

GUIDE TO DOCUMENT:

Highlighted text identifies additions that clarify or expand on policy direction and requirements.

~~Strikethrough text~~ identifies deletions that reduce duplication, redundancy, or reorganize content.

23. MINERAL AGGREGATE RESOURCE AREAS

23.1. GOALS:

23.1.1. To identify on Schedule “H” Mineral Aggregate Resource Areas and Operations, ~~known areas~~ **deposits** of mineral aggregate resources. ~~These resources shall be protected~~ including the Bobcaygeon and Gull River bedrock formations and sand and gravel having primary, secondary **and tertiary significance**. Information **regarding mineral aggregate resources is** provided by the Ministry of Energy, Northern Development and Mines ENDM (Aggregate Resources Inventory Paper ARIP 168, 2000).

23.1.2. **To protect these resources** from new incompatible land uses, and conserved for future **use**.

~~To identify on Schedule I and in addition to Schedule B, as constraints to these mineral aggregate resources, sensitive receptors and natural environment features and functions in accordance with the 2014 Provincial Policy Statement, and associated regulations and guidelines. The identification of these constraints is to minimize negative impacts on both residential settlement areas and neighbourhoods. to minimize negative impacts on social, environmental and human health impacts~~

23.2. OBJECTIVES:

23.2.1. To make available as much of the identified mineral aggregate resources as is realistically possible, as close to markets as possible, and to protect these resources from sensitive land uses that are incompatible with the possible future extraction.

23.2.2. To promote the wise use and management of mineral aggregate resources.

23.3. POLICIES:

23.3.1. The information shown on Schedule “H” shall not bind the City to adopt any amendments to this Plan to permit aggregate extraction in **Mineral Aggregate Resource Areas**. ~~such areas. Schedule I also excludes known mineral aggregate resource areas that are within:~~

- ~~• 120 m. of a Provincially significant wetland;~~
- ~~• 1,000 m. of a Provincial park and conservancy areas;~~
- ~~• 1,000 m. of Urban and Hamlet Settlement areas; and~~
- ~~• 1,000 m. of clusters of six (6) or more dwelling units, including Waterfront areas.~~

~~Any change to Schedule I shall be consistent with the Provincial Policy Statement.~~

~~24.3.2. Where detailed mapping from MNDM identifies other deposits of mineral aggregate resources which are not constrained by Provincially Significant Wetlands and the other areas listed in Section 24.3.1, Schedule I will be revised to identify those deposits without amendment to this Plan.~~

~~24.3.3. Where detailed mapping from MNRF identifies other provincially significant wetlands and the conservation authority and City identify additional natural heritage features/areas, Schedule I will be revised to identify the corresponding adjusted boundaries of the Mineral Aggregate Resource Areas without amendment to this Plan.~~

23.3.2. Lot creation **is subject to section 33.3 Consents of this Plan and** is prohibited within 500 m. of, and within, areas identified as Mineral Aggregate Resource Areas. Existing or new agriculture, forestry, small-scale open space passive recreational uses and conservation and natural resource management uses are permitted provided they do not hinder the future extraction of mineral aggregates from this area. Proponents of development of sensitive receptors within 300 m. of a licensed pit and 500 m. of a licensed quarry are required to demonstrate that the proposed use will not hinder the future extraction of mineral aggregates **within existing licensed pits and quarries**. Proponents of permitted new development and activities on existing lots should be aware of the increased potential for incompatibility between their new uses and future extraction operations. New development and activities, which would preclude or hinder the establishment of new extraction operations or access to the resources, shall only be permitted if:

- a) Aggregate resource extraction would not be feasible; or

- b) The proposed land use or development serves a greater long-term public interest; and
- c) Issues of public health and safety and environmental impact are addressed.

23.3.3. On existing lots of record designated Mineral Aggregate Resource Area, a detached dwelling and accessory buildings may be permitted subject to the following conditions:

- a) The lot fronts onto an assumed public road;
- b) The lot was created under the Planning Act prior to January 11, 2012;
- c) The use is permitted in the Zoning By-law; and,
- d) All requirements for private servicing and access are met.

23.3.4. The City may establish a stakeholder consultation group to comment on matters related to mineral aggregates and trends in the aggregate industry. Stakeholders may include representatives of the aggregate industry, Provincial Ministries, Conservation Authorities, adjacent municipalities, the public, and City staff.

~~24.3.6. The Mineral Aggregate Resource Area is extensive and in all probability will not be required during the planning period to 2031. Given the provincial interest in and the ever increasing demands for mineral aggregate resources, the large identified areas are justified.~~

23.3.5. Major adjustments to the boundary of a Mineral Aggregate Resource Area will require an amendment to this Plan together with supporting material evaluating the quality and quantity of the resource and the impact on surrounding land uses. Minor adjustments to the boundary of a Mineral Aggregate Resource Area may be permitted without amendment to this Plan, provided the necessary test pits and analysis have been conducted by a qualified professional as follows:

- a) Minimum of one (1) test pit per 0.4 hectares, to a minimum depth of 4.0 metres, unless the water table is reached;
- b) Records of test pits and grain size analysis are to be submitted to the City; and,
- c) Grain size analysis results are to be reviewed in reference to Ontario Provincial Standard Specifications (OPSS).

24. MINERAL AGGREGATE OPERATIONS

24.1. GOALS:

- 24.1.1. To designate and protect existing licensed mineral aggregate operations ~~and to,~~ which may include pits and quarries for bedrock, or sand and gravel, and associated facilities such as processing and recycling.
- 24.1.2. To provide policies and criteria for evaluating expanding and new licence applications for mineral aggregate operations.
- 24.1.3. To require these operations and the transportation of aggregate materials be undertaken in an orderly and efficient manner.
- 24.1.4. To minimize negative impacts on social, environmental and human health impacts, in accordance with the 2014 Provincial Policy Statement, the 2019 Growth Plan, and associated regulations and guidelines.

24.2. OBJECTIVES:

- 24.2.1. To identify and balance potential mineral aggregate ~~resource extraction activities~~ operations with other land use objectives of this Plan.
- 24.2.2. To recognize and protect licensed pits and quarries from incompatible development and activities.
- 24.2.3. To identify and minimize potential negative impacts of mineral aggregate operations on adjacent land uses and the natural heritage environment.
- 24.2.4. To require a high standard of mineral aggregate resource operations and site rehabilitation, which ensures compatibility with surrounding uses, maintains or enhances adjacent natural heritage features and functions, if applicable, and transitions the site from aggregate extraction to its ultimate end use.
- 24.2.5. To protect surface and groundwater resources from potential adverse effects of mineral aggregate operations. ~~by requiring appropriate hydrologic and hydrogeological studies and implementing their recommendations.~~

- 24.2.6. To minimize the impact of traffic flow related to the production and transportation of mineral aggregate material on the community and public infrastructure.
- 24.2.7. To require proponents of new and expansions to existing licensed mineral aggregate operations to enter into a Haul Route Agreement with the City **and adjacent municipalities as deemed appropriate** to establish a satisfactory traffic movement plan prior to the approval of the Zoning By-law to permit the pit or quarry use. Haul Route Agreements will be scoped in accordance with City requirements, **such as by-laws imposing half load requirements, municipal road standards, and maintenance standards.**
- 24.2.8. To ensure safe and adequate transportation routing and site access for all mineral aggregate resource operations.
- 24.2.9. **To promote mineral aggregate resource conservation, including through the use of accessory aggregate recycling facilities within operations where appropriate and permitted.**
- 24.2.10. **To provide policy guidance for progressive and final rehabilitation, recognizing that mineral aggregate resource extraction is an interim use.**

24.3. POLICIES:

- 24.3.1. The following uses will be permitted within **areas-licensed operations that are** designated Mineral Aggregate Operations on Schedule “H”:
- a) Licensed pits and quarries and accessory uses, such as crushing, screening, washing, stockpiling, blending, processing or recycling of mineral aggregate material and derived products and the production of secondary related products, that comply with provincial standards **and are approved by MNRF through the ARA Site Plan approval process;**
 - b) Recycling **activities in licensed pits and quarries facilities, where permitted by the Zoning By-law,** shall be restricted to the recycling of mineral aggregate and mineral aggregate derived materials, such as asphalt, concrete, brick, glass, porcelain, mineral aggregate material and reclaimed mineral aggregate products. **A rezoning shall not be**

required provided the owner obtains any necessary MNRF Site Plan approvals;

- c) Asphalt plants and concrete batching plants may be permitted as accessory uses in licensed pits and quarries by amendment to the Zoning By-law, provided they are compatible with and adequately buffered to protect adjacent land uses, and are in compliance with an Environmental Compliance Approval issued by the Ministry of the Environment, Conservation and Parks (MECP);
- d) Wayside pits and quarries, temporary portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without amendment to this Plan or Zoning By-law in all areas, except in those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities;
- e) Importation of non-contaminated mineral aggregate, soil and topsoil for blending, resale and rehabilitation;
- f) Associated areas, buildings and facilities for accessory related weigh scales, processing equipment, maintenance, storage and offices;
- g) Essential utility and transportation facilities; and,
- h) Agriculture, forestry, fisheries, conservation, management, rehabilitation and/or stewardship of natural heritage and wildlife habitat.

24.3.2. Existing mineral aggregate operations shall be protected from development and activities that would preclude or hinder their continued use, expansion, or which would be incompatible for reasons of public health, public safety or environmental impact.

24.3.3. Development applications within 300 m. of a licensed pit and 500 m. of a licensed quarry will be required to demonstrate to the City that the policy 24.3.2 has been met. This influence area also applies to new sensitive land uses expanding towards existing licensed mineral aggregate operations.

- 24.3.4. The City will coordinate with adjacent municipalities where there are cross-jurisdictional issues to consider for any new or expanding mineral aggregate operations, and associated haul routes.
- 24.3.5. Applications for mineral aggregate resource extraction outside of the Mineral Aggregate Resource Areas will be considered subject to the requirements and policies of this Plan.
- 24.3.6. When noise, traffic flow, air quality, and water discharge associated with the licensed mineral aggregate operation do not conform to City By-laws, the City will work with the Ministry of Natural Resources and Forestry (MNRF) and Operator to address non-conformities. ~~may request that the MNRF suspend the respective Licence.~~
- 24.3.7. ~~Proposed~~ New and expanding mineral aggregate operations shall **not be permitted within, and shall** be directed to locations appropriately separated and mitigated from the following features and existing and/or approved land uses:
- a) Sensitive Land Uses ~~(as defined in the 2014 PPS);~~
 - b) Provincially Significant Wetlands;
 - c) Significant Woodlands, unless the woodland is occupied by a young plantation or early successional habitat;
 - d) Provincial parks and conservancy areas;
 - e) Urban and Hamlet Settlement Areas;
 - f) Active and closed landfills (Schedule D of this Plan);
 - g) ~~Special~~ **Specific** Lake Policy Area (Schedule A-7 of this Plan);
 - h) Habitat of Endangered **Species** or Threatened Species ~~or fish habitat, except in accordance with federal and provincial requirements;~~
 - i) **Within or near** wellhead and intake protection zones (Schedule C of this Plan), ~~Mineral aggregate operations will not be permitted on land in or near areas of sensitive groundwater and sensitive surface water~~

~~features~~ unless it can be demonstrated that these features and their related hydrologic functions will be protected, improved or restored.

24.3.8. Where appropriate, new and expanding mineral aggregate operations are encouraged to locate adjacent to existing operations. ~~Studies outlined in this Section apply to all proposed new and expanding mineral aggregate operations.~~

~~23.3.12. Mineral aggregate operations will not be permitted in the following locations unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:~~

~~(a) Natural heritage features including significant woodlands, valleylands, wildlife habitat, and areas of natural and scientific interest;~~

~~(b) Lands adjacent to:~~

- ~~• Provincially significant wetlands;~~
- ~~• natural heritage features listed in (a); and~~
- ~~• fish habitat~~

24.3.9. REHABILITATION:

24.3.9.1. **Progressive and final** rehabilitation of current and future pits and quarries is required. **Rehabilitation policies 24.3.7.3. and 24.3.7.4. of this Plan apply in prime agricultural areas.**

24.3.9.2. **Once final rehabilitation is completed and an Aggregate Resources Act (ARA) licence is surrendered, the applicant shall rezone the subject lands to an appropriate use.** ~~Progressive and final rehabilitation shall be in accordance with the approved Site Plan.~~

24.3.9.3. **For rehabilitation of new mineral aggregate operation sites, the following apply:**

- a) The disturbed area of a site will be progressively rehabilitated in accordance with the approved Site Plan to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity will be maintained or enhanced;**
- b) If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of the application:**

i. The health, diversity and size of these key natural heritage features and key hydrologic features will be maintained or enhanced; and

ii. Any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.

c) Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement which will be representative of the natural ecosystem, and the combined terrestrial and aquatic rehabilitation will meet the intent of this Plan.

24.3.9.4. In prime agricultural areas, on prime agricultural lands, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition, with the same average soil capability.

24.3.9.5. In prime agricultural areas, complete rehabilitation to an agricultural condition is not required if:

a) There is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;

b) Other alternatives have been considered by the applicant and found unsuitable. ~~The consideration of other alternatives shall include resources in areas of~~ (i.e. Canada Land Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible). Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 lands; and,

c) Agricultural rehabilitation in remaining areas is maximized.

24.3.9.6. Where compatible rehabilitation plans for abutting licensed operations are approved, the City may, where appropriate, ~~support the extraction of the~~ allow for reduced setbacks from the shared licensed boundary ~~in order to achieve to allow for~~ concurrent and integrated rehabilitation of the adjacent sites.

24.3.9.7. Where a mineral aggregate operation has been rehabilitated, the licence surrendered ~~due to resource depletion~~, and the ~~post~~-rehabilitation use is permitted by the Zoning By-law, the Mineral Aggregate Resource Operation designation will be changed to accurately reflect the rehabilitation use as any combination of Prime Agricultural, Rural and/or Environmental Protection, without amendment to this Plan.

24.3.9.8. The City may consult with MNRF and other appropriate agencies to pursue opportunities to rehabilitate abandoned operations, including sources of funding, through the Management of Abandoned Aggregate Properties Program or its successor.

24.3.10. APPLICATION SUBMISSION REQUIREMENTS

24.3.10.1. The City will encourage MNRF to prioritize consultation with the City concerning the Aggregate Resources Act and Planning Act application process, and where modifications are proposed to existing site plans and licences.

24.3.10.2. The City may, in conjunction with the process to establish a new or expanding mineral aggregate operation, request the MNRF to require the applicant to establish a ~~Citizen Liaison Committee~~ stakeholder consultation group.

24.3.10.3. ~~Proposed~~ New and/or expansions to existing licensed mineral aggregate operations shall require an amendment to this Plan and be zoned for mineral aggregate extraction use. Any proposed amendment will be considered within the context of all the objectives and policies of this Plan, ~~and subsequent Provincial Policy Statements~~ Provincial Policies, and associated regulations and guidelines. A reduction to the boundary of a Mineral Aggregate Operation may be permitted without amendment to this Plan.

24.3.10.4. An amendment to this Plan shall not be required for a licensed operation to change from extraction 'above water table' to extraction 'above and below water table'. An amendment to the Zoning By-law, together with all necessary supporting studies as identified in this Plan including a Hydrogeology Study or Hydrology Study, shall be required to permit extraction from below the water table.

24.3.10.5. When a new and/or expansion to an existing licensed mineral aggregate operation is applied for, the City ~~may~~ shall require appropriate studies that

address ~~such~~ and implement recommendations for matters ~~such~~ as land use policy conformity, compatibility and landscape character, cultural heritage, agricultural impacts, environmental impacts, surface and groundwater resources, drilling, vibration, blasting, dust suppression, noise attenuation, road and traffic impacts, and monitoring. ~~to accompany any application for mineral aggregate operations and~~ These studies shall demonstrate to the City that the requirements of the Provincial Policies ~~Provincial Policy Statement~~ and this Plan are met.

24.3.10.6. The City will require ~~these~~ studies to encompass an appropriate area of study, as determined by the City in consultation with the Province, Conservation Authorities and other agencies, and to be carried out by a qualified expert(s). The purpose of these studies is to ensure that changes in land use to permit mineral aggregate operations will be compatible with existing and approved land uses and minimize public health, safety and environmental impacts. Measurements across a wetland, a lake or a river will be excluded from measurements triggering required studies. These studies shall comply with relevant portions of this Official Plan including: ~~subordinate and Secondary Plans (Sections 31.3 to 31.7 inclusive),~~ Schedule "A" Land Use Designation, Schedule "B" Natural Heritage Features, Schedule "C" Wellhead Protection Zones, Schedule "D" Waste Management Facilities, Schedule "F" Specific Policy Lake Plan Area – SP-1, of this Plan.

24.3.10.7. In accordance with provincial regulations and guidelines, and through appropriate studies, where applicable, new and expanding mineral aggregate extraction operations shall:

- a) ~~The applicant shall~~ Ensure to the greatest possible extent, that ~~existing and proposed~~ mineral aggregate extraction does not have permanent adverse effects on the quantity and quality of water resources, existing wells and the natural environment ~~in accordance with the Provincial Policy Statement and associated regulations and guidelines:~~
 - i. Demonstrate no negative impact on adjacent municipal wellhead or intake protection areas in accordance with the applicable policies in the local Source Protection Plans;
 - ii. Protect, improve or restore sensitive surface and ground water features and their hydrologic functions;

- iii. Plan for efficient and sustainable conservation use of water resources;
- iv. Ensure consideration of environmental lake capacity; and,
- v. Ensure stormwater management provides for sediment control before discharge.

b) Demonstrate within natural heritage features and areas, and linkages:

- i. How the connectivity between key natural heritage features and key hydrologic features will be maintained before, during and after extraction occurs;
- ii. How the operator could replace key natural heritage features and key hydrologic features that would be lost from the site with equivalent features on another part of the site or adjacent lands;
- iii. How the water resource system will be protected and enhanced;
- iv. How any impacts on key natural heritage features and key hydrologic features and their associated vegetative protection zones will be protected and enhanced.

c) Comply with the Trent and South Georgian Bay Lake Simcoe Source Protection Plans, and Lake Simcoe Protection Plan.

24.3.10.8. The studies and the Site Plans required under the ARA will also be required by the City. ~~The nature and scope of the studies will depend on the location, the type of extraction proposed, uses in the surrounding area and the proposed haul route.~~

24.3.10.9. The Site Plan submitted to the MNR under the ARA must satisfy all the City's concerns prior to the approval of a Planning Act application to permit a mineral aggregate operation.

24.3.10.10. Site Plans shall provide entrance and site designs that screen, to the extent possible, direct views of the mineral aggregate operation; minimize environmental and social impacts; indicate the proposed after-use; and progressive rehabilitation that is compatible and consistent with the area's existing land use and natural heritage character.

24.3.10.11. When a renewal of or change to an existing or new Permit To Take Water is applied for, the City will request the MECP to require the applicant to:

- a) Update the prior hydrological and hydrogeological reports to comply with current provincial standards;
- b) Demonstrate that the use of water would have no negative impact on or interference with existing adjacent wells within a mutually agreed area; and,
- c) Establish an appropriate water monitoring program.

24.3.10.12. Where ~~there is a proposed concentration of applications~~ two or more applications are proposed for Permits To Take Water, the City will request the MECP to require the respective technical studies to comprehensively investigate the cumulative impacts.

24.3.10.13. In addition to the study requirements outlined herein, the City may identify additional required studies, reduce the scope of these studies and/or identify the appropriate evaluation and peer-review process in consultation with the applicant. ~~The City may require a peer review and where necessary,~~ Where a peer review is required, the costs of such review shall be paid by the applicant. The City may require the applicant to enter into an agreement regarding the administration and reasonable scope of the peer review costs.

24.3.10.14. Notification of applications to amend this Plan or Zoning By-law shall be given to property owners within 500 m. of the subject lands in areas of large property holdings and low population density.

24.3.10.15. 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.

~~LOCATION OF NEW AND EXPANDING MINERAL AGGREGATE OPERATIONS~~

~~DESIGN AND OPERATION~~

~~WATER RESOURCES~~

~~SOURCE PROTECTION and LAKE PROTECTION PLANS~~

~~AGGREGATE ADVISORY COMMITTEE~~

~~EXTRACTION IN PRIME AGRICULTURAL AREAS~~

24.3.11. TRANSPORTATION AND HAUL ROUTES

24.3.11.1 Schedule “I” to this Plan identifies haul routes for the transportation of mineral aggregate products and goods movement. Notwithstanding the identification of a road as a haul route, such roads may be subject to half load restrictions. These haul routes are based on the City’s Transportation Master Plan and **Aggregate Haul Route Study**, and are classified as follows:

- a) Major Haul Routes are those roads predominantly used for inter-municipal transportation of mineral aggregate materials and typically utilize provincial highways and major arterial roads;
- b) Minor Haul Routes are those roads predominantly used for intra-City transportation of mineral aggregate materials and typically utilize provincial highways, major and minor arterial and collector roads; and,
- c) Local Haul Routes are those roads approved by the City in a Haul Route Agreement, to be used by aggregate producers located along the route for access to Major and Minor Haul Routes and to local markets. ~~Local Haul Routes are not identified on Schedule I.~~

24.3.11.2. Mineral aggregate traffic shall be directed away from Urban and Hamlet Settlement Areas where feasible.

24.3.11.3. Access to a new or expanded mineral aggregate operation should be through an existing entrance onto a road, ~~identified in Section 23.3.29 of this Plan~~, either directly or through the use of a private lane system. Where this is not possible, a new access onto a local road may be considered. Access onto a road that is not identified as a Haul Route, will only be considered where there is no feasible alternative. The applicant must comply with Section 36.2 **Traffic Impact Study Requirements** of this Plan.

24.3.11.4. The City will encourage the construction of private lane systems between abutting extractive operations, to lessen the impact of mineral aggregate traffic on local residents, sensitive land uses and the public road system.

24.3.11.5. The City will review proposed haul routes and when satisfied that the route(s) is able to function as a haul route, it will be identified on Schedule “I” without amendment to this Plan. As part of the public review, the City will **coordinate**

~~consult~~ with adjacent municipalities to minimize potential impacts from inter-municipal aggregate-related truck traffic.

24.3.11.6. The City requires proponents of new or expanded mineral aggregate operations to demonstrate to the satisfaction of the City that the transportation of aggregate and related products can be adequately accommodated by the City's transportation system. Any improvements required to the City's transportation infrastructure due to a new or expanded pit or quarry shall be at the proponent's expense and secured through a Haul Route Agreement, especially in circumstances where the public road is predominantly used by an aggregate operation.

24.3.11.7. The City will determine if the proposed haul route requires improvements and ~~increased~~ added maintenance. The provincial aggregate levy and payments from aggregate licence holders will fund these improvements and maintenance. The required Haul Route Agreement will establish and secure for improvements, additional maintenance and formula for the method of payment by a licence-holder.

24.3.11.8. Where there ~~is a proposed concentration of~~ are two or more mineral aggregate operations, the City may require the applicants, through Haul Route Agreements, to contribute financially for associated costs of the established and/or new haul route(s).

~~23.3.32. Provided the impacts are acceptable and taking into account the quantity and quality of the mineral aggregate resource, the City acknowledges that, in principle, there should be a haul route generally identified from each mineral aggregate resource area identified.~~

30. DEFINITIONS

Agricultural Condition

- a) In regard to specialty crop areas, 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 shall be maintained or restored; and

- b) In regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

Agricultural Impact Assessment

A study that evaluates the potential impacts of non-agricultural development on agricultural operations and the Agricultural System and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

Designated Vulnerable Areas

Areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Ground Water Features

Water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of Endangered Species and Threatened Species

- a) With respect to a species listed on the Species at Risk in Ontario List as 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 species listed on the Species at Risk in Ontario List as an 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 MNRF; and

Places in the areas described in clauses (a) and (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

Hydrologic Function

The functions of the hydrological cycle that include 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.

Infrastructure

Physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Key Hydrologic Features

Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs and wetlands.

Key Natural Heritage Features

Habitat of endangered species and threatened species; fish habitat; wetlands; life science areas of natural and scientific interest (ANSIs), significant valleylands, significant woodlands; significant wildlife habitat (including habitat of special concern species); sand barrens, savannahs, and tallgrass prairies; and alvars.

Mineral Aggregate Operations

- a) lands under licence 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, such as asphalt and concrete, or the production of secondary related products.

Mineral Aggregate Resources

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.

Mineral Aggregate Resource Conservation

Means:

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

Natural Heritage Features and Areas

Features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands (in Ecoregions 5E, 6E and 7E), fish habitat, significant woodlands and significant valleylands in, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Negative Impact

- a) In regard to water, degradation to the quality or quantity of surface or groundwater, key hydrologic features or vulnerable areas and their related hydrologic functions due to single, multiple or successive development or site alteration activities;
- b) 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; and
- c) In regard to other natural heritage features and areas, 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 or site alteration activities.

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 which exhibit characteristics of ongoing agriculture. Prime agricultural areas are to be identified by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) using guidelines developed by the Province as amended from time to time.

Prime Agricultural Lands

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.

Quality and Quantity of Water

Measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Sensitive Land Uses

Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Significant Wetland

A wetland that has been identified as provincially significant by the Province.

Significant Woodland

A woodland which 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 Province.

Vegetation Protection Zone

A vegetated buffer area surrounding a key natural heritage feature or key hydrologic feature.

36. APPENDICIES

36.10 APPENDIX J – ENVIRONMENTAL IMPACT STUDY

Existing Conditions

This Section is amended by deleting the 4th paragraph and replacing it with the following paragraph:

All of the types of environmental features which are identified on Schedule B to this Plan must be identified in the mapping and described in the report submitted by the applicant. These features include:

- a) Provincial or regional Areas of Natural and Scientific Interest (ANSIs),
- b) Provincially Significant Wetlands and wetland complexes.
- c) Unevaluated Wetlands,
- d) Waterbodies,
- e) Significant Woodlands,
- f) Significant Wildlife Habitat,
- g) Petroleum Wells, and
- h) Any other features regulated in accordance with the 2014 Provincial Policy Statement and associated regulations and guidelines.

NEW SCHEDULES

- Schedule “H” – Mineral Aggregate Resource Areas and Operations
- Schedule “I” – Transportation