protected.

Access to these areas will not be widely promoted and activities will be limited to those that can further scientific understanding and education (i.e., scientific research, natural history interpretation, and trails). The minimum amount of facilities necessary to support these activities will be provided.

### **Natural Environment**

These lands are characterized by, and serve to protect, a variety of outstanding natural heritage resources and *cultural heritage resources*, and *scenic resources*.

Activities may range from back-country hiking in the interior of these areas to car-camping and day use activities in more developed or accessible areas.

### **Recreation**

These are some of the best recreational environments along the *Escarpment* that occur naturally or can be developed to provide a variety of outdoor recreational opportunities in attractive *Escarpment* surroundings. Recreation parks or open spaces may include day-use activities, outdoor recreational activities, which may include hiking, mountain biking, skiing, *rock climbing*, *zip lines* and athletic fields, and supporting *infrastructure* for recreational activities where appropriate. Facilities for overnight camping may also be provided, including *campgrounds*, temporary yurts, tents, lean-to's and unserviced camper's cabins. Special purpose buildings that include overnight accommodations and meals for guests may also be permitted in accordance with Part 3.1.6.4.

### **Cultural Heritage**

These areas are intended to protect distinctive areas representative of the *Escarpment's cultural heritage resources*. Development of facilities will be focused primarily on the *conservation of cultural heritage resources*.

## Escarpment Access

These generally small areas will complement the larger, and in some cases, more developed parks or open spaces by providing opportunities for public access to the *Niagara Escarpment*. These areas may provide modest facilities to support day use activities at points of interest (e.g., trailheads, picnic sites, scenic areas, fishing areas, beaches).

## Resource Management Areas

This classification includes certain public lands that are managed primarily to provide resource related benefits, such as forest products, fish and wildlife, or flood control.

These areas also provide recreation opportunities and allow for the protection of natural heritage resources and the *conservation of cultural heritage resources*. In most cases, these areas will include more resource management activities relative to other classifications in the NEPOSS.

### 3.1.4.1 EXISTING USES IN PARKS AND OPEN SPACES

It is recognized that some *existing uses* may not conform exactly to the policies of their assigned classification. In this regard, a building, structure or facility may expand, change in use, be replaced or upgraded when it can be demonstrated that the Objectives of the applicable Niagara Escarpment Plan designation in Part 1, the requirements of Part 2.3 of this Plan and the NEPOSS Objectives in Part 3.1.1 can be met. The *NEPOSS agencies* will be encouraged to bring uses into conformity. The development or revision of a Master / Management Plan will address any conformity issues and any proposed expansion of *existing uses*.

### 3.1.5 PARKS AND OPEN SPACE ZONE POLICY

An inventory of natural heritage resources and *cultural heritage resources* is essential to develop park and open space zones, with consideration given to the underlying land use designation(s) of the Niagara Escarpment Plan. The development of zone mapping and zone policies is required for orderly planning, *compatible* development and effective management of a park or open space. Zones recognize that every park or open space includes a particular combination of *significant* natural heritage resources and *cultural heritage resources* and potential or existing development. Zones will assign uses to lands based on their significance for protection and their potential for recreation within the context of the Parks and Open Space Classification Policy in Part 3.1.4. It is anticipated that some existing Master/Management Plans may not conform exactly to this policy. The *NEPOSS agencies* will be encouraged to bring such plans into conformity over a number of years, as the Master/ Management Plans are updated.

Brief descriptions of the six park zones are outlined below:

1. **Nature Reserve Zones:** include the most sensitive natural heritage features and areas that require careful management to ensure long- term protection.
2. **Natural Environment Zones:** include scenic landscapes in which minimum development is permitted to support recreational activities that have minimal impacts on the *Escarpment environment*.

3. **Access Zones:** serve as staging areas (e.g., trailheads, parking lots) where minimal facilities support the use of Nature Reserve Zones and relatively undeveloped Natural Environment and Cultural Heritage Zones.
4. **Cultural Heritage Zones:** include cultural heritage resources that require management to ensure long-term *conservation*.
5. **Development Zones:** provide access, orientation and operational facilities (e.g., visitor centres, maintenance buildings, parking lots) to support nature appreciation and recreational activities. This zone may include areas designed to provide facilities and supporting *infrastructure* for recreational purposes.
6. **Resource Management Zones:** provide for sustainable resource management (e.g., *forest management, fisheries management, watershed management, wildlife management, and flood control*).

The NEPOSS zones can be applied to all park and open space classes, except in the case of Natural Environment Zones, Development Zones and Resource Management Zones, which are not permitted in Nature Reserves as defined in Part 3.1.4.

In addition, Resource Management Zones will not be established in provincial parks or in a Life Science *Area of Natural and Scientific Interest*, with the following exceptions:

- a) where existing forestry agreements are in effect;
- b) to facilitate uses permitted under an approved Master/ Management Plan;
- c) to protect and where possible enhance the unique features of an Area of Natural or Scientific Interest, where such features would otherwise disappear without active management;
- d) for emergency access (e.g., fire protection); and
- e) on public lands included in a Resource Management Area as defined in Part 3.1.4.

Other zones may be established and applied in specific circumstances to resolve special planning or management considerations that cannot be accommodated by the zones described above.

### 3.1.5.1 MASTER/MANAGEMENT PLANNING POLICY

1. The *NEPOSS agencies* will prepare a Master/Management Plan for each park and open space in the NEPOSS in accordance with Part 3, with consideration of *NEPOSS agency* policies, procedures and guidelines.
2. The *NEPOSS agencies* may produce a single Master/Management Plan for a grouping of protected areas where the NEPOSS lands are adjacent or within close proximity to each other. The Manual provides more detailed guidelines for creating a single Master/Management Plan for a group of parks.
3. Master/Management Plans will establish zone policies and mapping for long-term protection, development and management of the park or open space. The land use designations of the Niagara Escarpment Plan and the Development Criteria in Part 2 will be used as a guide in the planning process. Zone policies developed through the Master/Management Planning process take precedence over land use designations in the Niagara Escarpment Plan, once a Master/ Management Plan is approved in accordance with Part 3.1.5.3.

4. Undertakings within an approved Master/Management Plan may be exempt from Development Control, in accordance with Regulations established under the *Niagara Escarpment Planning and Development Act*.
5. Parks or open spaces without an approved Master/Management Plan are subject to the Land Use Policy Designations and Development Criteria of the Niagara Escarpment Plan.
6. The existing and Optimum Route of the Bruce Trail should be identified as the *Bruce Trail corridor* in Master/Management Plans by the landowner in consultation with the Bruce Trail Conservancy. The Optimum Route will be managed in cooperation with the Bruce Trail Conservancy and the landowner.
7. A change in the classification of a park or open space as a result of the Master / Management planning process will not require an amendment to the Niagara Escarpment Plan.
8. Niagara Escarpment Plan Master/Management Plans will recognize that a park or open space is part of the Niagara Escarpment UNESCO World *Biosphere Reserve* and will include policies that recognize the *Biosphere Reserve* designation.

#### **3.1.5.2 ABORIGINAL ENGAGEMENT AND PUBLIC AND STAKEHOLDER CONSULTATION**

1. Public and stakeholder consultation will be undertaken by a *NEPOSS agency* during the Master/Management Planning process, in accordance with the Manual and respective *NEPOSS agency* policies, procedures and guidelines. Comments received through the consultation process will be considered in the development of the Master/Management Plan.
2. The *NEPOSS agency* should engage with local First Nations and Métis communities during the Master/Management Planning process.
3. The *NEPOSS agency* will consult with the Ministry of Natural Resources and the Niagara Escarpment Commission throughout the development of the Master/Management Plan.

#### **3.1.5.3 APPROVAL PROCESS**

1. The Niagara Escarpment Commission will endorse a Master/ Management Plan, when it is not in conflict with the Niagara Escarpment Plan, before forwarding it to the Ministry of Natural Resources for approval.
2. Lands owned/managed by the Bruce Trail Conservancy not listed in Appendix 1 of the Niagara Escarpment Plan and lands held by a federal agency or Ontario Parks are exempt from requiring approval under Part 3.1.5.3; however, management of these areas should be consistent with the objectives of the NEPOSS.

### 3.1.6 Recreation and Commercial Uses in Parks and Open Spaces

1. Permitted uses and the recreational experience within a park or open space are closely linked to the area's values and objectives. Where permitted by the park and open space classification, recreational uses and development will be *accessory* or secondary to the protection of natural heritage resources and to the *conservation of cultural heritage resources*.
2. Retail and visitor service facilities appropriately scaled for the site may be permitted if identified in the Development Zone of an approved Master/Management Plan, especially if developed in conjunction with interpretative displays and information related to the Niagara Escarpment.
3. The introduction of recreational and commercial uses, including downhill ski slopes, golf courses, golf driving ranges, banquet halls, full service restaurants, lodges, hotels, conference centres, retreats, schools, spas and buildings with provision for fully serviced overnight accommodation, as distinct from camping, are not permitted.
4. Notwithstanding Part 3.1.6.3, special purpose buildings designed and operated to support environmental, cultural and/or UNESCO World *Biosphere Reserve* programming that include meals and overnight accommodations for specific park user groups (e.g., school boards, youth organizations, hiking clubs) may be permitted as an *accessory use* in Nodal parks or Recreation parks if appropriately scaled for the site and identified in the Development Zone of an approved Master/Management Plan.
5. Activities in Recreation parks and open spaces will align with the objectives of the park and open space classification in Part 3.1.4, be situated in an appropriate zone identified in an approved Master/ Management Plan and must be conducted in an environmentally sustainable manner. Development of facilities must be designed and undertaken in a way that will minimize the impact on the *Escarpment environment*.
6. *Rock climbing* may only occur where a climbing management plan to address and minimize environmental impacts is developed by the *NEPOSS agency* in consultation with the Niagara Escarpment Commission and the Ministry of Natural Resources.
7. *Ropes courses* and *zip lines* are not permitted in Nature Reserves, as defined in Part 3.1.4. *Ropes courses* and *zip lines* may be permitted in other park and open space classes, where identified in the Development Zone of an approved Master/Management Plan.
8. Where camping is permitted in an approved Master/Management Plan, it is understood that camping includes *campgrounds*, temporary yurts, tents, lean-to's and unserviced campers' cabins.
9. The establishment of a new trail within a Nature Reserve or Nature Reserve Zone as defined in Parts 3.1.4 and 3.1.5 respectively may be permitted if, in consultation with the Niagara Escarpment Commission and Ministry of Natural Resources:
  - a) the use is approved by the landowner after a detailed environmental review; or
  - b) the use is required for human safety (e.g., emergency access) where there is no feasible alternative; or

- c) the use has been appropriately identified in an approved Master/ Management Plan.
10. Off-road vehicles, as defined in the *Off-Road Vehicles Act*, are not permitted in Nature Reserve or Natural Environment parks or Nature Reserve Zones for recreational purposes. The use of off-road vehicles may be permitted for nonrecreation purposes to assist in the parks and open space operations and management (e.g., for hazardous tree removal, maintenance or emergency access), provided all other alternatives have been considered.
  11. Off-road vehicles may be permitted in other park classifications if the use has been appropriately identified in an approved Master/ Management Plan.
  12. Motorized snow vehicles, as defined in the *Motorized Snow Vehicles Act*, are not permitted in Nature Reserves or Nature Reserve Zones for recreational purposes, as defined in Parts 3.1.4 and 3.1.5 respectively. The use of motorized snow vehicles may be permitted for non- recreation purposes to assist in the parks and open space operations and management (e.g., for hazardous tree removal, maintenance or emergency access), provided all other alternatives have been considered.
  13. Motorized snow vehicles may be permitted in other park and open space classes and zones in an approved Master/Management Plan, except where the use is restricted to Ontario Federation of Snowmobile Club trails managed in partnership with the *NEPOSS agency* to ensure environmentally responsible and sustainable use.

## 3.2 The Bruce Trail

1. The Bruce Trail is an essential component of the NEPOSS, linking parks, open spaces and natural heritage features through the establishment of the *Bruce Trail corridor*, in conjunction with *Bruce Trail access points* and *overnight rest areas*. The long-term goal is to secure a permanent route for the Bruce Trail along its entire length.
2. Bruce Trail Conservancy owned and/or managed lands, including *easements*, are reserved for pedestrian use only. On these lands, no other uses are permitted unless express written approval is provided by the Bruce Trail Conservancy or where emergency access authorized by the landowner is granted. On other NEPOSS lands through which the Bruce Trail passes, *NEPOSS agencies* are encouraged to designate the Bruce Trail portion as a footpath only.
3. The Optimum Route of the Bruce Trail will be determined by the Bruce Trail Conservancy and landowners (where applicable) in accordance with the Development Criteria in Part 2.11 and 2.14 of the Niagara Escarpment Plan. The process of final corridor selection and land acquisition will include consultations with adjacent partner agencies.
4. The Bruce Trail Conservancy is responsible for planning, designing, developing, maintaining and managing the *Bruce Trail corridor* in accordance with the provisions of the Niagara Escarpment Plan.
5. Securing a permanent continuous route for the Bruce Trail will be accorded the same priority as establishing and completing the other parks and open spaces in the NEPOSS.
6. The planning, design, development, maintenance and management of the Bruce Trail will be implemented in accordance with the provisions of the Niagara Escarpment Plan and management agreements with the *NEPOSS agencies*.

### 3.3 Municipal Parks and Open Space

Municipal parks and open spaces not identified in Appendix 1 or on Map 10 may, upon request by the municipality and with agreement of the Ministry of Natural Resources and the Niagara Escarpment Commission, be included in the NEPOSS.

Such a park or open space area could be added to the Niagara Escarpment Plan and Plan Maps and be considered public land without requiring a Niagara Escarpment Plan amendment, provided the municipality or managing agency is prepared to manage the lands in accordance with Part 3. In determining whether or not a park or open space owned and managed by a local, regional or county government should be part of the NEPOSS, the Ministry of Natural Resources and the Niagara Escarpment Commission must be satisfied that the addition meets the NEPOSS Objectives in Part 3.1.1 and Parks and Open Space System Concept in Part 3.1.2.

### 3.4 Land Acquisition and Land Disposal Acquisition

Land acquisition to grow the NEPOSS relies on the continuous efforts of *NEPOSS agencies*, including the Bruce Trail Conservancy. Where lands are acquired and are to be managed as part of an existing park or open space in the system, the lands can be included on Niagara Escarpment Plan Maps without an amendment to the Niagara Escarpment Plan.

#### Disposal

Public land (in the Parks and Open Space System) identified on Maps 1 to 9 or lands acquired to secure the *Bruce Trail corridor* may be disposed of and removed from the public land base without a Niagara Escarpment Plan amendment, provided the following four criteria are met:

1. The disposal is considered minor in nature and would not result in the removal of a park or open space from the NEPOSS or change its boundary in a significant manner. In this regard, minor generally means lots of 2.0 hectares or less in size.
2. The disposal must conform to land use provisions, Lot Creation Policies and the Development Criteria of Parts 1 and 2 of the Niagara Escarpment Plan.
3. The disposal can be justified as being beneficial to the NEPOSS (e.g., exchanging surplus lands for lands with a higher environmental or recreational priority); and,
4. The disposal will not detrimentally affect the public land base, its future use or adjacent properties.

Subject to Part 2.4.12 (Lot Creation), exceptions to the criteria listed above will be for the disposal of land in instances where more land than necessary had to be acquired to complete a NEPOSS purchase after June 12, 1985, or where an approved Master/Management Plan identifies and justifies the sale of such land.

## 3.5 Addition or Deletion of Parks or Open Space

1. New parks or open space areas may be added to the Niagara Escarpment Plan and the Plan Maps without a Niagara Escarpment Plan amendment, provided the Ministry of Natural Resources and the Niagara Escarpment Commission are satisfied that such an addition would satisfy the NEPOSS Objectives in Part 3.1.1. The managing agency must agree to the addition and be prepared to manage the land in accordance with Part 3.
2. An amendment to the Niagara Escarpment Plan is required to remove a park or open space from the NEPOSS.



*Caledon Hills*

*Credit: David Lamb*



## Appendices

**Appendix 1** Niagara Escarpment Parks and Open Space System

**Appendix 2** Definitions

**Appendix 3** Residential Heritage Property Listing

**Appendix 4** Nature Preserve Property Listings and Approved Conservation Organization

**Appendix 5** Agricultural Purposes Only Lot Property Listing

*Crawford Lake Conservation Area  
Credit: Conservation Halton*



# Appendix 1

## Niagara Escarpment Parks and Open Space System

Appendix 1 provides a brief description of the parks and open spaces presently in NEPOSS. Parks or open spaces marked with an asterisk are designated Nodal Parks in the NEPOSS, as defined in Part 3.1.3 of this Plan. The classification of each park and open space as described in Part 3.1.4 is noted in brackets following the name.

Changes to the parks and open space descriptions in Appendix 1 resulting from land acquisition and Master/Management planning do not require an amendment to the Niagara Escarpment Plan. These descriptions may be updated as the NEPOSS shown on Map 10 develops and matures.

### A. Bruce Peninsula

#### 1. Fathom Five National Marine Park

*(National Park)*

Canada's first National Marine Park embraces and conserves the Tobermory Islands and the surrounding waters and lakebed, caves, cliffs, historic lighthouses and shipwrecks and provides exceptional experiences for divers, hikers, boaters and campers. The Park is managed by Parks Canada. The islands and land base encompass over 11,000 hectares of which approximately 9,800 hectares are within the Niagara Escarpment Plan Area.

#### 2. Bruce Peninsula National Park\*1

*(National Park)*

This National Park is located in the Municipality of Northern Bruce Peninsula and includes almost 13,000 hectares of public land managed by Parks Canada, of which 8,300 hectares are within the Niagara Escarpment Plan Area. This total also includes lands within Cabot Head Provincial Nature Reserve and Little Cove Provincial Park (below), both which are currently managed by Parks Canada.

The Cyprus Lake area provides a focus for activities, such as camping, picnicking, hiking, swimming, kayaking and canoeing, in one of the most impressive natural settings in Canada. From the Georgian Bay cliffs to Lake Huron fens and bogs, it preserves a rich, diverse landscape to enjoy. The Parks Canada Visitor Centre includes an exhibit gallery and lookout tower that provides a stunning view of the surrounding landscape, and the Bruce Trail stretches the extend of the Park along the Georgian Bay Shoreline.

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<sup>1</sup> \* Nodal Park

### **3. Little Cove Provincial Park**

*(Nature Reserve)*

Parks Canada, under agreement with the Ministry of Natural Resources, manages this 17.3 -hectare Nature Reserve, which is located within the boundary of Bruce Peninsula National Park. The area features an exceptionally rugged shoreline with cobble beaches, rocky cliffs, rock barrens, karst pavements and fragile habitats. The property includes the St. Edmund's Cave System Provincially Significant Earth Science ANSI and Little Cove – Cave Point Provincially Significant Life Science ANSI. The Bruce Trail crosses the perimeter of the property, and informal day use occurs along the shoreline.

### **4. Cabot Head Provincial Nature Reserve**

*(Nature Reserve)*

This Provincial Nature Reserve spans over 5,050 hectares within the Niagara Escarpment Plan Area and includes the Cabot Head Inland Lakes Provincially Significant Earth Science ANSI and the Cabot Head Provincially Significant Life Science ANSI. The majority (4,416 hectares) of the property lies within the boundary of Bruce Peninsula National Park and is presently managed by Parks Canada under agreement with the Ministry of Natural Resources. Cabot Head is used for fishing, hiking, canoeing and nature appreciation. Wingfield Basin provides a safe harbour for boats along this part of the peninsula.

### **5. Vansickle Property**

*(Nature Reserve)*

This 5-hectare property was acquired by the Escarpment Biosphere Conservancy in 1998 and includes forest, wetland and Escarpment outcrop above the Escarpment in Dyer's Bay. The Bruce Trail is located approximately 100 metres south of the property.

### **6. Laird Property**

*(Nature Reserve)*

Donated to the Ontario Heritage Trust in 1988 for recreational and educational purposes, this largely forested 37-hectare property is located on the brow of the Escarpment overlooking Georgian Bay. It is managed by the Ministry of Natural Resources.

### **7. Devil's Monument**

*(Escarpment Access)*

Assembled by the Bruce Trail Conservancy between 1988 and 1990 this 44.2-hectare property includes the Escarpment cliff overlooking Georgian Bay. The lands also include the Devil's Monument, a raised level sea stack. An interpretive lookout has been constructed in conjunction with a trail system on the remainder of the site.

### **8. Cape Chin**

*(Escarpment Access)*

Lots of land comprising 41-hectares owned by the Ministry of Natural Resources include a shingle beach shoreline and relatively undisturbed forest lands. The land is used for hiking and includes the Bruce Trail.

**9. Schulz Property**

*(Nature Reserve)*

This 1.8-hectare property protects 150 metres of Escarpment cliffs and provides a route for the Bruce Trail on top of the Escarpment at North Cape Chin. The property was donated to the Escarpment Biosphere Conservancy in 2005.

**10. Martin Property**

*(Escarpment Access)*

Donated to the Escarpment Biosphere Conservancy in 2002, this 41-hectare property is located approximately 0.5 kilometres northwest of the Smoky Head – White Bluff Provincially Significant Life Science ANSI. The property includes the Bruce Trail and consists of cedar forest, deciduous forest and wetland.

**11. Smokey Head – White Bluff Provincial Nature Reserve**

*(Nature Reserve)*

This Provincial Nature Reserve spans 347 hectares of forested land and contains a Provincially Significant Life Science ANSI. The Bruce Trail passes through this property.

**12. Lion’s Head Provincial Nature Reserve**

*(Nature Reserve)*

This 526-hectare Provincial Nature Reserve managed by Ontario Parks is traversed by the Bruce Trail and is used for hiking, cross- country skiing and nature appreciation. The site contains the Lion’s Head Provincially Significant Earth Science ANSI, the Lion’s Head Peninsula Provincially Significant Life Science ANSI, numerous potholes and scenic lookouts.

**13. Tomboulian Property**

*(Nature Reserve)*

This 20-hectare property is located south of Lion’s Head within the Barrow Bay South Regionally Significant Area of Natural and Scientific Interest (Life Science). The property, which was acquired by the Escarpment Biosphere Conservancy in 2004, was donated to protect the globally rare Hart’s tongue fern found in Escarpment crevasses. The U.S. Nature Conservancy became a partner to complete this project.

**14. Jackson Cove**

*(Nature Reserve)*

This 13.7-hectare lot is within the Cape Dundas Regionally Significant Life Science ANSI. The property was acquired by the Escarpment Biosphere Conservancy in 2002 to protect the bluffs above Jackson Cove, with funds from the Province. The Bruce Trail traverses the northwest boundary of the property.

## **15. Hope Bay Forest Provincial Nature Reserve**

*(Nature Reserve)*

The Hope Bay Forest Provincially Significant Earth Science ANSI and the Hope Bay Forest Provincially Significant Life Science ANSI are contained in this 354-hectare Provincial Nature Reserve. Caves and potholes are among its significant geological features. The area includes the Bruce Trail and is used for hiking, nature appreciation and viewing.

## **16. Colpoy Bay**

*(Escarpment Access)*

The Ministry of Natural Resources and the Ontario Heritage Trust own several lots of land totalling 256 hectares along the north shore of Colpoy's Bay. This land includes the Bruce Trail and is used for hiking and cross-country skiing. It contains several scenic viewpoints.

## **17. Thomson Property**

*(Escarpment Access)*

The Thomson Property (0.2 hectares) was acquired by the Escarpment Biosphere Conservancy in 2014 and includes the top of the Escarpment cliff and the Bruce Trail.

The property is in close proximity to several natural areas, including Colpoy Bay (Escarpment Access), which consists of several lots owned by the Ontario Heritage Trust and the Ministry of Natural Resources.

## **B. Georgian Bay/Grey County**

### **18. Spirit Rock Conservation Area**

*(Natural Environment)*

This is a heavily wooded area on the Escarpment owned by Grey Sauble Conservation Authority, overlooking Colpoy's Bay. This 87-hectare property includes historical ruins, scenic views and the Bruce Trail, which is used for hiking.

### **19. Bruce's Caves Conservation Area**

*(Natural Environment)*

Prominent cliffs and wave-cut caves are the main geologic features in this 95.4-hectare area that is owned by Grey Sauble Conservation Authority. Recreational uses include the Bruce Trail, hiking and picnicking.

### **20. Colpoy's Lookout**

*(Escarpment Access)*

Grey Sauble Conservation Authority owns this small 11.4-hectare shoreline park overlooking Colpoy's Bay. This property is used for picnicking. There are two interpretive plaques on the property.

## **21. Skinner's Bluff Management Area**

*(Natural Environment)*

Grey Sauble Conservation Authority owns two tracts totalling 671 hectares that contain the Skinner's Bluff Provincially Significant Life Science ANSI and part of the Slough of Despond Provincially Significant Earth Science ANSI. The area includes the Bruce Trail and is used for hunting, hiking, cross-country skiing and sustainable forest management.

## **22. Slough of Despond**

*(Natural Environment)*

Grey Sauble Conservation Authority owns the majority of this 262.5-hectare property that contains parts of the Slough of Despond Provincially Significant Earth Science ANSI and the Skinner's Bluff Provincially Significant Life Science ANSI. A small portion of the property is owned by the Ministry of Natural Resources. The area is used for hiking, nature interpretation and sustainable forest management. It includes the Bruce Trail. The Slough of Despond is described by biologists as a glacial lagoon that reflects the environment at the site thousands of years ago.

## **23. Kemble Mountain Management Area**

*(Natural Environment)*

Kemble Mount Management Area is 191 hectares in size and owned by Grey Sauble Conservation Authority. The area includes a side trail of the Bruce Trail, and is used for viewing, hiking, cross-country skiing and sustainable forest management.

## **24. Gowan Lake**

*(Natural Environment)*

The Kemble Wetlands Provincially Significant Life Science ANSI and wildlife habitat are features of this undeveloped 83-hectare property owned by Grey Sauble Conservation Authority. The property is managed for sustainable forestry.

## **25. Edwards/Lindenwood**

*(Natural Environment)*

The Escarpment Biosphere Conservancy acquired this 25-hectare property thanks to a donation in 2006. The property includes Escarpment outcrops, Indian Creek wetlands, forests and former agricultural lands that have been reforested and a portion of the Bass Lake Regionally Significant Life Science ANSI. The Bruce Trail is located just west of the property, in the adjacent Bass Lake Management Area.

## **26. Bass Lake Management Area**

*(Natural Environment)*

Grey Sauble Conservation Authority owns this 380.3-hectare wooded area along the Escarpment. The area includes the Bass Lake Escarpment Regionally Significant Life Science ANSI and the Bruce Trail. Recreational uses include hiking, cross-country skiing and nature appreciation.

## **27. Indian Creek Management Area**

*(Natural Environment)*

Indian Creek flows through this 18-hectare property owned by Grey Sauble Conservation Authority. The lot is a mixture of swamp, forest and cleared land.

## **28. The Glen**

*(Resource Management Area)*

These Escarpment lands include the headwaters of Mud Creek and wetlands located above the Escarpment. Owned by Grey Sauble Conservation Authority, these lands are managed by the Authority and Ducks Unlimited. The 954-hectare property is used for sustainable forest management, hiking, cross-country skiing, snowmobiling and wildlife management.

## **29. Indian Falls**

*(Recreation)*

Indian Falls consists of 10 hectares of land that includes Indian Creek and Indian Falls. The property is owned by the Grey Sauble Conservation Authority and is used for picnicking, hiking and nature interpretation.

## **30. Brookholm**

*(Escarpment Access)*

This 10-hectare lot is managed by Grey Sauble Conservation Authority. It includes the Escarpment face and a scenic lookout.

## **31. Pottawatomi Conservation Area**

*(Natural Environment)*

Grey Sauble Conservation Authority owns this 121.7-hectare property that includes the Escarpment face, the Pottawatomi River and Jones Falls. It includes the Bruce Trail and is used for picnicking, fishing, hiking and crosscountry skiing.

## **32. Nichol's Gully**

*(Escarpment Access)*

This 7-hectare property is situated along the Pottawatomi River gorge in Owen Sound, adjacent to the Pottawatomi Conservation Area. The property was purchased by the Escarpment Biosphere Conservancy with funding from the Province in 2001.

## **33. Derby Forest**

*(Resource Management Area)*

This 101-hectare County of Grey property is located outside Owen Sound. In addition to forest and wildlife management, uses include the Bruce Trail and nature appreciation with an extensive hiking trail network. The area also includes an Ontario Federation of Snowmobile Clubs snowmobile trail. The Escarpment face defines the north limit of this wooded tract.

#### **34. West Rocks Conservation Area**

*(Natural Environment)*

Grey Sauble Conservation Authority owns this 77.5-hectare heavily wooded Escarpment area within the City of Owen Sound. The property features the Bruce Trail, viewpoints and trails with hiking and cross-country skiing being the main uses.

#### **35. Inglis Falls Conservation Area\***

*(Natural Environment)*

The Sydenham River flows over the Escarpment at Inglis Falls. Several geologic sites exist in this 209-hectare property owned by Grey Sauble Conservation Authority. Fishing, picnicking, hiking and cross-country skiing are the main uses. The property includes historical remains of a grist mill, geological potholes, a visitor information centre and the Bruce Trail.

#### **36. Centennial Tower Scenic Lookout**

*(Escarpment Access)*

This park is a small 1.3-hectare picnic and lookout area that provides exceptional views of the City of Owen Sound and the harbour. Managed by the City of Owen Sound, the property includes a lookout tower built on a former lime kiln that produced cement for local construction. The tower was a 1967 Centennial project sponsored by Owen Sound high schools.

#### **37. Harrison Park**

*(Natural Environment)*

Harrison Park is a 40-hectare park owned by the City of Owen Sound. The 23.8-hectare portion of the park within the Niagara Escarpment Plan Area includes forest, streams and open areas. The park is traversed by the Sydenham River and the Bruce Trail side trail, connecting the area to Inglis Falls Conservation Area to the south. Activities in the park include picnicking, hiking, snowshoeing and cross-country skiing.

#### **38. Telfer Creek**

*(Resource Management Area)*

This area consists of 17.3 hectares owned by Grey Sauble Conservation Authority. The property is managed for sustainable forestry.

#### **39. Sydenham Forest**

*(Resource Management Area)*

This 47-hectare Escarpment property is owned by Grey Sauble Conservation Authority and is managed for sustainable forestry. The Bruce Trail traverses the property.

#### **40. Bayview Escarpment Provincial Nature Reserve**

*(Nature Reserve)*

This 439-hectare Provincial Nature Reserve is managed by Ontario Parks and contains hardwood forest representative of the Escarpment and several viewpoints. The Bayview Escarpment Provincially Significant Life Science ANSI spans a large portion of the Nature Reserve. Current uses include nature appreciation and hiking.



#### **41. Bognor Marsh Management Area**

*(Resource Management Area)*

Bognor Marsh is a source area for the Bighead River. Hunting, hiking, cross-country skiing and wildlife management are the main activities in the 632-hectare park owned by Grey Sauble Conservation Authority.

#### **42. Waisberg (Lorie) Property**

*(Nature Reserve)*

This 49-hectare property was acquired by the Escarpment Biosphere Conservancy in 2014. The property is adjacent to a lot owned by the Ontario Heritage Trust. It is also located near Bognor Marsh Management Area, which is owned by Grey Sauble Conservation Authority. The majority of the property includes former farmland that is regenerating. Three tributaries of the Bighead River traverse the property, including one with a dramatic gorge and waterfall.

#### **43. Massie Hills Management Area**

*(Resource Management Area)*

This 134-hectare forested property is owned by Grey Sauble Conservation Authority and managed for sustainable forestry. The property includes the McGill Lake Provincially Significant Life Science ANSI and the Bruce Trail. The Owen Sound Cross-Country Ski Club maintains an extensive groomed trail system within this natural area.

#### **44. Robson Lakes Natural Area**

*(Nature Reserve)*

These 41.7 hectares owned by Grey Sauble Conservation Authority contain the Robson Lakes – Hamilton Creek – Lily Oak Provincially Significant Wetland Complex and part of the Robson Lakes Provincially Significant Life Science ANSI. The property is managed for sustainable forestry.

#### **45. Walter's Falls Management Area**

*(Natural Environment)*

Walter's Creek flows over the Escarpment at Walter's Falls. Fishing, hiking and crosscountry skiing take place on this 80.7-hectare property owned by Grey Sauble Conservation Authority. The Bruce Trail traverses the property.

#### **46. Rocklyn Creek Management Area**

*(Resource Management Area)*

Grey Sauble Conservation Authority owns this 303-hectare area that includes Rocklyn Creek, a waterfall, the Rocklyn Creek Regionally Significant Life Science ANSI and a geologic site. The property comprises several lots used primarily for hiking along the Bruce Trail.

#### **47. Griersville**

*(Escarpment Access)*

This area comprises 120 hectares and is owned by Grey Sauble Conservation Authority. The property includes the Bruce Trail and is used for hiking.

**48. Fairmount**

*(Escarpment Access)*

The Ministry of Natural Resources owns this 26.4-hectare property that is traversed by a side trail of the Bruce Trail and is used for hiking.

**49. Epping – John Muir Lookout Conservation Area**

*(Escarpment Access)*

This is a small, 4.4-hectare roadside picnic area owned by Grey Sauble Conservation Authority. There is a viewpoint overlooking the Beaver Valley, and an historical plaque dedicated to John Muir.

**50. Herman McConnell Memorial Forest**

*(Natural Environment)*

This 103-hectare Beaver Valley property was donated to the Ontario Heritage Trust in 1986. The lands include the wooded tableland above the Escarpment, the rock face/talus slope and fields below. Managed by the Ministry of Natural Resources, the property's recreational uses include hiking and scenery appreciation. The Bruce Trail crosses the lands.

**51. Wodehouse**

*(Resource Management Area)*

This 171.7-hectare Grey Sauble Conservation Authority property is used for hiking, nature interpretation and resource management.

**52. Beaver Valley Lowlands**

*(Resource Management Area)*

The Ministry of Natural Resources owns 659 hectares and Grey Sauble Conservation Authority owns 241.7 hectares of land in several lots along the Beaver Valley. This area is used for canoeing, fishing, hunting and trapping.

**53. Kimberley Mill Pond Park**

*(Escarpment Access)*

Acquired in 1999, this 0.6-hectare property provides public access to the historic mill pond. It also affords an excellent view of the Niagara Escarpment's "Old Baldy" promontory. The site provides parking and picnic facilities for visitors to the former Village of Kimberley (now in the Municipality of Grey Highlands). The Kimberley library / community centre is located adjacent to the Mill Pond Park and provides additional resources/facilities. The Park is the starting point for hikes leading to property owned by Grey Sauble Conservation Authority at the base of "Old Baldy". The Park is managed by the Municipality of Grey Highlands.

#### **54. Old Baldy Conservation Area**

*(Natural Environment)*

This 94-hectare area is owned and managed by Grey Sauble Conservation Authority and the Ministry of Natural Resources. It contains part of the Kimberly Creek Provincially Significant Life Science ANSI. The area provides opportunities for scenic viewing, hiking and rock climbing by permit on Grey Sauble Conservation Authority land. The Bruce Trail crosses part of the area.

#### **55. Wodehouse Karst**

*(Resource Management Area)*

The Ministry of Natural Resources manages 299 hectares and Grey Sauble Conservation Authority manages 30.6 hectares in this area of geological importance. The site includes sinkholes and a disappearing creek. Uses include hiking, snowmobiling, forestry, hunting and trapping. The Bruce Trail crosses these lands.

#### **56. Hogg's Falls**

*(Resource Management Area)*

This 234.2-hectare lot along the upper Beaver Valley is owned by the Ministry of Natural Resources and includes the Upper Beaver Valley Provincially Significant Life Science ANSI and the Bruce Trail. Significant biological, geological and fisheries resources are protected.

#### **57. Eugenia Falls Conservation Area**

*(Natural Environment)*

Eugenia Falls consists of 23.2 hectares owned by Grey Sauble Conservation Authority and lies within a large Provincially Significant Life Science ANSI (Upper Beaver Valley). Uses include cross-country skiing, hiking, picnicking and viewing the spectacular 30-metre Eugenia Falls.

#### **58. Duncan Escarpment Provincial Nature Reserve**

*(Nature Reserve)*

This 161-hectare Provincial Nature Reserve is used for nature appreciation and hiking. The site contains Provincially Significant Earth Science (Kolapore Uplands) and Life Science (Duncan Crevice Caves) ANSIs and the Bruce Trail.

#### **59. Kolapore Uplands**

*(Resource Management Area)*

These extensive holdings (2,522 hectares) are owned by the Province, Grey Sauble Conservation Authority and the County of Grey. The Kolapore area offers a range of recreational opportunities, including the Bruce Trail, hiking, cross-country skiing, rock climbing, snowmobiling, hunting and fishing. The area is also managed to protect the Kolapore Headwaters Provincially Significant Wetland Complex, Kolapore Uplands

Provincially Significant Earth Science ANSI and two Provincially Significant Life Science ANSIs (Kolapore Escarpment and Kolapore Swamp) and to provide resource benefits from the forest.

## **60. Little Germany**

*(Resource Management Area)*

Grey Sauble Conservation Authority owns this property, which consists of forested wetland, including the Little Germany Provincially Significant Wetland Complex. The portion of this property within the Niagara Escarpment Plan Area consists of six lots totalling 511 hectares. The area is used for resource benefits from the forest.

## **61. Skeoch Property**

*(Nature Reserve)*

The Escarpment Biosphere Conservancy acquired this 28-hectare property near Ravenna in 2015. In addition to the Bruce Trail, this property includes mature hardwood forest, cedar forest, cliff face vegetation, crevice caves, wetlands, rock outcrops and the headwaters of the Beaver River.

## **62. Loree**

*(Escarpment Access)*

This 27-hectare site owned by the Ministry of Natural Resources is located above the Escarpment in the Blue Mountains area. Uses include hiking, viewing and nature appreciation.

## **63. Seymour Property**

*(Nature Reserve)*

Secured through both donation and acquisition in 1995, this 71-hectare property owned by the Ontario Heritage Trust is located immediately west of the Georgian Peaks ski centre in the Blue Mountains. The property consists of two lots and contains dramatic forested slopes, which are readily visible from vantage points below the Escarpment along Highway 26 and the Beaver Valley Road to the west. Almost the entire property lies within the Provincially Significant Blue Mountains Slopes Life Science ANSI. The red oak rich forests in combination with sun-warmed south facing ravine slopes provide good wildlife habitat. The property provides excellent viewing opportunities for raptors riding thermals along the lake facing slopes and the Beaver Valley.

## **64. Len Gertler Memorial Loree Forest**

*(Natural Environment)*

This 339-hectare property is located in the Blue Mountains, above the Georgian Peaks ski centre near Collingwood. It is owned by the Province and is currently the responsibility of Ontario Parks.

The property consists of Escarpment slopes and tableland. The shale slopes are very steep and rise 155 metres from the lake plain fringing Nottawasaga Bay. Some of the slopes facing the Bay contain dramatic clay bluffs. Forested valleys up to 85 metres deep are found on the slopes. The tableland contains attractive maple and birch forests and open fields. This upper plateau is a popular area for hiking on the Bruce Trail, crosscountry skiing and mountain biking. About 40 per cent of the park lies within an area identified as the Blue Mountain Slopes Provincially Significant Life Science ANSI.

**65. Delphi Point Municipal Park**

*(Escarpment Access)*

This 5.7-hectare park provides public access to Georgian Bay. It is located on the north side of Highway 26, near the Georgian Peaks Ski Club. The park is owned and managed by the Town of the Blue Mountains. It is mainly forested, consisting of a mixed hardwood forest stand that is approximately 60 years old. The park is managed to protect geological features that include a rocky (shale) shoreline and several low shoreline ridges. Currently undeveloped, the park is intended to provide opportunities for nature appreciation and picnicking.

**66. Craigleith Provincial Park**

*(Recreation)*

This 66-hectare Provincial Park is located along Highway 26 and offers facilities for camping and day use access for water-based activities on Georgian Bay. The park contains exposed fossiliferous shales.

**67. Petun Conservation Area**

*(Escarpment Access)*

Nottawasaga Valley Conservation Authority owns this 62.6-hectare lot of land that includes a significant geologic site. The property includes a scenic lookout and is used mainly for hiking and snowshoeing. The Bruce Trail crosses the lands.

**68. Pretty River Valley Provincial Park**

*(Natural Environment)*

Pretty River Valley Provincial Park comprises 808 hectares. The park contains Provincially Significant Earth Science (Pretty River Valley) and Life Science (Pretty River Valley) ANSIs, which include the Escarpment, the Gibraltar Moraine and the headwaters of Pretty River. Uses include hiking on the Bruce Trail, hunting, fishing and cross-country skiing.

**69. Pretty River Tract**

*(Resource Management Area)*

This 120-hectare lot is owned by Grey County. Forest management, hunting and hiking occur on the property.

**70. Rob Roy Forest**

*(Escarpment Access)*

This forest and scenic lookout is owned partly by the Province (34 hectares) and partly by Grey Sauble Conservation Authority (47 hectares).

## C. Nottawasaga Highlands/Dufferin Hills

### 71. Nottawasaga Lookout Provincial Nature Reserve

*(Nature Reserve)*

This 130-hectare property is managed by Ontario Parks. There is a scenic lookout and a route for cliff and ravine habitats and includes the Provincially Significant Earth Science (Nottawasaga Lookout ES) and Life Science (Nottawasaga Lookout) ANSIs. The area supports an outstanding number of fern species. The Bruce Trail crosses the property.

### 72. Nottawasaga Lookout

*(Escarpment Access)*

The Nottawasaga Lookout is approximately 117.6 hectares in size and is managed by the Ministry of Natural Resources. The property contains 82 hectares of mixed red/white pine plantation, which was planted in the mid to late 1980s for reforestation purposes. The site contributes to contiguous forest cover in the local and regional landscape. The site also contains a portion of the Nottawasaga Lookout Provincially Significant Life Science ANSI. An OPP Communications Tower is located on the lands.

### 73. Mantec/Bates Property

*(Natural Environment)*

This 13-hectare property, which includes the Bruce Trail and a trail access parking lot, was purchased by the Escarpment Biosphere Conservancy in 2002 with provincial funding to protect the Duntroon Escarpment Regionally Significant Life Science ANSI. The property consists of Sugar Maple – Beech dominated forest and regenerating fields.

### 74. Devil's Glen Provincial Park

*(Recreation)*

This 61-hectare Provincial Park provides access to the Bruce Trail and contains a portion of the Mad River Valley and the Devil's Glen Provincially Significant Life Science ANSI. The park includes a lookout platform providing scenic views.

### 75. Nottawasaga Bluffs Conservation Area

*(Escarpment Access)*

This 65-hectare property owned by the Nottawasaga Valley Conservation Authority is used for hiking, snowshoeing and picnicking. The Bruce Trail crosses the property, which includes the Glen Huron Swamp and Escarpment Regionally Significant Life Science ANSI, limestone kiln remains, forests, open meadows and breathtaking vistas of the surrounding countryside.

### 76. Noisy River Provincial Nature Reserve

*(Nature Reserve)*

This Provincial Nature Reserve is managed by Ontario Parks and encompasses significant biological and geological sites, including the Lavender Falls Provincially Significant Life Science ANSI and an important cold water fishery (the Noisy River). The Bruce Trail passes through the 378-hectare property.

**77. Harvey Property**

*(Nature Reserve)*

This 19-hectare property, acquired by the Escarpment Biosphere Conservancy in 2008, is within the Nottawasaga River watershed. The property is part of an old glacial meltway and is made up of successional forest, Escarpment cliff, rivers, stream valley and wetlands.

**78. Farquharson Property**

*(Escarpment Access)*

Donated to the Escarpment Biosphere Conservancy in 2007, this 42-hectare property includes Escarpment slopes and four tributaries of Mud Creek.

**79. Pine River Fishing Area**

*(Resource Management Area)*

The Ministry of Natural Resources manages 79 hectares in the Pine River Valley, which is used as a public fishing area and for hunting, picnicking and Bruce Trail hiking. The property also includes a portion of the Terra Nova Provincially Significant Wetland Complex.

**80. Mulmur Hills**

*(Escarpment Access)*

This scenic 36-hectare property in the Mulmur hills is owned by the Ontario Heritage Trust and managed by the Bruce Trail Conservancy. It was secured to provide for Bruce Trail access.

**81. Boyne Valley Provincial Park**

*(Natural Environment)*

Managed by Ontario Parks, this 431-hectare Provincial Park includes the Boyne River Provincially Significant Wetland, Boyne Valley Provincially Significant Life Science ANSI and the Primrose- Boyne Provincially Significant Earth Science ANSI. The northern part of the park contains an excellent lookout. The Bruce Trail passes through this property.

**82. Mono Cliffs Provincial Park\***

*(Natural Environment)*

Mono Cliffs Provincial Park comprises 732 hectares and includes the Mono Cliffs Provincial Park Provincially Significant Earth Science ANSI and the Mono Cliffs Provincially Significant Life Science ANSI. The area, which is managed by Ontario Parks, also includes the Mono Rocks Outliers, forested cliffs and lowlands. The Bruce Trail crosses the lands and is popular for hiking and cross-country skiing.

**83. Hockley Valley Provincial Nature Reserve**

*(Nature Reserve)*

This Provincial Nature Reserve of 377 hectares includes two Provincially Significant Earth Science ANSIs and a Provincially Significant Life Science ANSI. The area includes the Bruce Trail and is used for hiking, fishing and nature appreciation.

**84. McKichan Property**

*(Nature Reserve)*

The Escarpment Biosphere Conservancy acquired this 2.5-hectare property in 2012. This scenic, rolling, mostly wooded area is located north of the Nottawasaga River and just southwest of the Hockley Valley Provincial Nature Reserve.

**85. Humber Valley**

*(Escarpment Access)*

The Toronto and Region Conservation Authority owns 35 hectares along the Humber River. The property is used for cross-country skiing and hiking on the Bruce Trail.

**86. Mono Mills Lowlands**

*(Escarpment Access)*

The Toronto and Region Conservation Authority owns this 2-hectare property in the Humber River Valley. The lands were acquired for headwater protection.

## **D. Halton Escarpment/Caledon Hills**

**87. Glen Haffy Conservation Area**

*(Natural Environment)*

The Toronto and Region Conservation Authority owns this multi-use, 462-hectare property. Located along the Humber River, this area includes the Bruce Trail and is used for fishing, hiking, picnicking, camping and cross country skiing.

**88. Ken Whillans Resource Management Area**

*(Resource Management Area)*

This 108-hectare property is owned by Credit Valley Conservation Authority and provides access to the Credit River for fisheries purposes. The ponds provide fishing opportunities for bass, pike and stocked trout. The property includes the Provincially Significant Credit Forks Wetland Complex and hiking trails. The Bruce Trail passes through this property on the Caledon Trailway.

**89. Forks of the Credit Provincial Park**

*(Natural Environment)*

The 282-hectare Provincial Park is managed by Ontario Parks and includes important geological sites such as the Caledon Meltwater Deposits Provincially Significant Earth Science ANSI. The park contains the remains of a hydro power plant at Cataract Falls and is popular for fishing, hiking, picnicking and scenic viewing. The Bruce Trail crosses this Provincial Park.



## **90. Pinchin Pit**

*(Natural Environment)*

This former aggregate pit was acquired by Credit Valley Conservation in 2013. The site is undergoing an enhanced restoration planning process to create a natural landscape with forest, meadow and wetland habitats using excess soil. It will eventually be open for public access, with trails, interpretative signage and visitor amenities to be determined through a management planning process which will see this Resource Management Area transition to a Natural Environment class park. Though the site is 61.2 ha in size, only the southern 44 ha are located within the Niagara Escarpment Plan Area. The entire site will be managed as a NEPOSS property.

## **91. Willoughby Property**

*(Natural Environment)*

Secured through both donation and acquisition in 1986, this 38-hectare property is located in one of the most scenic portions of the Escarpment. Bounded on the west by the Village of Belfountain in the Town of Caledon, the lands for the most part are forested, very natural and rugged. Owned by the Ontario Heritage Trust and managed by Credit Valley Conservation, hiking is the main activity and two Bruce Trail Side Trails are located on the property. The property includes the Credit Forks Provincially Significant Life Science ANSI.

## **92. Belfountain Conservation Area**

*(Recreation)*

This popular, scenic 13-hectare area is owned by Credit Valley Conservation. It is located in the Village of Belfountain in the Town of Caledon and offers hiking, fishing and photography opportunities next to the West Credit River as it flows over the Escarpment. The property was first open to the public in 1914 and still contains many unique heritage structures built by C.W. Mack and Sam Brock, including the “bell” fountain, dam and waterfall, and ‘Yellowstone’ cave. The property includes the Credit Forks Provincially Significant Life Science ANSI.

## **93. Cheltenham Badlands**

*(Escarpment Access)*

This 36.6-hectare property in the Town of Caledon was purchased in 1999 and includes 1.39 kilometres of the Bruce Trail. Locally known as the Cheltenham (or Caledon) Badlands, the property is one of the best examples of badland topography in Ontario, making it a Provincially Significant Earth Science ANSI. Around the turn of the 20<sup>th</sup> century, land clearing and livestock grazing caused the erosion of the underlying red shale, leaving a hummocky network of exposed trenched gullies on the lower slopes of the Niagara Escarpment. The resulting unique topography has drawn considerable public interest, including numerous high school and university students, to study geology and the process of erosion. Management of the property was recently transferred to Credit Valley Conservation while the title is held by the Ontario Heritage Trust.

**94. Terra Cotta Forest Conservation Area**

*(Nature Reserve)*

With the majority of the land owned by Credit Valley Conservation Authority, this area is traversed by the Bruce Trail as it winds its way through the Caledon Mount Slope Forest Provincially Significant Life Science ANSI. Several properties make up this 159-hectare area including 35.6 hectares bequeathed in 1989 to the Ontario Heritage Trust by the Estate of the Jacquith family. The property includes the Caledon Mountain Wetland Provincially Significant Wetland Complex.

**95. Terra Cotta Conservation Area\***

*(Natural Environment)*

Credit Valley Conservation Authority owns this 124.6-hectare property that has a Centre for Environmental Learning and a Visitors' Welcome Centre and includes opportunities for interpretation, hiking, cross-country skiing, group camping, fishing and picnicking. Many of the Area's activities are centered around the trail system, including the Bruce Trail. Almost the entire property includes the Terra Cotta Forest Provincially Significant Life Science ANSI. The property also includes the Caledon Mountain Provincially Significant Wetland Complex.

**96. Silver Creek Conservation Area**

*(Nature Reserve)*

The Escarpment, Silver Creek Valley and Glen Williams Outlier highlight this 451-hectare area that protects the Silver Creek Valley Provincially Significant Life Science ANSI. Owned by Credit Valley Conservation Authority, this property is used primarily for educational, interpretive, and trail-related activities and includes the Bruce Trail. The property also includes the Acton Silver Creek Provincially Significant Wetland Complex.

**97. Scotsdale Farm**

*(Natural Environment)*

The 215-hectare Scotsdale Farm was donated to the Ontario Heritage Trust by the Estate of the Bennett family. Stewart Bennett was recognized as one of Canada's most accomplished Shorthorn cattle breeders. In addition to being an active farm, Scotsdale Farm contains the Bruce Trail, which passes through forested uplands, wetland and along cold water streams.

**98. Limehouse Conservation Area**

*(Natural Environment)*

Credit Valley Conservation Authority owns this property of 77 hectares that includes lime kilns, an abandoned railroad, ruins of an old mill, a hiking trail and Black Creek. It is traversed by the Bruce Trail. A small portion of the property includes the Black Creek at the Acton Provincially Significant Wetland Complex.

## **99. Speyside**

*(Resource Management Area)*

This 20-hectare lot is managed by the Ministry of Natural Resources as a multiple use recreation area. The property, which includes the Halton Escarpment Provincially Significant Wetland Complex, is used for sustainable forest management, hiking and nature appreciation. The Bruce Trail passes through this area.

## **100. Speyside Nature Reserve**

*(Nature Reserve)*

Halton Region Conservation Authority owns this mostly forested 26.1-hectare area located west of Regional Road 25. The area exhibits a good example of a mixed deciduous upland forest ecosystem and contains part of the Halton Escarpment Provincially Significant Wetland Complex. The area is within the Halton Forest North Provincially Significant Life Science ANSI and is a Region of Halton's Environmentally Sensitive Area. A tributary of the Sixteen Mile Creek crosses the area. The Bruce Trail passes through the property. Pedestrian and parking access is located off 15<sup>th</sup> Sideroad. The property provides opportunities for hiking and nature appreciation.

## **101. Tirion Tract**

*(Resource Management Area)*

This 20.2-hectare block of forested land is owned by Halton Region Conservation Authority and contains part of the Halton Escarpment Provincially Significant Wetland Complex. The Bruce Trail is located on adjacent lands.

## **102. Esquesing Tract**

*(Escarpment Access)*

Halton Region Conservation Authority owns this 20.2-hectare property, which contains various habitats including wetlands, deciduous forest, mixed forest and plantation.

## **103. Escarpment Tract**

*(Escarpment Access)*

This 27.7-hectare property, which is owned by Halton Region Conservation Authority, includes the Bruce Trail and consists of three forested lots and the brow of the Niagara Escarpment. In 1991, a bridge spanning the Dufferin quarry gap was constructed by the Bruce Trail Conservancy to facilitate Bruce Trail access.

## **104. Hilton Falls Conservation Area**

*(Natural Environment)*

This 654-hectare natural area is owned by Halton Region Conservation Authority and includes the Halton Forest South Provincially Significant Life Science ANSI, the Halton Escarpment Provincially Significant Wetland Complex as well as Sixteen Mile Creek and Hilton Falls. Recreational uses include the Bruce Trail, mountain biking, picnicking, hiking and cross-country skiing.

### **105. Halton Regional Forest**

*(Natural Environment)*

The Region of Halton owns several tracts totalling 427.8 hectares, adjacent to the Hilton Falls Conservation Area. The lands include the Halton Forest South Provincially Significant Life Science ANSI and contain hiking and mountain biking trails.

### **106. Campbellville Pond Conservation Area**

*(Escarpment Access)*

This 1.3-hectare park owned by Halton Region Conservation Authority is located in the village of Campbellville within the Town of Milton. It serves as a focal point for the village and is used for recreation, including picnicking and fishing. It has a small gazebo and interpretive kiosk.

### **107. Kelso Conservation Area**

*(Recreation)*

Halton Region Conservation Authority owns this 460.7-hectare property that includes facilities for picnicking, group camping, swimming, kayaking, canoeing, downhill skiing, mountain biking and historical interpretation. The Bruce Trail crosses a portion of the park.

### **108. Country Heritage Park**

*(Historical)*

This 32-hectare outdoor complex is owned and operated by the Country Heritage Agricultural Society, a not-for-profit member owned society. Formerly known as the Ontario Agricultural Museum or The Farm Museum, the property contains display facilities and buildings relating to the heritage and evolution of agriculture in Ontario. Educational /interpretive programs and special public events are conducted on the lands.

### **109. Escarpment View Lands – Former Jannock Lands**

*(Natural Environment)*

This 114.6-hectare property is owned by the Town of Milton and contains a portion of the Milton Heights Provincially Significant Earth Science ANSI. Still in development, future uses are anticipated to include non-intensive recreational uses such as passive trail activities and nature viewing.

### **110. Escarpment View Lands – Former CMHL Lands**

*(Recreation)*

This 63-hectare property is owned by the Town of Milton. Although still in development, in the long-term anticipated uses include both active and passive recreational programming and facilities which may include a sports field and buildings to support activities including washrooms, concessions and servicing buildings.

### **111. Crawford Lake Conservation Area\***

*(Natural Environment)*

This 222.7-hectare natural area is owned by Halton Region Conservation Authority and contains the Crawford Lake – Milton Outlier Valley Provincially Significant Life Science ANSI and a meromictic lake. The property also includes a 15<sup>th</sup> century reconstructed Iroquoian Village with three longhouses and an education/interpretation centre, as well as the Bruce Trail, which is used for hiking, cross-country skiing and snowshoeing.

### **112. Rattlesnake Point Conservation Area**

*(Natural Environment)*

Bruce trail and provides opportunities for picnicking, hiking, rock climbing and group camping.

### **113. Yaremko Forest**

*(Natural Environment)*

Donated in 1987 to the Ontario Heritage Trust, this 19.4-hectare lot is managed by Halton Region Conservation Authority. The property consists of mature hardwood forest on undulating to rugged terrain. Recreational uses consist primarily of trail activities.

### **114. Crawford Tract II**

*(Natural Environment)*

This 113.11-hectare site is owned by Halton Region Conservation Authority. The area includes an ancient dried-up waterfall and is used for hiking along the Bruce Trail.

### **115. Yaremko-Ridley Park**

*(Natural Environment)*

This property contains Escarpment forest, the Crawford Lake and Calcium Pits Provincially Significant Wetland Complex and a small lake nestled within a buried Escarpment trench. Almost the entire property lies within the Kilbride Swamp Regionally Significant Life Science ANSI. The Bruce Trail crosses the area. A portion of the property (65 hectares) was donated to the Ontario Heritage Trust by the Yaremkos and Ridleys. The remaining lands (65.7 hectares) are owned by Halton Region Conservation Authority.

### **116. Twiss**

*(Resource Management Area)*

This 20.6-hectare property was purchased by Halton Region Conservation Authority in 1963. It includes the Kilbride Swamp Regionally Significant Life Science ANSI, regionally significant woodland and a small portion of the Calcium Pits Environmentally Significant Area (ESA).

### **117. Smith**

*(Resource Management Area)*

This 51-hectare property includes the Kilbride Swamp Regionally Significant Life Science ANSI, wetlands, Calcium Pits ESA and regionally significant woodland. It was purchased in 1995 by Halton Region Conservation Authority. The Bruce Trail crosses the property.

### **118. Murray**

*(Resource Management Area)*

This 16.4-hectare property was purchased in 2005 by Halton Region Conservation Authority. It includes the Kilbride Swamp Regionally Significant Life Science ANSI, a portion of the Lowville Re-entrant Valley Provincially Significant Earth Science ANSI, the Crawford Lake, the Calcium Pits ESA and a small portion of the Calcium Pits Provincially Significant Wetland Complex.

### **119. Bronte Gorge**

*(Nature Reserve)*

Acquired by Halton Region Conservation Authority in 1989 for natural heritage protection with the help of the Ontario Heritage Trust, this 30.5-hectare lot protects a forested portion of the Bronte Creek Valley Provincially Significant Life Science ANSI.

### **120. Mount Nemo Conservation Area**

*(Natural Environment)*

This 188.8-hectare property contains a prominent bluff on the Niagara Escarpment and the Mount Nemo Escarpment Provincially Significant Life Science ANSI. An abandoned quarry, farm fields and forest lands make up the majority of the land above the Escarpment. Activities include Bruce Trail access, hiking, picnicking, rock climbing and scenic viewing. The property is owned by Halton Region Conservation Authority.

### **121. Nelson Slope Forest**

*(Natural Environment)*

This 67.6-hectare property in public ownership is adjacent to the Nelson Slope Forest Regionally Significant Life Science ANSI and includes a number of stream valleys and a scenic landscape of forest and open fields at the toe of the Escarpment. The area includes a portion of the Nelson Escarpment Woods Environmentally Significant Area, which spans a series of valleys and ridges on the edge of the Escarpment and includes dramatic topography along its base with several small ponds which supports a marsh and wet meadow community. The maturity of the woodlands gives the larger ANSI area a high aesthetic value.

### **122. Lake Medad**

*(Resource Management Area)*

Halton Region Conservation Authority owns this 27.5-hectare lot adjacent to Lake Medad. The property includes Grindstone Creek, the Medad Valley Provincially Significant Life Science ANSI and Provincially Significant Wetlands.

### **123. Medad Valley**

*(Resource Management Area)*

This 9.6-hectare property includes the Medad Valley Provincially Significant Life Science ANSI and Provincially Significant Wetlands. The lands were donated to Halton Region Conservation Authority in 1998 by the Ludwig family.

#### **124. Nelson Escarpment Woods**

*(Escarpment Access)*

This property consists of three lots owned by Halton Region Conservation Authority totalling about 5.3 hectares on the slopes of the Escarpment. The lands are partially forested and traversed by the Bruce Trail. Excellent vistas of Burlington, Hamilton, Burlington Bay, Lake Ontario and the Burlington Skyway are available from the area.

#### **125. Kerncliff Park**

*(Natural Environment)*

This property is owned by Halton Region Conservation Authority and managed by the City of Burlington. It is approximately 37.5 hectares in size and is part of the Cootes to Escarpment EcoPark System. The lands include a Provincially Significant Earth Science ANSI and a Regionally Significant Life Science ANSI. The property was originally the site of Nelson Quarry, which ceased operations in the 1980s, and has been rehabilitated as a park. This work included stabilization of the quarry walls and restoration of areas within the quarry floor with native plantings. Park features include a boardwalk across a wetland area, a parking lot, a pavilion, trails with connections to the Bruce Trail and a lookout, and a parking lot on the west side of Kerns Road.

#### **126. City View Park**

*(Recreation)*

In 2002, the City of Burlington purchased a 67-hectare lot of land at the corner of Kerns Road and Dundas Street for the development of a multi-use park. Part of the Cootes to Escarpment EcoPark System, the park is a spectacular site, located prominently on the edge of the Niagara Escarpment adjacent to Kerncliff Park. A Master Plan was developed with the goal of providing a range of opportunities for recreation while protecting and enhancing the natural features of the site. The Master Plan includes five multi-use playfields (three artificial turf and two natural turf); two baseball diamonds; open space areas; a pavilion; parking; playgrounds; an ecological restoration zone at the Brow; natural areas; a pond/wetland; and trails, including the Bruce Trail, which traverses the area. An easement on a portion of the property is registered in the name of the Bruce Trail Conservancy.

#### **127. Waterdown Woods**

*(Nature Reserve)*

Owned by Halton Region Conservation Authority, this rugged and relatively undisturbed 120.7-hectare property on the Escarpment slopes includes the Sassafras-Waterdown Woods Provincially Significant Life Science ANSI. It is also a regional ESA. Mostly wooded, the site is interspersed with some field areas that are regenerating back to forest. The Escarpment affords views of Burlington and Hamilton Bay. The Bruce Trail provides recreational access to the lands. The area is part of the Cootes to Escarpment EcoPark System.

### **128. Grindstone Creek**

*(Nature Reserve)*

Grindstone Creek falls over the Escarpment in a series of waterfalls. South of Waterdown, the forested valley is deeply incised, and there are excellent geological exposures forming the Grindstone Creek Provincially Significant Earth Science ANSI. The Grindstone Creek Valley is also identified as a Provincially Significant Life Science ANSI. Regionally, the lands are identified as environmentally sensitive. The Bruce Trail is also found on the lands. The property (64.7 hectares) is owned by Halton Region Conservation Authority and forms part of the Cootes to Escarpment EcoPark System.

### **129. Smokey Hollow**

*(Escarpment Access)*

This property includes 2.2 hectares owned by the City of Hamilton. As late as 1890, Smokey Hollow was the site of a number of houses, buildings and two large mills powered by Grindstone Creek as it plunged over the Niagara Escarpment. The name reflects a time when the valley was filled with industrial activity. In 1994, the area was transformed into a public place where people can appreciate the local historical significance and natural beauty of the area. In addition to the creek and waterfall, the area includes the Bruce Trail and a portion of the Grindstone Creek Valley Provincially Significant Life Science ANSI and the Grindstone Creek Provincially Significant Earth Science ANSI. Abutting the lands owned by the City is a 20.77-hectare property that was transferred by the province to the Bruce Trail Conservancy for open space and to secure the Trail. This entire area is part of the Cootes to Escarpment EcoPark System.

### **130. Clappison Woods**

*(Natural Environment)*

Owned by Halton Region Conservation Authority, these lands are found along the Escarpment brow and slopes and include the Clappison Escarpment Woods Regionally Significant Life Science ANSI. Mainly forested, this 76.6-hectare area also includes open fields, intermittent watercourses and the Bruce Trail, used locally for hiking, nature appreciation and as a lookout. Clappison Woods is part of the Cootes to Escarpment EcoPark System.

### **131. Little Property**

*(Nature Reserve)*

This 3.2-hectare property was donated to Ontario Heritage Trust by Desmond C. Little in 1973. Located in the Dundas Valley and a part of Clappison Woods, the property is managed by Halton Region Conservation Authority and includes a portion of the Escarpment cliff east of Highway 6. The Bruce Trail passes through the entire length of the linear property.



### **132. Pleasant View Conservation Sanctuary**

*(Natural Environment)*

Part of the Cootes to Escarpment EcoPark System, Pleasant View Conservation Sanctuary consists of a number of public holdings (some of which are separated by closed road allowances) held primarily by Halton Region Conservation Authority. The assembly currently totals about 52.4 hectares. Future acquisition would link more of the holdings. The largest tract is known as the Cartwright Nature Sanctuary (18.6 hectares) and was secured with the aid of the Hamilton Naturalists' Club, who helped prepare a management plan. The Pleasant View Conservation Sanctuary is situated along the lower slopes of the Niagara Escarpment and is almost entirely surrounded by or cut by ravines that contain creeks and streams.

The lands are isolated, generally forested and undisturbed, affording significant wildlife corridors. Identified as environmentally sensitive, they provide a diversity of habitat for various species.

Recreation (i.e., nature trails) and nature appreciation is considered the optimum public use of the Conservation Sanctuary, given its sensitivity. The lands are contiguous with a 33-hectare block owned by the Royal Botanical Gardens known as the Berry Tract.

### **133. York Road Access**

*(Escarpment Access)*

Part of the Cootes to Escarpment EcoPark System, the York Road property consists of two open space holdings totaling approximately 21 hectares. The lands, now held by the Hamilton Conservation Authority, were acquired in March 2013 through the efforts of a number of agencies, including the Conservation Authority, the Hamilton Naturalists' Club, the Ontario Heritage Trust and the City of Hamilton. The York Road Access, in addition to providing opportunities for future public access to appreciate the rural environment and panoramic views towards Cootes Paradise and Hamilton Harbour, protects an important headwater area, a number of streams and wildlife corridors. The lands are primarily open fields with some tree cover. This tree cover reflects the return of portions of these former cultivated lands to a more natural condition through succession.

### **134. Cootes Paradise Sanctuary\***

*(Natural Environment)*

Cootes Paradise Sanctuary is over 600 hectares in size and includes a Provincially Significant Life Science ANSI, a Provincially Significant Wetland Complex (the largest on western Lake Ontario), glacial plateaus, 16 creeks incised into deep ravines and 25 kilometres of shoreline. The lands are managed as part of the Cootes to Escarpment EcoPark System. Cootes Paradise Sanctuary is an important area for migratory birds and other wildlife species, as well as northern and southern (Carolinian) flora. Recreational activities include hiking, bird watching, canoeing and fishing.

Habitat restoration of Cootes Paradise marsh has been ongoing since the 1990s as part of the Hamilton Harbour Remedial Action Plan. Three major access points provide public access to multiple Escarpment features. Princess Point, on the south side, provides water access and is a trail hub for kilometres of trails, as well as access to Hamilton's

Waterfront Trail and the Lake Ontario Waterfront Trail. Westdale, also on the south side, provides access to a deep ravine, old-growth forest and a spring creek and is host to a small Arboretum allotment garden and an aviary. The Arboretum is a hub leading to a large trail network that includes horticultural collections, a nature centre and Raspberry House.

### **135. Churchill Park**

*(Recreation)*

This 14-hectare park, located in the historic Westdale area in the City of Hamilton, is operated by the City and owned by the Royal Botanical Gardens. Churchill Park provides a number of active recreational facilities, such as athletic fields and related amenities, as well as connections to adjacent natural areas. The property abuts the Cootes Paradise Provincially Significant Life Science ANSI. It is part of the Cootes to Escarpment EcoPark System.

### **136. Berry Tract**

*(Natural Environment)*

Named after Alfred Berry, who bequeathed this former orchard property to the Royal Botanical Gardens in 1965 for conservation purposes, Berry Tract is located just below the Escarpment face in the headwaters area of Cootes Paradise's Hickory Brooks. This 33-hectare tract provides access to the Bruce Trail and is continuous with the Cartwright Nature Sanctuary. In addition to the abandoned orchard, the site's topography includes clay soil gullied by small Escarpment springs. Access is off of Valley Road.

### **137. Rock Chapel**

*(Natural Environment)*

Access to Rock Chapel is via Rock Chapel Road and passes by Borer's Falls. This 72-hectare area includes Borer's Falls, old field table lands undergoing natural succession with a forested south-facing Escarpment face. The forested Escarpment face is a Provincially Significant Life Science ANSI. The trail system includes numerous lookouts with views of Cootes Paradise Sanctuary and western Lake Ontario. Rock Chapel also provides access to the Bruce Trail and is contiguous with Hamilton Conservation Authorities' Borer's Falls Conservation Area.

### **138. Borer's Falls Conservation Area**

*(Nature Reserve)*

Borer's Falls Conservation Area (103 hectares) is owned by the Hamilton Conservation Authority and comprises a number of notable features that include Borer's Creek, associated waterfalls, two deep ravines, scarp and talus slopes and dense forest cover. The large upper waterfalls and a portion of the gorge are owned by the Royal Botanical Gardens as part of the Rock Chapel property and are contiguous with the conservation authority lands. The lands support Regional Significant Life and Earth Science ANSIs and Regional ESA designations based on the lands' geological, ecological, educational, and recreational attributes.

Royal Botanical Gardens owns the parking area for accessing the falls.

## E. Dundas Valley/Hamilton Escarpment

### 139. Spencer Gorge – Webster’s Falls Conservation Area

*(Natural Environment)*

This 65.6-hectare area, owned by the Hamilton Conservation Authority, contains the Spencer Creek Bedrock Gorge Provincially Significant ANSI and the Spencer Gorge Escarpment Valley Provincially Significant Life Science ANSI. The Greenville Optimist Community Park, Spencer Creek, Logie’s Creek and two impressive waterfalls (Webster’s Falls and Tew’s Falls) lie within the conservation area boundary. The park’s main attractions are the falls, y-shaped Escarpment bedrock gorge and southern flora. The area includes the Bruce Trail and is used for hiking, photography, nature viewing and picnicking.

### 140. Crook’s Hollow

*(Historical)*

This 38.7-hectare park, owned by the Hamilton Conservation Authority, includes facilities for fishing, hiking, picnicking and historical interpretation.

### 141. Christie Lake Conservation Area

*(Recreation)*

Owned by the Hamilton Conservation Authority, this 353-hectare area is known for its recreational amenities and beautiful lake setting along the Niagara Escarpment. The area is used for hiking, swimming, boating, picnicking, disc golf, fishing and a special events venue. The property includes the Hayesland Christie Provincially Significant Wetland Complex.

### 142. Summit Bog Muskeg Preserve

*(Nature Reserve)*

This 13-hectare area is owned by the Hamilton Conservation Authority and protects the Copetown Bog Provincially Significant Wetland. The property includes the majority of the Summit Bog Provincially Significant Life Science ANSI and a portion of the Dundas Valley Provincially Significant Earth Science ANSI.

### 143. Dundas Valley Conservation Area\*

*(Natural Environment)*

The Hamilton Conservation Authority manages 1,259 hectares in the Dundas Valley. Within this area, 36 hectares are owned by the Ontario Heritage Trust, acquired by donation from Richard Farmer and Ken Gibson in 1985. The western portion of the Dundas Valley contains the Dundas Valley Provincially Significant Earth Science ANSI, two Provincially Significant Life Science ANSIs (Dundas Valley Forest and Sulphur Creek Valley) and the Ancaster Creek Valley Regionally Significant Life Science ANSI. The area is used for nature appreciation, hiking, bicycling, cross- country skiing and picnicking and is crossed by the Bruce Trail. A trail centre connected to the Hamilton to Brantford Rail Trail is located in the eastern part of the valley.

#### **144. Tiffany Falls Conservation Area**

*(Escarpment Access)*

This 12.5-hectare area is owned by the Hamilton Conservation Authority and is used for hiking and nature interpretation.

The main Bruce Trail and a side trail pass through this area, which includes the Tiffany Falls Regionally Significant Earth Science ANSI.

#### **145. Iroquoia Heights Conservation Area**

*(Natural Environment)*

The Hamilton Conservation Authority owns this 94-hectare area located at the brow of the Niagara Escarpment. The property contains a mix of biological habitats and ecological succession stages that is of regional significance. The abandoned Chedoke Radial Railway Line bisects the lands. The Bruce Trail crosses the property.

#### **146. Mount Albion Conservation Area**

*(Natural Environment)*

The majority of this 53-hectare park is owned by the Hamilton Conservation Authority, with 13 hectares of the total owned by the City of Hamilton. The property is used for hiking, cross-country skiing and as a scenic lookout.

#### **147. Felker's Falls Conservation Area**

*(Natural Environment)*

The Hamilton Conservation Authority owns this 38-hectare park that is used for picnicking, hiking and cycling. The Felker's Falls Regionally Significant Earth Science ANSI is located on the property. The property includes a scenic lookout, a waterfall, gorge and the Bruce Trail.

#### **148. Battlefield Park National Historic Site**

*(Historical)*

This 13.3-hectare park owned by the City of Hamilton (formerly the City of Stoney Creek) is used for day use recreation activities. It contains the Battlefield Museum and former Gage farmhouse and grounds, which were acquired in 1899 by one of the first women's cultural groups in Canada and dedicated as a civic park. Open to the public, the museum sponsors tours and several special events throughout the year. A 330-metre-high monument in this park commemorates all those who served in the 1813 Battle of Stoney Creek. The park can provide access to the Bruce Trail, subject to land owner agreement.

#### **149. Devil's Punch Bowl**

*(Natural Environment)*

The Hamilton Conservation Authority owns this scenic picnic area with a prominent lookout of 44 hectares. The property includes the Devil's Punch Bowl Provincially Significant Earth Science ANSI, a waterfall and a gorge. It is crossed by the Bruce Trail.

#### **150. Winona Conservation Area**

*(Natural Environment)*

The Hamilton Conservation Authority owns this 55.6-hectare property, which is used for hiking and picnicking. It is crossed by the Bruce Trail and includes the Fruitland Escarpment Provincially Significant Life Science ANSI. A significant portion of this property (22.2 hectares) was donated to the Hamilton Conservation Authority by Llewellyn Smith and Helderleigh Holdings Inc.

#### **151. Vinemount Conservation Area**

*(Natural Environment)*

The Hamilton Conservation Authority owns this 36.5-hectare Escarpment property. This site contains the Niagara Section Escarpment Provincially Significant Life Science ANSI and provides access to the Bruce Trail.

## **F. Niagara Peninsula**

#### **152. Woolverton Conservation Area**

*(Escarpment Access)*

This 22-hectare property is owned by the Niagara Peninsula Conservation Authority for Bruce Trail access and natural area protection. The property includes the Niagara Section Escarpment Provincially Significant Life Science ANSI. Acquired lands adjacent to Woolverton Road and a former hydro corridor provide viewpoints for hikers.

#### **153. Beamer Memorial Conservation Area**

*(Natural Environment)*

The Niagara Peninsula Conservation Authority owns most of this 66.4-hectare property that is used for picnicking and hiking. A small portion of the property is owned by the Ontario Heritage Trust. The property contains areas of ecological and geological significance, including the Niagara Section Escarpment Provincially Significant Life Science ANSI. This area is also popular for viewing the annual hawk migration. The Bruce Trail crosses the property.

#### **154. Thirty Mile Creek**

*(Escarpment Access)*

Acquired in 1989 by the Ontario Heritage Trust, this 9.2-hectare property provides access for the Bruce Trail and natural area protection. The lands contain a waterfall and part of the Grimsby Terrace Valley Regionally Significant Life Science ANSI. The property is managed by the Bruce Trail Conservancy.

#### **155. Mountainview Conservation Area**

*(Natural Environment)*

This 26-hectare lot is owned by the Niagara Peninsula Conservation Authority and is used primarily for hiking on the Bruce Trail. Most of the property is within the Mountainview- Valentine Escarpment Regionally Significant Life Science ANSI.

### **156. Cave Springs Conservation Area**

*(Nature Reserve)*

This 38.4-hectare area includes a forested Escarpment plain, crevasse valley, cliff face, several lookouts and archaeological sites. The property includes the Beamsville Escarpment Provincially Significant Life Science ANSI. The lands are managed by the Niagara Peninsula Conservation Authority and crossed by the Bruce Trail.

### **157. Ball's Falls Conservation Area\***

*(Historical)*

The Niagara Peninsula Conservation Authority owns the majority of this 126-hectare property. The Ellis family donated 24 hectares in 1984 to the Ontario Heritage Trust. The Ball's Falls Centre for Conservation, located on the property, is an environmentally sustainable building that provides visitor orientation and interactive exhibits showcasing the natural and cultural history of the Niagara Escarpment. The property includes the Bruce Trail and is used for day use activities and camping (restricted to conservation / youth groups and Bruce Trail hikers for overnight stay, while hiking). This area also includes historic buildings, mill ruins, lime kilns, two waterfalls, the Twenty Mile Creek Drowned River Mouth Provincially Significant Earth Science ANSI, the Jordan Valley Provincially Significant Life Science ANSI and the Jordan Harbour Marsh Provincially Significant Wetland Complex. The area is extensively used for historical and conservation/ education programs and is the site for numerous community and authority sponsored festival events.

### **158. Louth Conservation Area**

*(Nature Reserve)*

This 62-hectare area, owned by the Niagara Peninsula Conservation Authority, lies within a Provincially Significant Life Science ANSI (Fifteen- Sixteen Mile Creek Valleys). The property also includes the Sixteen Mile Creek Near Escarpment Brow Regionally Significant Earth Science ANSI. The Bruce Trail crosses the property and is used for hiking, nature appreciation and viewing.

### **159. Rockway Conservation Area**

*(Nature Reserve)*

Picnicking and hiking are the main uses of this 124.6-hectare site owned by the Niagara Peninsula Conservation Authority. The property is located within the Rockway Falls Provincially Significant Earth Science ANSI and the Fifteen and Sixteen Mile Creek Valleys Provincially Significant Life Science ANSI and includes a scenic waterfall. Activities in the area include nature viewing and cross-country skiing. The Bruce Trail crosses the lands.

## **160. Short Hills Nature Sanctuary**

*(Nature Reserve)*

The 18-hectare Short Hills Nature Sanctuary is located within the Fonthill Kame Moraine and contains a number of significant features, including the headwaters of Effingham Creek, Provincially Significant Wetlands, the North Pelham Valley Provincially Significant Life Science ANSI and old growth Carolinian forest with exceptionally large oak, maple, tulip and beech trees. The property, which is owned by the Hamilton Naturalists' Club, includes footpaths for nature appreciation.

## **161. St. Johns Conservation Area**

*(Natural Environment)*

This 28.1-hectare tract of land is owned by the Niagara Peninsula Conservation Authority and is known for trout fishing, hiking, bird watching and nature education. There are spectacular floral displays during the spring and fall at this site. St. Johns includes a portion of Twelve Mile Creek, the only cold water, spring-fed creek in the Niagara Region. The property also includes the St. Johns Valley Conservation Area Provincially Significant Life Science ANSI and the Twelve Mile Creek Provincially Significant Wetland Complex.

## **162. Short Hills Provincial Park**

*(Natural Environment)*

This 660-hectare area is managed by Ontario Parks and includes a rich variety of flora and fauna. The "short hills" are the product of the erosional forces of glacial meltwater and other runoff.

The area includes the Twelve Mile Creek Provincially Significant Wetland Complex, three Provincially Significant Life Science ANSIs (Twelve Mile Creek Valley, Terrace Creek, and Swayze Creek) and three Provincially Significant Earth Science ANSIs (Dry Falls, Creek Valleys and Terrace Creek). Development includes access points with parking lots, a self-interpretive accessible nature trail and several hiking trails, including the Bruce Trail.

## **163. Welland Canal**

*(Transport Canada)*

The St. Lawrence Seaway Management Corporation manages approximately 296 hectares in the Niagara Escarpment Plan Area along the Welland Canal on behalf of Transport Canada. Some of the area has the potential for recreational uses, such as hiking, viewing, and historical appreciation (e.g., Old Canal Area) where it does not conflict with the primary commercial shipping and industrial activity. The Bruce Trail crosses the area.

## **164. Woodend Conservation Area**

*(Natural Environment)*

This 43.7-hectare property is owned by the Niagara Peninsula Conservation Authority. The main uses are hiking and outdoor education. The site was used as an observation point during the War of 1812 and includes a historic limestone kiln. The existing buildings are leased by the District School Board of Niagara for environmental education purposes. The property also includes the Bruce Trail and the Homer Escarpment Regionally Significant Life Science ANSI.

### **165. Queenston Quarry**

*(Natural Environment)*

With the assistance of the Ontario Heritage Trust, the Niagara Parks Commission obtained title from Steetley Industries Ltd. on this 44-hectare property in 1987 (part donation, part purchase). In addition to its historic and natural attributes, the property also provides an important link for the Bruce Trail.

### **166. Queenston Heights (Brock's Monument)\***

*(Historical)*

This historical park, situated at the southern end of the Niagara Escarpment, is owned and operated by the Niagara Parks Commission. A monument and several plaques commemorate General Isaac Brock and the War of 1812. Brock's Monument is owned by the federal government and is maintained by Parks Canada. The Laura Secord Homestead and the Queenston Chapel (built in 1862) are located on the property. The area also includes the Bruce Trail and is used for picnicking, hiking and day use recreation. About 103 hectares are located within the Niagara Escarpment Plan Area.



## Appendix 2

### Definitions

**Aboriginal:** Use of the term Aboriginal in this Plan is intended to be consistent with the definition provided in the *Constitution Act, 1982*; “Aboriginal peoples of Canada” includes the Indian, Inuit and Métis peoples of Canada.

**Accessory:** Naturally and normally incidental, subordinate and exclusively devoted to the principal use located on the same lot.

**Accessory facility:** A detached building, structure or other installation that is not used for human habitation, the use of which is naturally and normally incidental, subordinate, and exclusively devoted to the principal use located on the same lot.

**Accessory use:** The use of any land, building, structure or facility that is naturally and normally incidental, subordinate, and exclusively devoted to the principal use located on the same lot.

**Agri-food network:** Within the *Agricultural System*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks, on-farm buildings and *infrastructure*, agricultural services, farm markets, distributors and primary processing, and vibrant, agriculture-supportive communities.

**Agricultural Purposes Only lot (APO lot):** The agricultural lot that is the remnant created following the severance of another lot containing a residence that is rendered surplus when associated with a *farm consolidation* (see definition for *residence surplus to a farm operation*). The permitted uses on APO lots are limited in accordance with the policies of this Plan.

**Agricultural System:** The system mapped and issued by the province and is comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: 1. An agricultural land base comprised of *prime-agricultural areas*, including specialty crop areas and rural lands that together create a continuous productive land base for agriculture; 2. An *agri-food network* which includes *infrastructure*, services and assets important to the viability of the agri-food sector.

**Agricultural use:** The growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment (Provincial Policy Statement, 2014).

**Agri-tourism use:** Farm-related tourism use, including limited accommodation such as a *bed and breakfast*, that promotes the enjoyment, education or activities related to the farm operation (Provincial Policy Statement, 2014).

**Agriculture-related use:** Farm-related commercial and farm-related industrial use that is directly related to farm operations in the area, supports agriculture, benefits from being in close proximity to farm operations, and provides direct products and/or services to farm operations as a primary activity. (Provincial Policy Statement, 2014)

**Archaeological resource:** Includes artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act* (Provincial Policy Statement, 2014).

**Area of Natural and Scientific Interest (ANSI):** An area of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education (Provincial Policy Statement, 2014).

**Bed and breakfast:** Sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public within an existing *single dwelling* that is the principal residence of the proprietor. A *bed and breakfast* in an existing *single dwelling* of local heritage value or interest must retain the features that cause it to be designated of local heritage value or interest.

**Berm:** An artificial mound or bank of earth.

**Billboard:** Any notice or advertising device, with or without words, that contains information unrelated to the use of the *property* on which the *billboard* is located, including any device that is used solely to attract attention, and any temporary or mobile structure used for similar purposes.

**Biosphere Reserve:** An international designation of recognition from the United Nations Educational, Scientific and Cultural Organization (UNESCO) under the Man and Biosphere Program (MAB) that recognizes the unique natural features and ecological importance of the area regulated by the Niagara Escarpment Plan.

**Brow (edge):** The uppermost point of the Escarpment slope or face. It may be the top of a rock cliff or where the bedrock is buried. The most obvious break in slope associated with the underlying bedrock.

**Bruce Trail access point:** *Property* managed and/or acquired in whole or in part for the purpose of providing public access to the Bruce Trail (e.g., parking areas).

**Bruce Trail corridor:** *Property* managed and/or acquired in whole or in part under Part 3 of the Niagara Escarpment Plan or by other means for the purpose of securing the Bruce Trail and facilitating the establishment of *overnight rest areas* and *Bruce Trail access points*.

**Built heritage resource:** A building, structure, monument, installation or any manufactured remnant that contributes to a property's *cultural heritage value or interest* as identified by a community, including an *Aboriginal* community. *Built heritage resources* are generally located on *property* that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers (Provincial Policy Statement, 2014).

**Campground:** An area used for a range of overnight camping experiences, from tenting to trailer sites, including *accessory facilities*, such as administration offices, laundry facilities and washrooms to support the use, but not including the use of mobile homes or trailers on a permanent year-round basis.

**Certified Agrologist:** A person who has been certified as a Professional Agrologist (P. Ag.) by meeting the academic and registration requirements established by a provincial institute of agrologists.

**Compatible:** Where the building, structure, activity or use blends, conforms or is harmonious with the *Escarpment environment*.

**Comprehensive rehabilitation:** rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations* (Provincial Policy Statement, 2014).

**Conserve or conservation:**

- a) In an ecological context, means the wise management of the environment in a way that will maintain, restore, enhance and protect its quality and quantity for sustained benefit to humans and the environment.
- b) In a cultural heritage context, means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their *cultural heritage value or interest* is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Conservation organization:** A non-government conservation body that includes a land trust, conservancy or similar not-for-profit agency governed by a charter, articles of incorporation or letters patent, and with by-laws and objectives that support the protection of the *natural environment* of the Niagara Escarpment. Such an organization must have registered charitable status.

A *conservation organization* shall be considered to have an “approved” status under this Plan once the Ministry of Natural Resources and the Niagara Escarpment Commission have been satisfied that the *conservation organization* has an environmental purpose consistent with the purpose, objectives and policies of the Niagara Escarpment Plan. This includes commitment, public support, organizational ability, sustained activity in the interests of *conservation* over several years and a legally binding arrangement to ensure that all lands acquired or held as nature preserves remain protected should the organization cease to exist.

**Correcting a conveyance:** The granting of a consent under the *Planning Act* for purposes, such as *easements*, correcting deeds, quit claims and minor boundary adjustments for legal or technical reasons that do not result in the creation of a new *lot* or the re-creation of a merged lot.

**Cultural heritage value or interest:** A *property* may be determined to have *cultural heritage value or interest* if it meets one or more of the criteria found in Ontario Regulation 9/06 under the *Ontario Heritage Act*. A *property* may be determined to have *cultural heritage value or interest* of provincial significance if it meets one or more of the criteria found in Ontario Regulation 10/06 under the *Ontario Heritage Act*.

**Cultural heritage landscape:** A defined geographical area that may have been modified by human activity and is identified as having *cultural heritage value or interest* by a community, including an *Aboriginal* community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site) (Provincial Policy Statement, 2014).

**Cultural heritage resource:** Property that includes *built heritage resources, cultural heritage landscapes, archaeological resources and/or areas of archaeological potential*.

**Dwelling unit:** One or more habitable rooms with a private entrance and designed for the use of one *household* in which sanitary and kitchen facilities are provided for the exclusive use of such *household*.

**Easement:** A negotiated interest in the land of another that allows the *easement* holder specified uses or rights without actual ownership of the land.

**Endangered species:** A species that is classified as an *endangered species* in Ontario Regulation 230/08 (Species at Risk in Ontario List) made under the *Endangered Species Act, 2007* (Provincial Policy Statement 2014).

**Erosion hazard:** The loss of land, due to human or natural processes, that poses a threat to life and *property*. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance (Provincial Policy Statement, 2014).

**Escarpment or Niagara Escarpment:** See the preamble of this Plan for a description of the Niagara Escarpment. The single word “Escarpment” used in this document means the Niagara Escarpment.

**Escarpment environment:** The physical and natural heritage features, *cultural heritage resources*, and *scenic resources* associated with the Escarpment landscape.

**Escarpment Related Landform:** A physical feature of the land associated with the Escarpment and created by erosion, sedimentation and/or glaciation, often including such features as moraines, *lakes*, river valleys, beach ridges, drumlins and kames.

**Escarpment slope (face):** The area between the *brow* and *toe* of the Escarpment and usually characterized by a steep gradient. Where the rise occurs in the form of a series of steps, the slope also includes the terraces between the steps.

**Existing lot of record:** a lot held under distinct and separate ownership from all abutting lots, as shown by a registered conveyance in the records of the Land Registry Office at the date of approval of the Niagara Escarpment Plan on June 12, 1985;

- a) a new *lot* created in conformity with the provisions of the Niagara Escarpment Plan; or
- b) where lands have been added to the Niagara Escarpment Plan;
  - i. a lot held under distinct and separate ownership from all abutting lots, as shown by a registered conveyance in the records of the Land Registry Office at the date of approval of the amendment to this Plan adding the lands to this Plan; or
  - ii. any new *lot* created in conformity with this Plan after the date of approval of the amendment to this Plan adding the lands to this Plan.

For greater certainty, a lot created through testamentary devise or by a navigable waterway is not considered an *existing lot of record* unless it meets the provisions set out in a), or b), of this definition.

Note: See Special Provisions that apply to the Pleasant View Survey Lands in Part 2.2.21 a) of this Plan.

**Existing use:** The legal use of any land, building or structure for a purpose that is not otherwise listed as a permitted use under the applicable designation in the Niagara Escarpment Plan, and that was:

- a) existing on the day of approval of the Niagara Escarpment Plan, June 12, 1985; or
- b) approved in accordance with the provisions of the Niagara Escarpment Plan since June 12, 1985 but prior to the date of any amendment to this Plan under which the use ceased to be a permitted use; or
- c) existing, in an area added to the Niagara Escarpment Plan at the date of the approval of the amendment to this Plan that added the lands to this Plan;

Provided that the *existing use* has continued without interruption after the effective date as set out under a), b), or c).

Note: See Special Provisions that apply to the Pleasant View Survey Lands in Part 2.2.21 a) of this Plan.

**Farm consolidation:** The acquisition of additional farm parcels to be operated as one farm operation.

**Fish habitat:** The spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend, directly or indirectly, in order to carry out their life processes (*Fisheries Act*, R.S.C., 1985, c. F-14).

**Fisheries management:** The management of *fish habitat* and fish populations for the purpose of sustaining and improving the quality and quantity of fish.

**Flooding hazard:** The inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or *stream* system and not ordinarily covered by water:

- a) along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the *flooding hazard* limit is based on the one hundred year flood level plus an allowance for wave uprush and *other water-related hazards*;
- b) along river, *stream* and small inland lake systems, the *flooding hazard* limit is the greater of:
  - i. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
  - ii. the one hundred year flood; and iii. a flood which is greater than i) or ii) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources; except where the use of the one hundred year flood or the actually experienced event has been approved by the Ministry of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard) (Provincial Policy Statement, 2014).

**Forest management:** The sustainable management of forests to produce wood and wood products, provide outdoor recreation, protect, restore or enhance environmental conditions for wildlife, and protect water supplies.

**Green infrastructure:** Natural and human-made elements that provide ecological and *hydrologic functions* and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs (Provincial Policy Statement, 2014).

**Group home:** A residence that is licensed or funded by a *public body* for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

**Habitat of endangered species and threatened species:**

- a) with respect to an *endangered* or *threatened species* for which a regulation made under clause 55 (1) (a) of the *Endangered Species Act, 2007* is in force, the area prescribed by that regulation as the habitat of the species; or
- b) with respect to any other *endangered* or *threatened species*, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes, such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ministry of the Environment, Conservation and Parks; and places in the areas described in clause a) or b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences. (*Endangered Species Act, 2007*)

**Heritage attribute:** The principal feature or element that contributes to a *protected heritage property's cultural heritage value or interest* that may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*). (Provincial Policy Statement, 2014)

**Heritage conservation easement agreement:** A covenant or agreement that may be entered into by the owner of real *property* and either a municipality or the Ontario Heritage Trust, is registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss. A heritage conservation easement may be entered into under either Parts II (Section 10) or IV (Section 37) of the *Ontario Heritage Act*.

**Height:** With respect to a building, means the greatest vertical distance between the point of lowest finished grade adjoining any exterior wall of a building and the highest point of the roof. With respect to a structure, means the greatest vertical distance between the point of lowest finished grade and the highest point or points of the structure.

**Home industry:** A use, providing a service primarily to the rural or farming community and that is *accessory* to a *single dwelling* or agricultural operation, performed by one or more residents of the *household* on the same *property*. A *home industry* may be conducted in whole or in part in an *accessory facility* and may include an animal kennel, carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop, etc., but does not include an auto repair or paint shop, or furniture stripping facility.

**Home occupation:** An occupation that provides a service as an *accessory use* within a *single dwelling*, in an addition to the dwelling, or in an *accessory facility*, performed by one or more residents of the *household* on the same *property*.

Such occupations may include services performed by an accountant, architect, auditor, dentist, medical practitioner, veterinarian, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser, desktop publisher or word processor, computer processing provider, teacher or day care provider. Other occupations may also include dressmaking, upholstering, weaving, baking, ceramic-making, painting, sculpting and the repair of personal effects.

**Household:** One or more persons living as a single housekeeping unit in one dwelling.

**Hydrologic function:** The functions of the hydrologic cycle that includes the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things (Provincial Policy Statement, 2014).

**Implementing authority:** The body responsible for the administration of the Niagara Escarpment Plan.

**Infrastructure:** The physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes *green infrastructure* and *utilities* as defined in this Plan, in addition to transportation corridors and facilities, including rights-of-way for the movement of people and goods.

**Institutional use:** Use of land, building or structure for some public or social purpose that may include governmental, religious, educational, charitable, philanthropic, hospital or other similar use, including cemeteries, to serve the immediate community.

**Intermittent stream:** A *stream*-related *watercourse* that contains water or is dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the *stream* bottom during parts of the year.

**Lake:** Any inland body of standing water, usually fresh water, larger than a pool or pond, or a body of water filling a depression in the earth's surface.

**Lot:** A parcel of land capable of being conveyed legally in accordance with the *Planning Act*.

**Low impact development:** An approach to stormwater management that seeks to manage rain and other precipitation as close to possible to where it falls in order to mitigate the impacts of increased runoff and stormwater pollution. It comprises a set of site design strategies and distributed, small scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. Low impact development can include: bio-swales, permeable pavement, rain gardens, green roofs and exfiltration systems. Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case.

**Mineral aggregate operation:**

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*,
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products, or the production of secondary related products.

**Mineral aggregate resource:** Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act* (Provincial Policy Statement, 2014).

**Minimum distance separation formulae:** Formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities (Provincial Policy Statement, 2014).

**Natural environment:** The air, land and water or any combination or part thereof.

**Nature preserve:** *Property* held by an approved *conservation organization* for the purpose of enhancing, protecting, maintaining or providing access to the *natural environment* in the Niagara Escarpment Plan area. Nature preserves will be areas or sites that presently, or in the future, could contribute to the *conservation* of Ontario's biodiversity and natural heritage. Such lands are not recognized as building lots under this Plan.

**Natural scenery:** The existing scenery of the *Escarpment environment* associated with the continuous *natural environment*.

**Natural self-sustaining vegetation:** Vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending (Greenbelt Plan, 2005).

**Negative impact:**

- a) in regard to water, degradation to the quality or quantity of surface water or groundwater, key hydrologic features and their related *hydrologic functions*, due to single, multiple or successive development;
- b) in regard to key and other natural heritage features, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive development;
- c) in regard to *fish habitat*, any permanent alteration to or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*;
- d) in regard to *scenic resources*, a degradation to the *natural scenery* and *scenic quality* due to single, multiple or successive development; and
- e) in regard to *cultural heritage resources*, degradation or destruction of *built heritage resources*, *cultural heritage landscapes*, *archaeological resources*, including a *visual impact*, when *heritage attributes* include the visual setting of a *cultural heritage resource* and other features of *significant cultural heritage value or interest*, including heritage and archaeological sites of critical importance to *Aboriginal peoples*.

**NEPOSS agency:** *Public body* and approved *conservation organizations* that own/manage land within NEPOSS.

**Official plan:** A document approved by an approval authority in accordance with the *Planning Act*, containing objectives and policies established primarily to provide guidance for the physical development of a municipality or a part thereof, while having regard to relevant social, economic and environmental matters.



**On-farm diversified use:** Use that is secondary to the principal *agricultural use* of the *property* and is limited in area. *On-farm diversified uses* include, but are not limited to, *home occupations, home industries, agri-tourism uses*, and uses that produce value-added agricultural products (Provincial Policy Statement, 2014).

**Open landscape character:** The system of rural features, both natural and human-made, that makes up the rural environment, including forests, slopes, *streams, valleylands*, hedgerows, agricultural fields, agricultural buildings and other features of similar character and scale.

**Original township half lot:** Half of an *original township lot* where the township was originally surveyed into 80-hectare lots.

**Original township lot:** The township *lot* as shown on an original plan, where an original plan is a plan certified by the Surveyor General as being the original plan of an original survey. In Ontario, original township lots are generally 40 hectares; however, larger and smaller original township lots exist.

**Other water-related hazard:** A water-associated phenomenon other than *flooding hazard* and wave uprush which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming (Provincial Policy Statement, 2014).

**Overnight rest area:** *Property* managed and/or acquired by the Bruce Trail Conservancy or through agreements with landowners or *public bodies* for the purpose of allowing small, basic unserviced camping sites for Bruce Trail users.

**Permanent stream:** A *stream* that continually flows in an average year.

**Prime agricultural area:** An area where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms that exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture, Food and Agribusiness using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province (Provincial Policy Statement, 2014).

**Prime agricultural land:** *Specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection (Provincial Policy Statement, 2014).

**Progressive rehabilitation:** Rehabilitation done sequentially in accordance with the *Aggregate Resources Act*, its regulations, the site plans and the conditions of the license or permit during the period that aggregate is being excavated.

**Property:** Real property, including all buildings and structures thereon.

**Protected heritage property:** *Property* designated under Parts IV, V or VI of the *Ontario Heritage Act*; *property* subject to a *heritage conservation easement agreement* under Parts II or IV of the *Ontario Heritage Act*; *property* identified by the Province and prescribed *public bodies* as provincial heritage *property* under the Standards and Guidelines for Conservation of Provincial Heritage Properties; *property* protected under federal legislation, and UNESCO World Heritage Sites (Provincial Policy Statement, 2014).

**Public body:** A federal or provincial government, a municipality, or a municipal agency, including any commission, board, authority or department, established by a government or agency exercising any power or authority under a statute of Canada or of Ontario. The Bruce Trail Conservancy shall be treated as if it were a *public body* with respect to the role of the Conservancy in securing and managing the *Bruce Trail corridor* under Part 3 of the Niagara Escarpment Plan.

**Recreational development:** Those activities and associated tourism facilities designed to provide recreational and tourism opportunities for the use of local residents and the travelling public.

**Remnant lot:** The *lot* remaining after a severance has been taken.

**Residence surplus to a farm operation:** An existing habitable farm residence that is rendered surplus as a result of a *farm consolidation* (Provincial Policy Statement, 2014).

**Retail sales and tasting area:** The area within a *winery* where wine and other farm products are displayed and sold, including the hospitality area where wine may be tasted. Limited complementary food services for the purposes of tasting, but not for sale, may be provided within the *retail sales and tasting area*.

**Rock climbing:** The sport or activity of climbing a vertical rock face (e.g. cliff face), especially by means of specialized techniques and equipment.

**Ropes course:** An outdoor activity consisting of challenging elements placed on or above the ground (e.g., swings, suspension bridges, ropes, ladders, climbing nets and *zip lines*) usually constructed using trees and/or artificial poles.

**Scenic quality:** A reference to the scenic rankings derived from the Niagara Escarpment Plan: A Landscape Evaluation Study and updates to the study. There are six rankings: Outstanding, Very Attractive, Attractive, Average, Low and Very Low.

**Scenic resource:** The general appearance of a place or landscape, or the features of a landscape, taking into consideration the visual condition and *scenic quality*, which vary by location and are dependent on features such as geology, vegetation, landforms, and human developments. The heritage attributes of protected heritage properties may also include or be, in themselves, scenic resources.

**Secondary plan:** A plan for a specific geographic area of a municipality that has been approved as an amendment to an *official plan* by an approval authority in accordance with the *Planning Act*. Such a plan is prepared when there is a need for more specific policies to guide future development approved in an *official plan* under the *Planning Act*.

**Seepage area and spring:** A site of emergence of groundwater where the water table is present at the ground surface (Greenbelt Plan, 2005).

**Sign:** Any notice or advertising device, with or without words, that is *accessory* to the principal use on the same *lot*, including any device that is used solely to attract attention, and any temporary or mobile structure used for similar purposes.

**Significant:**

- a) in regard to *wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;

- b) in regard to *woodlands*, an area that is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ministry of Natural Resources;
- c) in regard to other features and areas, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Ministry of Natural Resources; and
- d) in regard to cultural heritage and archaeology, resources that have been determined to have *cultural heritage value or interest* for the important contribution they make to our understanding of the history of a place, an event, or a people.

Criteria for determining significance for the resources identified in section d) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

**Single dwelling:** A separate building containing not more than one *dwelling unit* and may include a chalet, cottage, mobile home or *group home*.

**Skylining:** Extending above the horizon line of the Escarpment *brow, slope* or other prominent landform and, where applicable, associated vegetation.

**Specialty crop area:** An area designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and/or
- c) a long-term investment of capital in areas such as crops, drainage, *infrastructure* and related facilities and services to produce, store or process specialty crops (Provincial Policy Statement, 2014).

**Stream or watercourse:** A feature having defined bed and banks, through which water flows at least part of the year.

**Talus slope:** The slope created by the mass of broken rock that accumulates at the base of the cliff face along the Escarpment.

**Threatened species:** A species that is classified as a *threatened species* in Ontario

Regulation 230/08 (Species at Risk in Ontario List) made under the *Endangered Species Act, 2007*. (Provincial Policy Statement 2014)

**Toe (base):** The lowest point on the Escarpment slope or face determined by the most obvious break in slope associated with the bedrock or landforms overlying the bedrock.

**Topsoil:** Horizons in a soil profile, commonly known as the “O” and the “A” horizons, containing organic material and includes deposits of partially decomposed organic matter such as peat (*Municipal Act, 2001*).

**Trail activity:** Recreation oriented to trails (e.g., horseback riding, cross-country skiing, hiking, snowmobiling, cycling).

**Utility:** A water supply; storm or sanitary sewage system; gas or oil pipeline; the generation, transmission and distribution of electric power, including renewable energy projects as defined in the *Electricity Act, 1998*, commercial or otherwise, and all associated *infrastructure*; the generation, transmission and distribution of steam or hot water; telegraph and telephone lines and other cabled services; a public transportation system; licensed broadcasting, receiving and transmitting facilities; or any other similar works or systems necessary to the public interest, but does not include:

- a) the establishment of a new *waste disposal site*;
- b) any expansion or alteration to an existing *waste disposal site* from what has been approved under the applicable legislation (including any expansion in area or height of a landfill site or any change in the type of *waste* material being disposed);
- c) incineration facilities (including energy from *waste* facilities); or
- d) large scale packer and/or recycling plants or similar uses.

**Valleyland:** A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year (Provincial Policy Statement, 2014).

**Vegetation protection zone:** A vegetated buffer area surrounding a key natural heritage feature or key hydrologic feature within which only those land uses permitted within the feature itself are permitted.

**Visual impact:** A change to the existing cultural and natural landscape from viewing points, usually associated with proposed development.

**Visual impact assessment:** A study in accordance with the NEC Visual Assessment Guidelines.

**Waste:** Includes ashes, garbage, refuse, domestic waste, industrial waste, municipal wastes, hazardous waste and such other wastes as are designated in the regulations under the *Environmental Protection Act*, but does not include:

- a) agricultural waste;
- b) inert fill;
- c) inert rock fill;
- d) condemned animals or parts thereof at a plant licensed under the *Meat Inspection Act* (Ontario) or an establishment operating under the *Meat Inspection Act* (Canada);
- e) dead farm animals to which the *Nutrient Management Act, 2002* applies; or
- f) hauled sewage sludge for disposal on farmland.

**Waste disposal site:** Any land, water, building or structure where *waste* is deposited, stored, or processed, including such sites defined and classified in regulations under the *Environmental Protection Act*, any derelict motor vehicles sites, transfer or container stations or incineration sites. It does not include:

- a) a structure that is wholly utilized for the temporary collection of *waste* (e.g., commercial and industrial dumpsters associated with an *existing use*);
- b) domestic storage and composting of waste sites;
- c) existing hospital incinerators;
- d) agricultural waste sites (e.g., agricultural manure and disposal);
- e) on-site incinerators at the site of a crematorium within the meaning of the *Cemeteries Act*;
- f) on-site incinerators at the site of a veterinary hospital/clinic;
- g) recycling depots for paper, glass and cans etc., serving the local community; and
- h) disposal of domestic sewage sludge on farmland.

**Watershed management:** The analysis, protection, development, operation and maintenance of the land, vegetation and water resources of a drainage basin.

**Wayside pits and quarries:** A temporary *pit* or *quarry* opened and used by or for a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way (Provincial Policy Statement, 2014).

**Wetland:** Land that is seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs, and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition (Provincial Policy Statement, 2014).

**Wildlife habitat:** Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitats* of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species (Provincial Policy Statement, 2014).

**Wildlife management:** The management of *wildlife habitats* for the purposes of sustaining the quantity and quality of wildlife.

**Winery:** Buildings or structures used for the processing of grapes and other fruits in the production of wines (and other alcoholic beverages like ciders), including the crushing, fermentation, production, bottling, aging and/or storage of wine and wine-related products, such as grape and fruit-based vinegars, as a secondary *agricultural use* to a vineyard, orchard or fruit farm. The *winery* may include a laboratory and winery administrative office but not implement buildings used to house farm machinery (e.g., tractors, sprayers, etc.).

**Woodland:** A treed area that provides environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrologic and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of *wildlife habitat*, outdoor recreational opportunities, and the sustainable harvest of a wide range of *woodland* products. A *woodland* includes treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. A *woodland* may be delineated according to the *Forestry Act* definition or the Province’s Ecological Land Classification system definition for “forest” (Provincial Policy Statement, 2014).

**Zip line:** A pulley suspended by cables mounted on an incline or tilt. It is designed to be driven by gravity to slide from the top to the bottom of a cable by holding onto, or attaching to, a freely moving pulley.



*Duntroon Quarry*  
*Credit: Walker Aggregates*

## Appendix 3

### Residential Heritage Property Listings

The following are properties that are permitted as second *single dwellings* under Part 2.2.7 and listed in accordance with Part 2.10.5 of the Niagara Escarpment Plan.

1. Development Permit #7275/P/R/00-01/370 (dated June 13, 2001) located in Part of Lots 4 and 5, Concession 3 WHS, Town of Caledon. An existing heritage dwelling is to be retained as a caretaker's residence on a 74-hectare property. The caretaker's residence has been designated under the *Ontario Heritage Act*.
2. Development Permit #7496/H/R/01-02/224 (dated March 13, 2002) located in Part of Lots 4 and 5, Concession 3 NS, City of Burlington. An existing heritage dwelling is to be retained as a guest house on a 42-hectare property. The guest house has been designated and an easement entered into under the *Ontario Heritage Act*.
3. Development Permit #8753/P/R/06-07/006 (dated November 15, 2006) located in Part of Lot 7, Concession 2 EHS, Town of Caledon. An existing heritage dwelling is to be retained as a caretaker's residence on a 39-hectare property. The caretaker's dwelling has been designated and an easement entered into under the *Ontario Heritage Act*.
4. Development Permit #6086/G/R/2007-2008/9117 (dated May 22, 2008) located in Part of Lot 10, Concession 10, Town of The Blue Mountains, Grey County. An existing heritage farmhouse is to be retained as a second dwelling on a 34-hectare property. The farmhouse, known as the David McNichol Residence, has been designated under the *Ontario Heritage Act* and an easement has been entered into, to acknowledge the historical contribution of its former owner.
5. Development Permit #9402/N/R/2005-2006/224 (dated May 8, 2009) located in Part Lot 44, Town of Niagara-on-the-Lake, Niagara Region. An existing heritage dwelling is to be renovated and retained as the principal residence and an existing *accessory* facility used and converted to a residence for a property custodian on an 8.4-hectare *lot*. The Town will designate the heritage dwelling under the *Ontario Heritage Act*.
6. Development Permit #9447/H/R/2008-2009/039 (dated June 19, 2009) located in Part Lot 5, Concession 5 NS, City of Burlington, Region of Halton. An existing heritage dwelling is to be retained as a second dwelling for use as a manager/help residence on a 28-hectare property. The City has designated the dwelling and associated farm buildings under the *Ontario Heritage Act*.
7. Development Permit #9636/P/R/2008-2009/243 (dated March 10, 2010) located in Part Lot 6, Concession 4 EHS, Town of Caledon, Region of Peel. An existing heritage dwelling is to be retained as a second dwelling on an 8-hectare *lot*. The Town of Caledon will designate the heritage dwelling under the *Ontario Heritage Act*.
8. Development Permit #6297/G/R/2008-2009/9017 (dated August 5, 2010) located in part of Lot 3, Concession 8 EGR, Municipality of Chatsworth (formerly Holland Township). An existing circa 1873 Designated Heritage Dwelling is to be retained as the second dwelling on the 30-hectare property. The dwelling has been designated as a heritage building under the *Ontario Heritage Act* and an Easement Agreement has been registered on the property. A new dwelling was constructed on the property in 2004-2005.

9. Development Permit #10558/H/R/2012-2013/267 (dated September 3, 2013) located in part of Lot 11, Concession 4 N. S., Town of Milton, Region of Halton. A Designated Heritage Dwelling is to be retained as the second dwelling on a 4.6-hectare property. The dwelling has been designated as a heritage building under the *Ontario Heritage Act* and an Easement Agreement has been registered on the property. A new dwelling was permitted on the lands.
10. Development Permit #10693/P/R/2011-2012/248 (dated January 17, 2014) located in part of Lot 10, Concession 1 WHS, Town of Caledon, Region of Peel. A Designated Heritage Dwelling is to be retained as a second dwelling on a ± 25-hectare property. The dwelling has been designated as a heritage building under the *Ontario Heritage Act* and an Easement Agreement has been registered on the property. A new dwelling was permitted on the lands.
11. Development Permit #10715/P/R/2012-2013/306 (dated June 11, 2014) located in part of Lot 20, Concession 6 EHS, Town of Caledon, Region of Peel. A Designated Heritage Dwelling is to be retained as a second dwelling on a 20.03-hectare property. The dwelling has been designated and an Easement Agreement registered under the *Ontario Heritage Act* on the property. A new dwelling was permitted on the lands.
12. Development Permit #G/R/2022-2023/639 (dated May 2, 2024) located in Part Lot 12, Concession 3 N, Municipality of Grey Highlands (Euphrasia), County of Grey. An existing farmhouse dwelling is to be retained as a second dwelling on a 42.7 ha single lot, currently occupied by a refugee family with future potential use as affordable rental accommodation. The Heritage Conservation Easement designation was adopted following NEC approval for a new dwelling on the lot under Permit #G/R/2019-2020/9125. The Municipality has designated the dwelling under the Ontario Heritage Act.



## Appendix 4

### Nature Preserve Property Listings and Approved Conservation Organizations

Properties will be added to this Appendix pursuant to the policies of Parts 1 and 2 of the Niagara Escarpment Plan.

#### Approved Conservation Organization(s)

- The Escarpment Biosphere Conservancy (EBC) – Approved 29/08/06
- Ontario Nature (ON) – Approved 25/11/10
- Hamilton Naturalists' Club (HNC) – Approved 08/08/12

#### Listed Properties

- Property being 25 hectares more or less located in Part Lots 29 and 30, Concession 16, Township of Georgian Bluffs (Keppel). Deed registered with Nature Preserve covenant on December 15, 2008 as Instrument Number 558773 and held by the Escarpment Biosphere Conservancy Inc.
- Property being 36.6 hectares more or less located in Part Lot 32, Concession 3 EHS, Township of Mulmur, Dufferin County. Deed registered with Nature Preserve covenant on December 18, 2008 as Instrument Number MF231038 and held by the Escarpment Biosphere Conservancy Inc.
- Property being 47.298 hectares more or less located in Part Lot 7, Concession 1 EHS, Town of Caledon, Region of Peel. Deed registered with Nature Preserve easement on December 13, 2012 with property identifier number 14290-0012 (LT) and held by Federation of Ontario Naturalists (Ontario Nature).

## Appendix 5

### Agricultural Purposes Only Lot Property Listings

Properties that were severed in accordance with the farm consolidation provisions of this Plan are listed below in accordance with Part 2.4.29.

- Property being 32.9 hectares more or less located in Part of Lot 11, Concession 1, EHS, Township of Mulmur, Dufferin County. These lands were the subject of Development Permit #10135/D/A/2011-2012/014 (dated November 16, 2011) and subject to a restrictive title agreement dated July 14, 2011, pursuant to the *Niagara Escarpment Planning and Development Act* restricting such lands to Agricultural Purposes Only as set out in the Niagara Escarpment Plan.
- Property being approximately 27.2 hectares located in Part of Lot 18, Concession 1, N.D.S, City of Burlington, Region of Halton. These lands were the subject of Development Permit #10711/H/A/2011-2012/119 (dated June 11, 2014), and subject to a restrictive title agreement dated May 16, 2014, pursuant to the *Niagara Escarpment Planning and Development Act* restricting such lands to Agricultural Purposes Only as set out in the Niagara Escarpment Plan.
- Property being approximately 37.49 hectares located in Part of Lots 31 and 32, Concession 1 (49 Inksetter Road), former Town of Flamborough, City of Hamilton. These lands were the subject of Development Permit #11169/W/R/2015-2016/424 (dated March 14, 2017), and subject to a restrictive title agreement dated February 27, 2017, pursuant to the *Niagara Escarpment Planning and Development Act* restricting such lands to Agricultural Purposes Only as set out in the Niagara Escarpment Plan.
- Property being 5.01 hectares located in Part of Lot 8, Concession 4, Town of Lincoln, Region of Niagara. These lands were the subject of Development Permit # 11391/N/A/2017-2018/301 (dated March 8, 2018) and subject to a restrictive title agreement dated October 23, 2018, pursuant to the *Niagara Escarpment Planning and Development Act* restricting such lands to Agricultural Purposes Only as set out in the Niagara Escarpment Plan.
- Property being 42.5 hectares located in North Part Lot 23 and 24, Concession 4, Municipality of Grey Highlands, County of Grey. These lands were the subject of Development Permit # 9362/G/A/2012-2013/9132 (dated October 1, 2019) and subject to a restrictive title agreement dated April 27, 2018, pursuant to the *Niagara Escarpment Planning and Development Act* restricting such lands to Agricultural Purposes Only as set out in the Niagara Escarpment Plan.



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