
From: Kyle Bentley
Director, City Development

Subject: Official Plan Amendment Application OPA 15-004/P
Amendment 27 to the Pickering Official Plan
Informational Revision 22 to the Pickering Official Plan
City Initiated
Official Plan Review: The Environment and Countryside

Recommendation:

1. That the Region of Durham be advised that Pickering Council concurs with the proposed modifications to Amendment 27 to the Pickering Official Plan, as set out in Appendix I to Report PLN 17-17;
2. That Council approve the modifications to Informational Revision 22 to the Pickering Official Plan, arising from related modifications to Amendment 27, as set out in Appendix II to Report PLN 17-17;
3. That the Region of Durham be requested to defer the identification of a portion of the significant wetlands and a portion of the significant woodlot on the lands located west of Church Street and north of Bayly Street, on Schedules I (Sheet 1), IIIA, IIIB and IIIC to Amendment 27, as identified on Attachments #1 to #4 to Report PLN 17-17, to allow for further discussion between the landowner, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority, the Region of Durham, and the City of Pickering; and
4. That a copy of Report PLN 17-17 and Council's Resolution be forwarded to Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority, the Region of Durham, Triple Properties, and Geranium Corporation.

Executive Summary: After City Council's adoption of Amendment 27 to the Pickering Official Plan, (the Environment and Countryside part of our Pickering Official Plan Review) and the related Informational Revision 22 to the Plan, the Amendment was forwarded to the Region of Durham for approval.

Following the Region's review of Amendment 27, which included consultation with public agencies, adjacent municipalities, Regional Departments, the Ministry of Municipal Affairs, and the public, the Region of Durham is proposing certain modifications to Amendment 27, as set out in Appendix I to this Report. As a result of the proposed modifications to Amendment 27, a number of modifications are also being proposed to Informational Revision 22 to the Pickering Official Plan as set out in Appendix II to this Report.

Staff concurs with the Region's proposed modifications as they are primarily minor and technical in nature. However, staff further requests that the Region defer the identification of a portion of the "significant wetlands" and a portion of the "significant woodlot" which affect the Durham Live lands located west of Church Street and north of Bayly Street, on Schedules I, IIIA, IIIB and IIIC to Amendment 27 (see Attachments #1 to #4 to this Report). The purpose of the deferral is to allow for further discussion between the landowner, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority, the Region of Durham, and the City of Pickering.

Staff recommend that Council concur with the proposed modifications to Amendment 27, as set out in Appendix I, approve the corresponding modifications to Informational Revision 22 as set out in Appendix II, and request the Region to defer a decision on parts of Schedules I, IIIA, IIIB and IIIC as noted above and shown on Attachments #1 to #4 of this Report.

1. Background

The review of the Pickering Official Plan is being undertaken through a series of amendments addressing specific topics and geographic areas. The "Environment and Countryside" was identified as one of the topics to be addressed through the Official Plan Review.

In 2015, the City initiated Amendment 27 to the Pickering Official Plan. The Amendment proposed changes to existing policies and schedules, and added new policies to the Pickering Official Plan with regard to the natural environment and countryside areas.

On November 21, 2016, Council considered the recommendations of Report PLN 17-16 and passed By-law 7524/16 to adopt Amendment 27, and also adopted Informational Revision 22 to the Pickering Official Plan.

Subsequently, Amendment 27 was forwarded to the Region of Durham for approval. Following further public notification of Amendment 27, as prescribed by the *Planning Act*, and consultation with the Province, public agencies, adjacent municipalities and Regional Departments, the Region of Durham is proposing certain modifications to Amendment 27 and consequential changes to Informational Revision 22, as set out in Appendices I and II.

2. Discussion

2.1 The Proposed Modifications are Acceptable

The majority of modifications proposed have been requested by Pickering staff (as reflected in column 4 of the modification table), while others are minor technical or grammatical modifications that do not alter the spirit or intent of the amendment.

Staff concur with the proposed modifications to both the Amendment, and the resulting modifications necessary to the Informational Revision, but have identified another matter that the Region should address in its decision, as discussed in paragraphs 2.2 below.

2.2 Features are mapped on the Durham Live lands that no longer exist

During its review, the Region of Durham received a submission from Melymuk Consulting, on behalf of the owners of the Durham Live lands at the northwest corner of Church and Bayly Streets. The consultant requested that Amendment 27 be modified to remove a portion of significant wetlands and a portion of significant woodlands on his client's lands, on Schedule I: Land Use Structure (Sheet 1), Schedule IIIA – Resource Management: The Natural Heritage System, Schedule IIIB – Resource Management: Key Natural Heritage Features, and Schedule IIIC – Resource Management: Hydrologically Sensitive Features. The features being disputed are a narrow arm of “significant wetlands” stretching from south to north which no longer exist, and “significant woodlands” associated with a hedge row stretching from east to west (see Attachments #1 to #4).

However, the Ministry of Natural Resources and Forestry (MNR) pointed out that these lands were part of wetland dominated by Red-osier Dogwood and Reed Canary Grass, that was eliminated without the necessary approvals from the Toronto and Region Conservation Authority (TRCA). TRCA, has confirmed its support of MNR's continued identification and protection of this piece of wetland as part of the wetland complex on the subject lands, but also indicated willingness to participate in any further discussions between the Region, City and the landowners, in consultation with MNR, regarding the wetland and the significant woodland.

In view of the above response from MNR and TRCA, staff recommend that this matter be deferred pending further discussions between the Region, the City, the landowners, TRCA and MNR.

2.3 Geranium Corporation is pursuing another approach to its applications in the Hamlet of Claremont

The Region of Durham proposes various modifications to Amendment 27 that would remove a policy and designation enabling the consideration of the minor expansion of the Hamlet of Claremont through the completion of a Provincial or municipally led rural study (see proposed modifications numbers 3, 23, 24, 26, 41, and 61 in Appendix I to this Report). The Region based their position on the fact that the new Provincial Plans that came into effect on July 1, 2017, no longer permit the minor expansion of hamlets within the Oak Ridges Moraine Conservation Plan (ORMCP).

Staff understands that Geranium Corporation, which has an interest in lands in the northeast quadrant of Claremont, is now seeking approval of development applications submitted in 1990 (by the then landowner Toko Investments) through the “Clergy” principle. The “Clergy” principle refers to an Ontario Municipal Board ruling that allows applications to be considered under the planning policy framework that was in place at the time of submission (Clergy Properties Ltd. vs the City of Mississauga, 1996).

In light of Geranium's approach, staff concurs with the Region's proposed modifications to remove the Claremont Rural Study Area policy and designation in Amendment 27.

3. Next Steps

Following consideration of Pickering's comments, the Region will issue a notice of decision on Amendment 27. There is a 20 day appeal period, after which, if there are no appeals, the decision becomes final.

Appendices:

- I Recommended Modifications to Amendment 27 to the Pickering Official Plan
- II Recommended Modifications to Informational Revision 22 to the Pickering Official Plan

Attachments:

- 1. Excerpt from Pickering Official Plan OPA 27 Schedule I (Sheet 1)
- 2. Excerpt from Pickering Official Plan OPA 27 Schedule III A
- 3. Excerpt from Pickering Official Plan OPA 27 Schedule III B
- 4. Excerpt from Pickering Official Plan OPA 27 Schedule III C

Prepared By:

Approved/Endorsed By:


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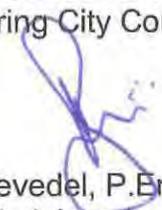

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DJ:ld

Recommended for the consideration
of Pickering City Council

 ON BEHALF OF

Tony Prevedel, P.Eng.
 Chief Administrative Officer

**Appendix No. I to
Report No. PLN 17-17**

**Proposed Modifications to Amendment 27
to the City of Pickering Official Plan**

Appendix I - City of Pickering Official Plan Amendment 27 - Recommended Modifications

Words that are shown in ~~strikethrough~~ are proposed to be deleted, and words that are shown in **bold** are proposed to be added.

Mod No.	Policy No.	Modification	Comment and Recommendation
1	Amendment Item 3	In the third row of the first column delete the words "Hydrologically Sensitive Features" and replace with "Key Natural Heritage Features/Key Hydrologic Features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 Oak Ridges Moraine Conservation Plan (ORMCP). Agree.
2	Amendment Item 3	In the second bullet of the third row of the second column, delete the words "Valley Lands" and replace with "significant valleylands".	As requested by Pickering staff to address the comments from Ministry of Municipal Affairs (MMA). Agree.
3	2.5 (a)	Delete the subsection and replace with the following: "protect the City's critical ecological functions and components from inappropriate human uses and activities, including its stream corridors and significant valleylands, forests, significant woodlands, shorelines, wetlands, areas of natural and scientific interest, rare species, and fish and wildlife habitat, within and outside the City's Natural Heritage System."	As requested by Pickering staff to address the comments from MMA. Agree.
4	2.29	Delete the word "Hamlets" and replace with "Hamlet"; and delete the words "Claremont and" so that the policy reads as follows: "City Council may consider the minor expansion of the rural settlement area boundaries for the Hamlets Hamlet of Claremont and Greenwood ..."	As per the policies of the ORMCP, the minor rounding-out of hamlets can only be undertaken when the Official Plan is brought into conformity with the ORMCP. The conformity amendment for the City of Pickering was completed in 2007. Any further expansion to Claremont's boundaries is not permitted by the ORMCP. Agree, however it should be noted that Geranium Corporation is pursuing an application under the "Clergy" principle which, if approved, would result in the expansion of the Hamlet of Claremont.

Mod No.	Policy No.	Modification	Comment and Recommendation
5	3.2 (f)	<p>Delete the phrase "City's Natural Heritage System and the" after the phrase "protect the"; delete the phrase "which comprise it" after the phrase "sensitive natural resources"; and add the phrase "within and outside the City's Natural Heritage System" after the phrase "sensitive natural resources" so that the subsection reads as follows:</p> <p>"protect the City's Natural Heritage System and the significant and sensitive natural resources which comprise it within and outside the City's Natural Heritage System from inappropriate land uses and activities;"</p>	As requested by Pickering staff to address the comments from MMA. Agree.
6	Table 2	<p>Delete and replace the "Criteria for Determining Subcategories" for "Prime Agricultural Areas" as follows:</p> <p>"Areas where prime agricultural lands predominate. Prime agricultural lands include specialty crop areas and/or Canada Land Inventory Class 1, 2, or 3 lands in this order of priority for protection. Prime Agricultural Areas also include 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."</p>	As requested by Pickering staff to address the comments from MMA. Agree.
7	3.5 (a)	<p>Delete the word "valley" and replace with the words "significant valleylands"; and delete the phrase "and linkages" after the word "corridors" and replace with "Natural Core Areas and Natural Linkage Areas on the Oak Ridges Moraine", so that the subsection reads as follows:</p>	As requested by Pickering staff to address the comments from MMA. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
		"shall recognize as Open Space System on Schedule I, a connected and integrated natural heritage system of valley significant valleylands and stream corridors, ... comprising natural core areas, corridors, and linkages Natural Core Areas and Natural Linkage Areas on the Oak Ridges Moraine ; and the Seaton Natural Heritage System within the Central Pickering Development Plan;"	
8	3.5 (c)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
9	3.5 (d)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
10	3.5 (f) (ii)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
11	3.5 (j) (ii)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
12	Table 3, Natural Areas, first paragraph	Add the word "the" between the phrase "provisions of" and "Regional Official Plan" in the first sentence.	Grammatical modification. Agree.
13	Table 3, Natural Areas, third paragraph	Delete the third paragraph and replace with the following:	As requested by Pickering staff to address the comments from MMA and to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
		<p>“Existing lawful agricultural uses, agricultural-related uses, and on-farm diversified uses, new agriculture uses, agriculture-related uses and on-farm diversified uses outside key natural heritage and/or key hydrologic features, subject to the provisions in Section 15.50 (d) of the Plan and outside Natural Areas in the Duffins-Rouge Agricultural Preserve Area;”</p>	
14	Table 3, Natural Areas, second paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
15	Table 3, Natural Areas, fifth paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
16	Table 3, Natural Areas, seventh paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
17	Table 3	<p>Add a footnote to the end of Table 3 that reads as follows</p> <p>“Where Prime Agricultural Areas are identified on lands designated Oak Ridges Moraine Natural Core Areas and Oak Ridges Moraine Natural Linkage Areas on Schedule I – Land Use Structure, all agricultural uses within the Prime Agricultural Areas designation listed in Table 12, are permissible.”</p>	As requested by Pickering staff to ensure conformity with the Oak Ridges Moraine Conservation Plan (2017). Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
18	3.11 (a)	<p>In the second sentence, delete the word “areas” after the word “These”, so that the sentence reads as follows:</p> <p>“These areas consist of areas where prime agricultural lands predominate.”</p>	Grammatical modification. Agree.
19	3.11 (c)	<p>In the first sentence, add the word “uses” after the phrase “agriculture-related”, so that the sentence reads as follows:</p> <p>“may also zone lands designated Prime Agricultural Areas for certain agriculture-related uses, on-farm diversified agricultural uses ...”</p>	Grammatical modification. Agree.
20	Table 12, Prime Agricultural Areas, second paragraph	<p>In the first bullet of the second paragraph, add the word “biomass, after “nursery”, so that it reads as follows:</p> <p>“Growing crops, including nursery, biomass, and horticultural crops, ...”</p>	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
21	Table 12, Prime Agricultural Areas, second paragraph	<p>Add a new third bullet to the second paragraph that reads as follows:</p> <p>“Value-retaining facilities that involve a minimal amount of processing to make a product saleable, but not including facilities for wholesale product transformation or retail-oriented packaging;”</p>	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
22	Table 12, Prime Agricultural Areas, second paragraph	<p>In the fourth bullet of the second paragraph delete the word “other” after the word “Raising”, so that it reads as follows:</p> <p>“Raising other animals for food, ...”</p>	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
23	Table 12, Prime Agricultural Areas, second paragraph	In the seventh bullet of the second paragraph, add the phrase “provided that it be used to accommodate labourers within the farm building cluster when the size and nature of the operation requires additional employment” after the phrase “Farm related residential dwellings”.	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
24	Table 12, Prime Agricultural Areas, third paragraph	Delete the third paragraph and replace with the following: “Agriculture-related uses that are exclusively devoted to the farm operation and to serving the farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or service to farm operations as a primary activity, such as:”	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
25	Table 12, Prime Agricultural Areas, fourth paragraph	In the fifth paragraph, add the phrase “of the property” after the phrase “agricultural uses”; add the word “are” after the word “and”; and add the words “area and” after the word “in”, so that the paragraph reads as follows: “On-Farm Diversified uses that are secondary to the principle agricultural uses of the property , and are limited in area and scale, such as:”	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
26	Table 12, Prime Agricultural Areas, seventh paragraph	In the seventh paragraph, add the word “the” between the phrase “provisions of” and “Regional Official Plan”, so that it reads as follows: “ <i>Non-agricultural uses</i> , subject to the provisions of the Regional Official Plan ...”	Grammatical modification. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
27	Table 12, Prime Agricultural Areas, eighth paragraph	<p>Add a new third bullet to the eighth paragraph that reads as follows:</p> <p>“The extraction of mineral aggregate resources, subject to the provision of the Provincial Policy Statement, 2014;”</p>	<p>As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.</p>
28	Table 12, Prime Agricultural Areas, eighth paragraph	<p>In the fourth bullet of the eighth paragraph add the phrase “subject to Section 15.6 of this Plan,” after the word “Infrastructure,” so that it reads as follows:</p> <p>“Infrastructure, subject to Section 15.6 of this Plan, provided that in the ...”</p>	<p>As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.</p>
29	Table 12	<p>Add a footnote at the end of Table 12 that reads as follows:</p> <p>“Where “Prime Agricultural Areas” are identified on lands designated “Oak Ridges Moraine Countryside Areas” on Schedule I – Land Use Structure, all agricultural uses within the “Prime Agricultural Areas” designation, are permissible.”</p>	<p>As requested by Pickering staff to ensure conformity with the Regional Official Plan and the Oak Ridges Moraine Conservation Plan (2017). Agree.</p>
30	3.12 (e)	<p>Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.</p>	<p>As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.</p>
31	3.12 (g)	<p>Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.</p>	<p>As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.</p>

Mod No.	Policy No.	Modification	Comment and Recommendation
32	Table 15	Delete the second sentence and replace with the following: "Agricultural, agriculture-related and on-farm diversified uses,"	As requested by Pickering staff to ensure consistency with the 2014 Provincial Policy Statement. Agree.
33	3.19	Delete the word "as" and replace with "a"; delete the word "Areas" and replace with "Area"; delete the word "hamlets" and replace with "Hamlet"; and delete the words "Claremont and", so that the policy reads as follows: "City Council shall recognize as a Rural Study Areas Area on Schedule I, lands surrounding the hamlets Hamlet of Claremont and Greenwood, and: ..."	As per the policies of the ORMCP, the minor rounding-out of hamlets can only be undertaken when the Official Plan is brought into conformity with the ORMCP. The conformity amendment for the City of Pickering was completed in 2007. Any further expansion to Claremont's boundaries is not permitted by the ORMCP. Agree, however it should be noted that Geranium Corporation is pursuing an application under the "Clergy" principle which, if approved, would result in the expansion of the Hamlet of Claremont.
34	3.19 (a)	Delete the words "expansion review" after the word "hamlet" and replace with "study", so that the sentence reads as follows: "... completion of a hamlet study expansion review by the municipality or the Province;"	The term "hamlet study" is consistent with the terminology proposed by the City and doesn't prejudice the outcome of the study. Agree.
35	3.19 (b)	Delete the words "expansion review" after the word "hamlet" and replace with the study, so that the sentence reads as follows: "in undertaking the hamlet study expansion review , the municipality or the Province shall,"	The term "hamlet study" is consistent with the terminology proposed by the City and doesn't prejudice the outcome of the study. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
36	3.19 (b) (i)	Delete the word "hamlets" and replace with "Hamlet"; delete the words "and Claremont"; and delete the word "locations" and replace with "a location" so that the subsection reads as follows: "recognize the hamlets Hamlet of Greenwood and Claremont as locations a location for potential minor expansion;"	As per the policies of the ORMCP, the minor rounding-out of hamlets can only be undertaken when the Official Plan is brought into conformity with the ORMCP. The conformity amendment for the City of Pickering was completed in 2007. Any further expansion to Claremont's boundaries is not permitted by the ORMCP. Agree, however it should be noted that Geranium Corporation is pursuing an application under the "Clergy" principle which, if approved, would result in the expansion of the Hamlet of Claremont.
37	4.2 (h)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
38	10.2 (a)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
39	10.2 (b)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
40	10.3 (c)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
41	10.4 (c)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
42	10.6	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
43	10.7	Delete the word “valleys” and replace with the words “significant valleylands”, so that the sentence reads as follows: “City Council recognizes the importance of its stream corridors, and acknowledges the health of its valleys significant valleylands and corridors can be affected ...”	As discussed with Pickering staff to address the comments from MMA. Agree.
44	10.7 (b)	Delete the word “valley” and replace with the words “significant valleylands”, so that the subsection reads as follows: “protect watercourses and valley significant valleylands and stream corridors ...”	As discussed with Pickering staff to address the comments from MMA. Agree.
45	10.7 (c)	Delete the word “valley” and replace with the words “significant valleylands”, so that the subsection reads as follows: “regard valley significant valleylands and stream corridors to be important wildlife corridors, ...”	As discussed with Pickering staff to address the comments from MMA. Agree.
46	10.7 (e)	Delete the word “valley” and replace with the words “significant valleylands”, so that the subsection reads as follows: “where valley significant valleylands and stream corridors cannot be secured in public ownership ...”	As discussed with Pickering staff to address the comments from MMA. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
47	10.7 (f)	Add the word "significant" before the word "valleylands", so that the subsection reads as follows: "require conveyance of the significant valleylands and associated vegetation ..."	As discussed with Pickering staff to address the comments from MMA. Agree.
48	10.8	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
49	10.12	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
50	10.12 (a)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
51	10.12 (b)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
52	10.12 (d)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
53	10.13 (f)	Delete the word "and" at the end of the subsection.	Technical modification to address addition of new subsection (h). Agree.
54	10.13 (g)	Add the word "members" between the words "as" and "of"; and delete the period and add "; and" at the end of the subsection so that it reads as follows:	Grammatical modification. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
		<p>“participate with other area municipalities as members of the Lake Ontario Collaborative Group to undertake actions to protect Lake Ontario as an important source of drinking water.; and”</p>	
55	10.13 (h)	<p>Add a new subsection (h) that reads as follows:</p> <p>“ensure that planning decisions conform with or are not in conflict with the policies of the approved Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan.”</p>	<p>As requested by Pickering staff to address the comment from MMA regarding Source Water Protection. Agree.</p>
56	10.18 (a)	<p>Add the phrase “and promote a vibrant farming community,” after the word “heritage” so that the sentence reads as follows:</p> <p>“support the key strategies, objectives, and actions of Parks Canada’s Rouge National Urban Park Management Plan to protect the natural and cultural heritage, and promote a vibrant farming community, manage change, forge physical connections ...”</p>	<p>Modification requested by Parks Canada to address their vision for the park. Agree.</p>
57	10.21 (a)	<p>Delete the words “valley lands” and replace with “significant valleylands”.</p>	<p>As requested by Pickering staff to address the comments from MMA. Agree.</p>
58	10.22 (b)	<p>Delete the word “shall” at the beginning of this subsection and replace with the word “may”.</p>	<p>As requested by Pickering staff to address the comments from MMA. Agree.</p>
59	10.23 (k)	<p>Delete subsection (k) and replace with the following:</p>	<p>As requested by Pickering staff to address the comments from MMA.</p>

Mod No.	Policy No.	Modification	Comment and Recommendation
		<p>“in considering any proposal for a site affected by mine hazards; oil, gas and shale hazards; or former mineral aggregate operations or petroleum resource operations, require written confirmation from the applicant that rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been addressed.”</p>	
60	Table 17, Open Space System – Natural Areas, first paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
61	Table 17, Open Space System – Natural Areas, second paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
62	Table 17, Open Space System – Natural Areas, third paragraph	<p>Delete the third paragraph and replace with the following:</p> <p>“Existing lawful agricultural uses, agriculture-related uses, and on-farm diversified uses and new agricultural uses, agriculture-related uses and on-farm diversified uses outside key natural heritage and/or key hydrologic features;”</p>	As requested by Pickering staff to address the comments from MMA and to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
63	Table 17, Open Space System – Natural Areas, fourth paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
64	Table 17, Open Space System – Natural Areas, sixth paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
65	12.10 (a)	Add the word “character” after the word “residential” so that the sentence reads as follows: “endeavour to ensure the country residential character of the settlement ...”	Technical modification to clarify the intent of the policy. Agree.
66	12.12 (e)	Delete the subsection in its entirety.	As per the policies of the ORMCP, the minor rounding-out of hamlets can only be undertaken when the Official Plan is brought into conformity with the ORMCP. The conformity amendment for the City of Pickering was completed in 2007. Any further expansion to Claremont’s boundaries is not permitted by the ORMCP. Agree, however it should be noted that Geranium Corporation is pursuing an application under the “Clergy” principle which, if approved, would result in the expansion of the Hamlet of Claremont.
67	14.2 (b)	Add the phrase “the Greenbelt Plan boundary and” after the words “except for”, so that the subsection reads as follows: “... shall be changed only by amendment to the Plan except for the Greenbelt Plan boundary and the lands that designated in accordance with the Oak Ridges Moraine Conservation Plan ...”	As requested by Pickering staff to address the comments from MMA. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
68	14.15	Modify the definition of “Hydrologically Sensitive Feature” by deleting the words “Hydrologically Sensitive Feature” and replacing with words “Key Hydrologic Feature”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
69	14.15	<p>Modify the definition of “Key Natural Heritage Feature” by adding the word “significant” before the phrase “habitat of endangered species”; add the words “significant valleylands” after “significant woodlands”; and add the words “and alvars” after the phrase “tallgrass prairies” so that it reads as follows:</p> <p><i>“Key Natural Heritage Feature</i> includes the significant habitat of endangered species, threatened species and special concern species, fish habitat, wetlands, Areas of Natural and Scientific Interest, significant woodlands, significant valleylands, significant wildlife habitat, sand barrens, savannah and tallgrass prairies, and alvars.</p>	As requested by Pickering staff to address the comments from MMA. Agree.
70	14.15	Modify the definition of “Vegetation Protection Zone” by deleting the words “Hydrologically Sensitive Feature” and replacing with words “Key Hydrologic Feature”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
71	15.6 (a)(i)	<p>Add the phrase “formulae and guidelines” after the phrase “minimum distance separation” so that the subsection reads as follows:</p> <p>“the proposal complies with the minimum distance separation formulae and guidelines policy;”</p>	As requested by Pickering staff to address the comments from MMA. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
72	15.6 (a)(ii)	<p>Add the word “both” after the word “proposal” and add the phrase “and mitigates” after the word “minimizes” so that the subsection reads as follows:</p> <p>“the proposal both minimizes and mitigates impacts on surrounding ...”</p>	As requested by Pickering staff to address the comments from MMA. Agree.
73	15.6 (a)(iii)	<p>Delete the word “requires” and replace with “identifies a need for” after the word “proposal; and add the phrase “within the planning horizon provided for in this Plan;” at the end of the subsection, so that it reads as follows:</p> <p>“the proposal identifies a need for requires additional lands to be designated to accommodate the proposed use within the planning horizon provided for in this plan.</p>	As requested by Pickering staff to address the comments from MMA. Agree.
74	15.6 (a)(v)	Add the word “prime” before the word “agricultural”	As requested by Pickering staff to address the comments from MMA. Agree.
75	15.6 (a)(vi)	Add the word “prime” before the word “agricultural”	As requested by Pickering staff to address the comments from MMA. Agree.
76	15.23 (d)	Add a new amendment item to delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
77	15.26 (e)(ii)	Add a new amendment item to delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
78	15.26 (e)(iii)	Add a new amendment item to delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
79	15.26 (e)(iv)	Add a new amendment item to delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
80	15.31 (m)	Delete the word "and" at the end of the subsection.	Technical modification to address addition of new subsection (o). Agree.
81	15.31 (n)	Delete the period and replace with a semi-colon and the word "and" at the end of the subsection.	Technical modification to address addition of new subsection (o). Agree.
82	15.31 (o)	Add a new subsection (o) that reads as follows: "seek the approval of the Ministers of Municipal Affairs, and Natural Resources and Forestry of any change or modification to Official Plan policies, land use designations or boundaries applying to Special Policy Area lands, prior to the approval authority approving such changes and modifications in accordance with the Provincial Policy Statement 2014."	As requested by Pickering staff to address the comment from MMA regarding the Special Policy Area. Agree.
83	15.33 (a)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
84	15.33 (h)	Delete the word "and" at the end of the subsection.	Technical modification to address addition of new subsection (j). Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
85	15.33 (i)	Delete the period and replace with a semi-colon and the word "and" at the end of the subsection.	Technical modification to address addition of new subsection (j). Agree.
86	15.33 (j)	Add a new subsection (j) that reads as follows: "shall require the proponent to demonstrate for sites within Prime Agricultural Areas, that the lands will be rehabilitated back to an agricultural condition which is substantially the same area and same average soil capacity."	As requested by Pickering staff to address the comment from MMA regarding the Special Policy Area. Agree.
87	15.34 (a)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
88	15.41 (a)	Add the term "(life science)" after the term "areas of natural and scientific interest" so that the subsection reads as follows: "recognize that key natural heritage features relate to wetlands, significant portions of the habitat of endangered, rare and threatened species, fish habitat, areas of natural and scientific interest (life science), significant valleylands ..."	As requested by Pickering staff to address the comment from MMA regarding the Special Policy Area. Agree.
89	15.41 (b)	Add a new amendment item to delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
90	15.41 (c)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

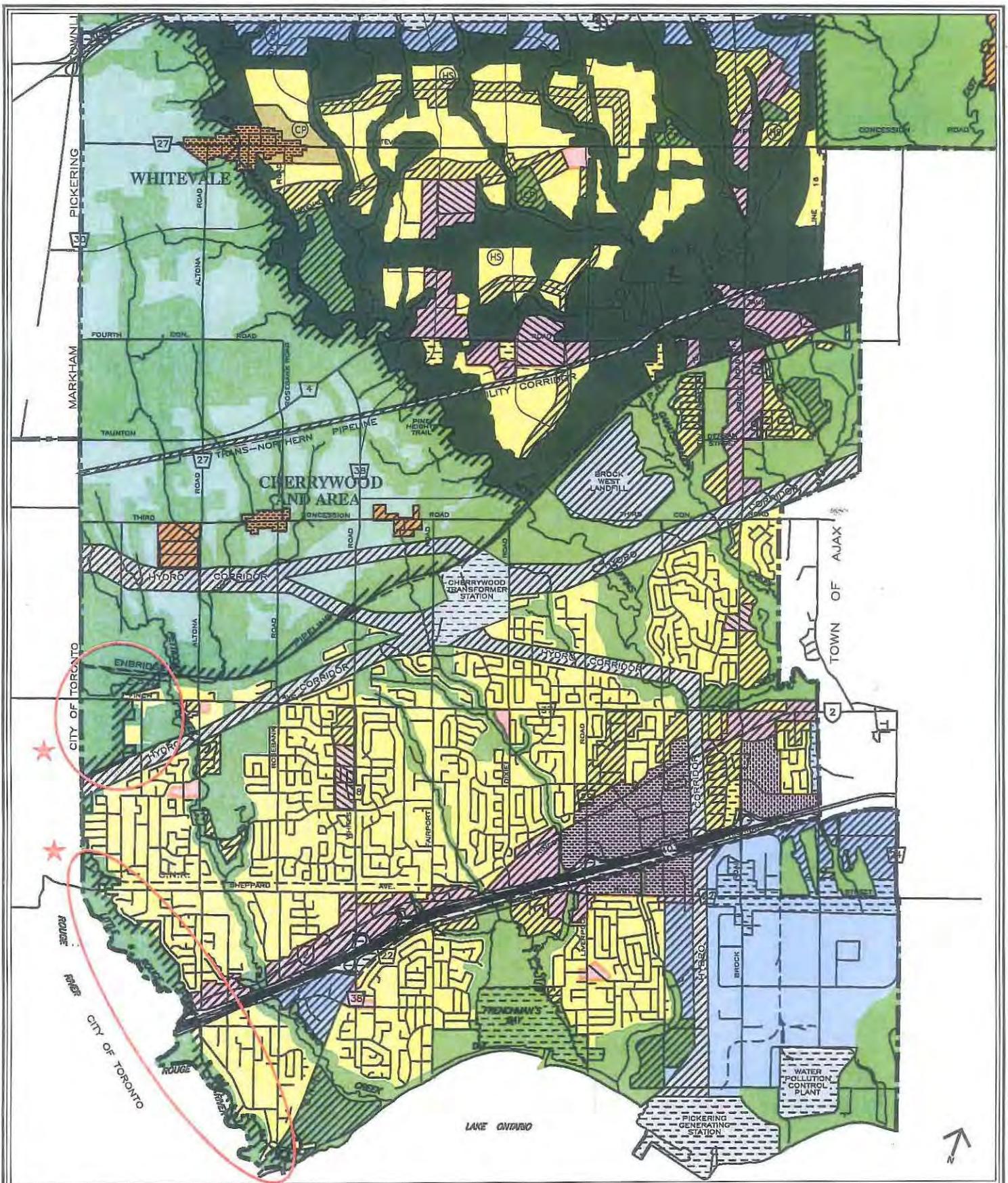
Mod No.	Policy No.	Modification	Comment and Recommendation
91	15.41 (e)	Add a new amendment item to delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
92	15.41 (e)(i)	Add a new amendment item to delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
93	15.41 (e)(ii)	Add a new amendment item to delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
94	15.43 (b)	Add a new amendment item to delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
95	15.45 (d)	Add a new amendment item to delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature."	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
96	15.45 (e)	Add a new amendment item to delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
97	15.45 (e)(v)	Add a new amendment item to delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
98	15.50 (a)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
99	15.50 (b)	Add the word "heritage" between the words "key natural" and "feature", so that the subsection reads as follows: "for lands within the minimum area of influence that relates to a key natural heritage feature but outside the key natural heritage feature itself ..."	Technical modification. Agree.
100	15.50 (d)	Delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
101	15.50 (d) (i)	Delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
102	15.50 (d) (ii)	Delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
103	15.50 (d) (v)	Delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
104	15.50 (f)	Delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
105	Table 19, Title	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
106	Table 19, Significant woodlands	<p>Modify the “Minimum Vegetation Protection Zone” column of the “Significant woodlands” Feature by adding the following sentence at the end:</p> <p>“In the Greenbelt, the minimum vegetation protection for significant woodlands is 30 metres from the drip line.”</p>	As requested by Pickering staff to address the comments from MMA. Agree.
107	Table 19, Shoreline along Lake Ontario	<p>Modify the “Minimum Vegetation Protection Zone” column of the “Shoreline along Lake Ontario” feature by deleting the sentence “Determined by a natural heritage evaluation carried out under Section 15.10” and replace with the following:</p> <p>“All land within 30 metres of the shoreline, subject to Section 15.10 if a hydrological evaluation is required.”</p>	As requested by Pickering staff to address the comments from MMA. Agree.
108	Schedule I, Sheet 1, 2 and 3	<p>Delete Schedule A (Sheets 1, 2 and 3) to OPA 27 and replace with Exhibits 1, 2 and 3 which illustrate the following:</p> <ul style="list-style-type: none"> a) The updated 2017 Greenbelt Plan Boundary; b) The addition of “Prime Agricultural Areas on the Oak Ridges Moraine” designation; c) The deletion of the Rural Study Area proposed for the Hamlet of Claremont; and d) The deletion of the word “Proposed” on the Highway 407 alignment. 	<p>The modifications to Schedule A are required for the following reasons:</p> <ul style="list-style-type: none"> a) To address the recent updates to the Greenbelt Plan boundary made by the Province. b) As requested by Pickering staff to ensure conformity with the Durham Regional Official Plan. c) As per the policies of the ORMCP, the minor rounding-out of hamlets can only be undertaken when the Official Plan is brought into conformity with the ORMCP. The conformity amendment for the City of Pickering was completed in 2007. Any further expansion to Claremont’s boundaries is not permitted by the ORMCP.

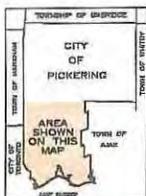
Mod No.	Policy No.	Modification	Comment and Recommendation
			<p>d) Technical modification.</p> <p>Agree, however it should be noted that Geranium Corporation is pursuing an application under the "Clergy" principle which, if approved, would result in the expansion of the Hamlet of Claremont.</p>
109	Schedule III A	<p>Delete Schedule C to OPA 27 and replace with Exhibit 4 to OPA 27 which illustrates the following:</p> <p>a) Add the Greenbelt Natural Heritage System as an overlay to the Natural Heritage System.</p>	<p>As per the policies of the Greenbelt Plan, Official Plans are required to include a schedule which identifies the Greenbelt Natural Heritage System. Agree.</p>
110	Schedule III C	<p>Delete Schedule E to OPA 27 and replace with Exhibit 5 which illustrates the following:</p> <p>a) Delete the title and replace with the words: "Key Natural Heritage Features/Key Hydrologic Features"; and</p> <p>b) Delete the words "Valley Lands" in the legend and replace with "Significant Valleylands"</p>	<p>The modifications to Schedule E are required for the following reasons:</p> <p>a) Schedule IIIC includes features which the proposed Amendment has defined as a Key Natural Heritage Feature (Significant Valley Lands and Fish Habitat). Additionally, as requested by Pickering staff the term Key Hydrologic Features should be used to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP</p> <p>b) As requested by Pickering staff to address the comments from MMA.</p> <p>Agree.</p>

Mod No.	Policy No.	Modification	Comment and Recommendation
111	Amendment Item 14	In the fourth row delete the words "Provincially or".	As requested by Pickering staff to address comments from Ministry of Municipal Affairs (MMA). Agree.
112	Amendment Item 25	Delete the words "Primary, complementary and supportive accessory, agricultural-related and secondary agricultural uses in Table 15, second column, second paragraph, so that the policy reads as follows: "Primary, complementary and supportive accessory, agricultural-related and secondary agricultural uses. Agricultural uses, and accessory buildings and structures, including one single detached dwelling used in connection with the agricultural operation;"	As requested by Pickering staff to address comments from Ministry of Municipal Affairs (MMA). The modified wording would bring the permitted uses in line with the Minister's Zoning Order (Ontario Regulation 102/72). Agree.
113	3.19 (a)	In the last row delete the words "or the Province"	As requested by Pickering staff to address comments from Ministry of Municipal Affairs (MMA). Agree.
114	3.19 (b)	In the second row delete the words "or the Province"	As requested by Pickering staff to address comments from Ministry of Municipal Affairs (MMA). Agree.



SCHEDULE I TO THE PICKERING OFFICIAL PLAN

EDITION ?



SHEET 1 OF 3

CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT

OCTOBER, 2016

THIS MAP FORMS PART OF EDITION ? OF THE PICKERING OFFICIAL PLAN AND MUST BE READ IN CONJUNCTION WITH THE OTHER SCHEDULES AND THE TEXT.

LAND USE STRUCTURE

OPEN SPACE SYSTEM

- SEATON NATURAL HERITAGE SYSTEM
- NATURAL AREAS
- ACTIVE RECREATIONAL AREAS
- MARINA AREAS
- HAMLET HERITAGE OPEN SPACE

RURAL SETTLEMENTS

- RURAL CLUSTERS
- RURAL HAMLETS

URBAN RESIDENTIAL AREAS

- LOW DENSITY AREAS
- MEDIUM DENSITY AREAS
- HIGH DENSITY AREAS

MIXED USE AREAS

- LOCAL NODES
- COMMUNITY NODES
- MIXED CORRIDORS
- SPECIALTY RETAILING NODE
- CITY CENTRE

EMPLOYMENT AREAS

- GENERAL EMPLOYMENT
- PRESTIGE EMPLOYMENT
- MIXED EMPLOYMENT

FREWAYS AND MAJOR UTILITIES

- POTENTIAL MULTI-USE AREAS
- CONTROLLED ACCESS AREAS

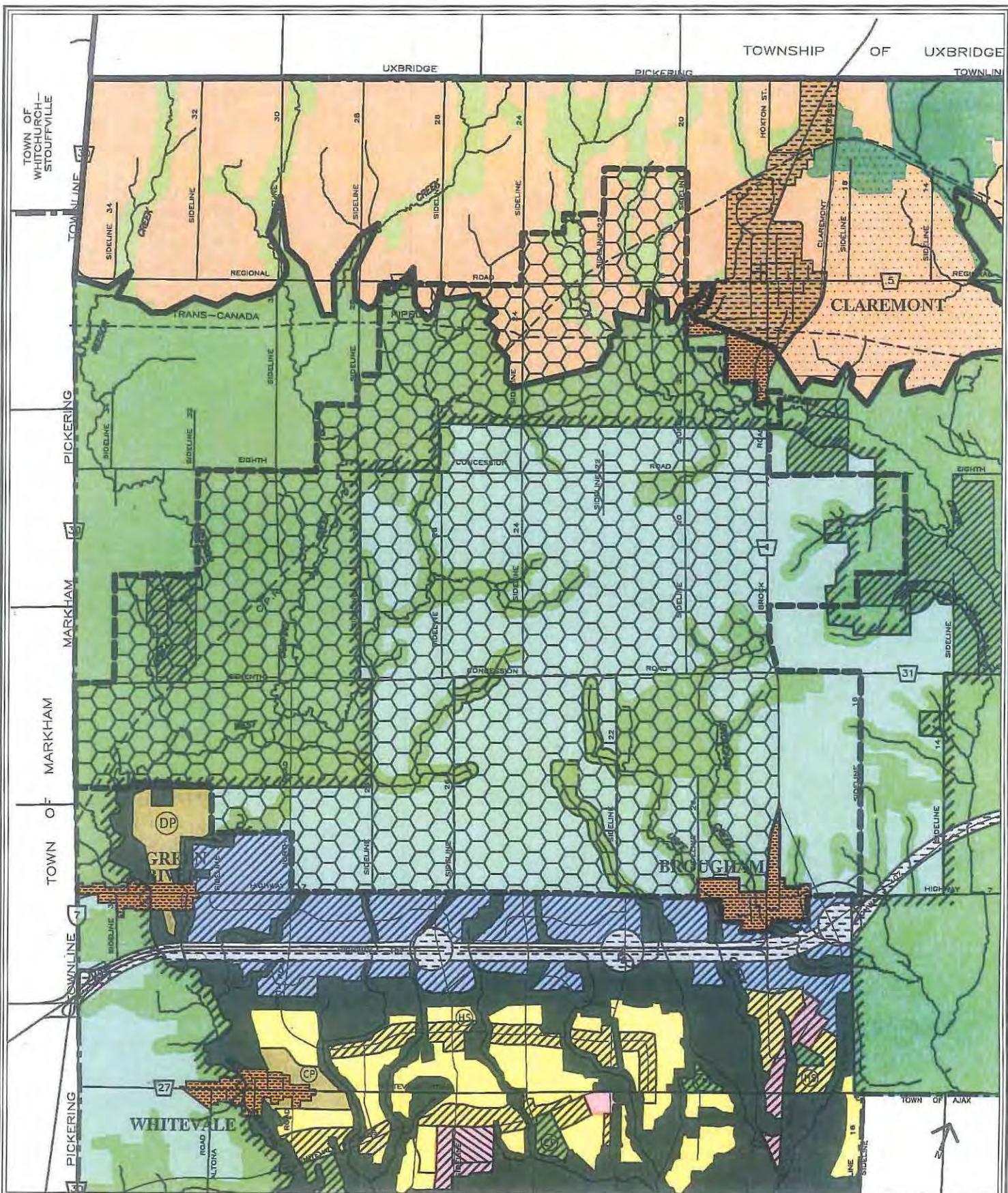
SEATON SYMBOLS

- DISTRICT PARK
- COMMUNITY PARK
- HIGH SCHOOL

OTHER DESIGNATIONS

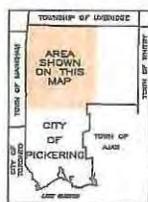
- DEFERRALS
- GREENBELT BOUNDARY

★ **Modification #108**



SCHEDULE I TO THE PICKERING OFFICIAL PLAN

EDITION 7



SHEET 2 OF 3

CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT

THIS MAP FORMS PART OF EDITION 7 OF THE PICKERING OFFICIAL PLAN AND MUST BE READ IN CONJUNCTION WITH THE OTHER SCHEDULES AND THE TEXT.

LAND USE STRUCTURE

OPEN SPACE SYSTEM

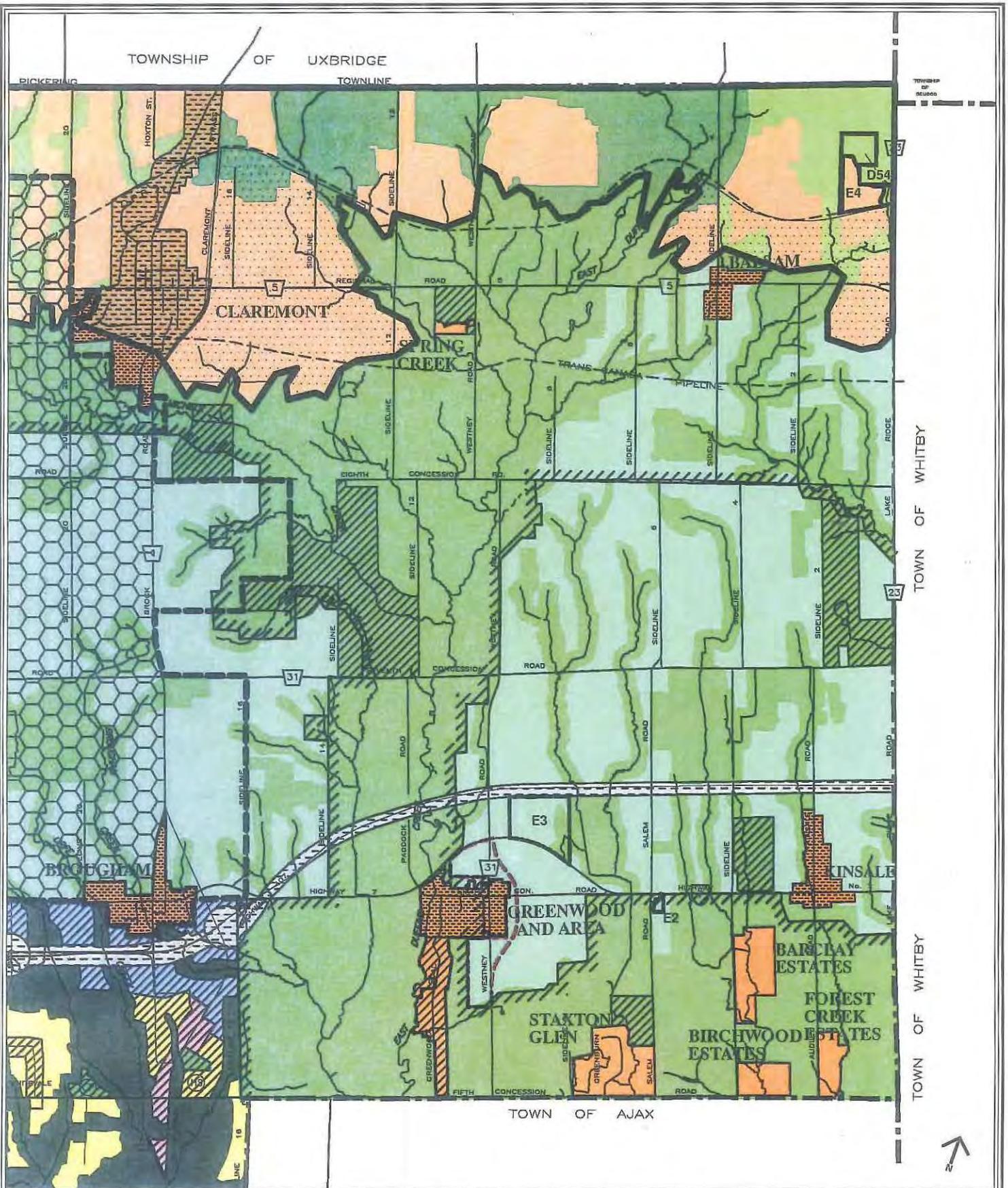
- SEATON NATURAL HERITAGE SYSTEM
- NATURAL AREAS
- OAK RIDGES MORAINÉ NATURAL CORE AREAS
- OAK RIDGES MORAINÉ NATURAL LINKAGE AREAS
- ACTIVE RECREATIONAL AREAS
- HAMLET HERITAGE OPEN SPACE
- RURAL SETTLEMENTS
- RURAL HAMLETS
- OAK RIDGES MORAINÉ RURAL HAMLETS
- URBAN RESIDENTIAL AREAS
- LOW DENSITY AREAS
- MEDIUM DENSITY AREAS

MIXED USE AREAS

- LOCAL NODES
- COMMUNITY NODES
- MIXED CORRIDORS
- EMPLOYMENT AREAS
- PRESTIGE EMPLOYMENT
- FREEWAYS AND MAJOR UTILITIES
- CONTROLLED ACCESS AREAS
- SEATON SYMBOLS
- DISTRICT PARK
- COMMUNITY PARK
- HIGH SCHOOL

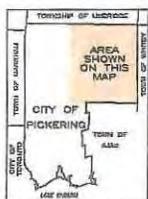
OTHER DESIGNATIONS

- PROPOSED AIRPORT SITE
- PRIME AGRICULTURAL AREAS
- PRIME AGRICULTURAL AREAS ON THE OAK RIDGES MORAINÉ
- OAK RIDGES MORAINÉ COUNTRYSIDE AREAS
- RURAL STUDY AREAS
- FEDERAL LANDS
- OAK RIDGES MORAINÉ BOUNDARY
- GREENBELT BOUNDARY
- Modification #108**



SCHEDULE I TO THE PICKERING OFFICIAL PLAN

EDITION 7



SHEET 3 OF 3

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CITY DEVELOPMENT DEPARTMENT
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LAND USE STRUCTURE

OPEN SPACE SYSTEM

- SEATON NATURAL HERITAGE SYSTEM
- NATURAL AREAS
- ACTIVE RECREATIONAL AREAS
- OAK RIDGES MORaine NATURAL CORE AREAS
- OAK RIDGES MORaine NATURAL LINKAGE AREAS
- RURAL SETTLEMENTS**
- COUNTRY RESIDENTIAL
- RURAL CLUSTERS
- RURAL HAMLET
- OAK RIDGES MORaine RURAL HAMLETS

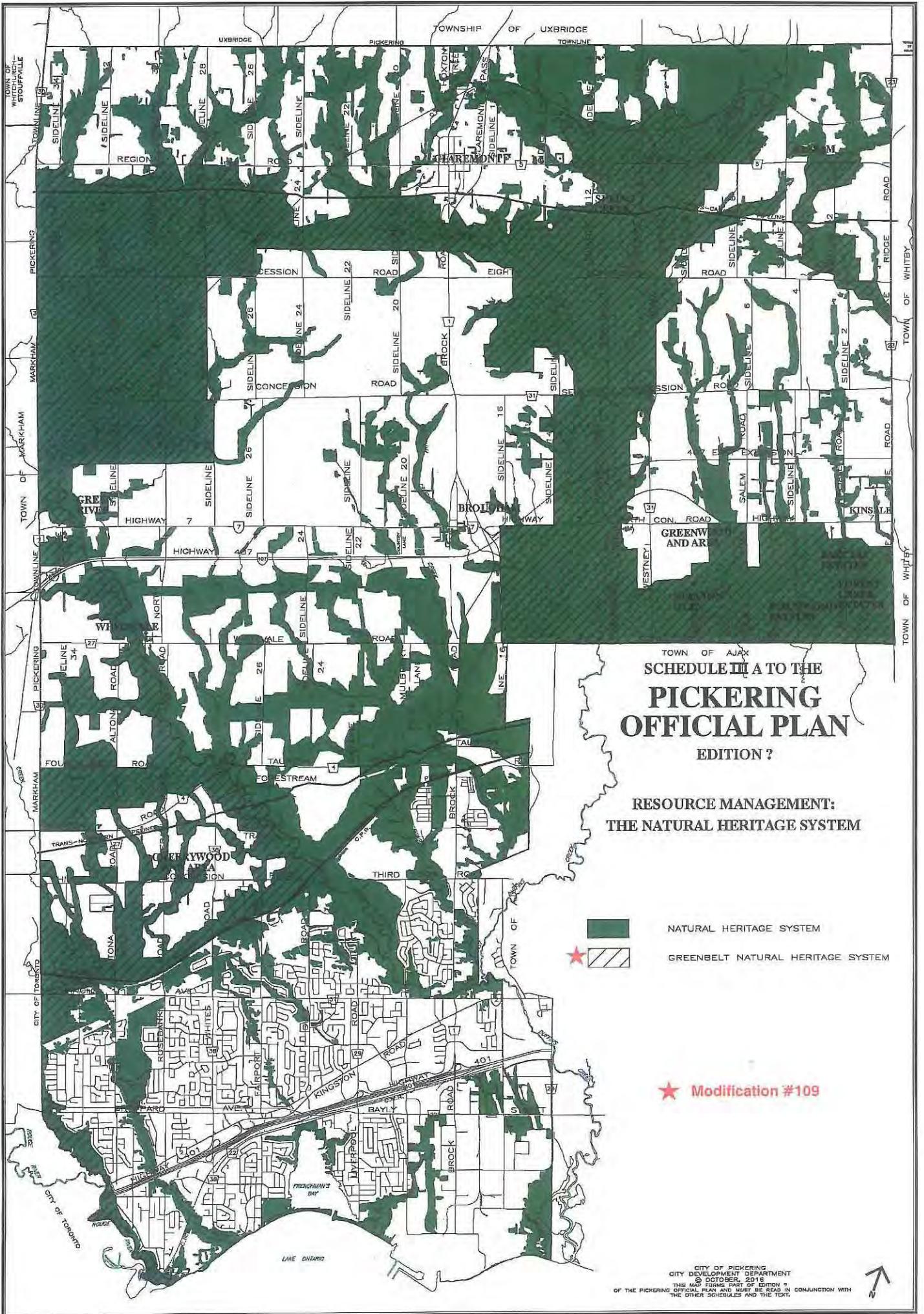
URBAN RESIDENTIAL AREAS

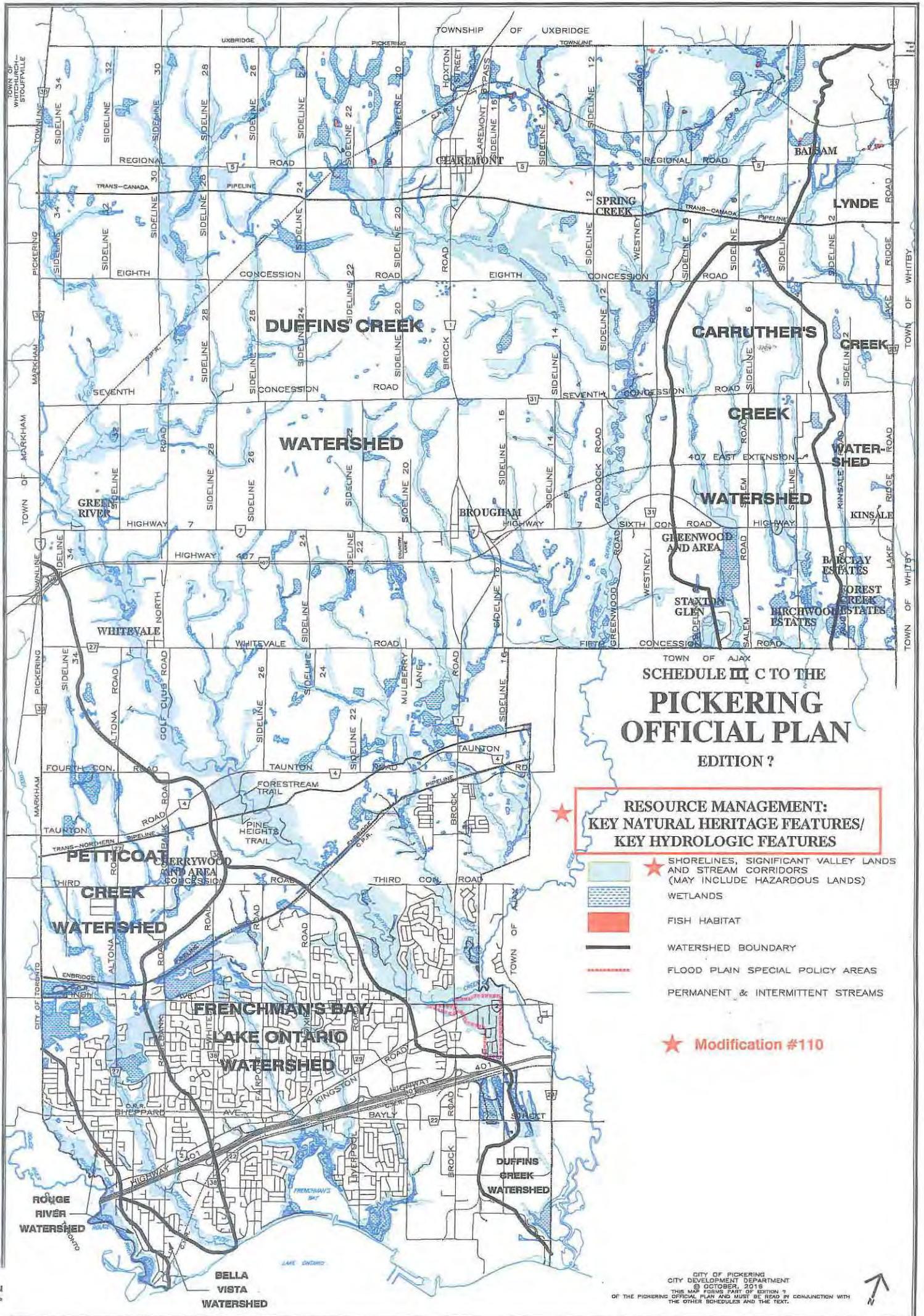
- LOW DENSITY AREAS
- MEDIUM DENSITY AREAS
- MIXED USE AREAS**
- MIXED CORRIDORS
- EMPLOYMENT AREAS**
- PRESTIGE EMPLOYMENT
- FREEWAYS AND MAJOR UTILITIES**
- CONTROLLED ACCESS AREAS
- SEATON SYMBOLS**
- DISTRICT PARK
- COMMUNITY PARK
- HIGH SCHOOL

OTHER DESIGNATIONS

- PRIME AGRICULTURAL AREAS
- OAK RIDGES MORaine COUNTRYSIDE AREAS
- PRIME AGRICULTURAL AREAS ON THE OAK RIDGES MORaine
- PROPOSED AIRPORT SITE
- DEFERRALS
- RURAL STUDY AREAS
- FEDERAL LANDS
- OAK RIDGES MORaine BOUNDARY
- GREENBELT BOUNDARY
- EXCEPTIONS

Modification #108





TOWNSHIP OF UXBRIDGE
TOWNSHIP OF PICKERING
TOWNSHIP OF BAYHAM
TOWNSHIP OF WHITBY

**SCHEDULE III C TO THE
PICKERING
OFFICIAL PLAN
EDITION ?**

**RESOURCE MANAGEMENT:
KEY NATURAL HERITAGE FEATURES/
KEY HYDROLOGIC FEATURES**

-  SHORELINES, SIGNIFICANT VALLEY LANDS AND STREAM CORRIDORS (MAY INCLUDE HAZARDOUS LANDS)
-  WETLANDS
-  FISH HABITAT
-  WATERSHED BOUNDARY
-  FLOOD PLAIN SPECIAL POLICY AREAS
-  PERMANENT & INTERMITTENT STREAMS

 **Modification #110**

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CITY DEVELOPMENT DEPARTMENT
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**Appendix No. II to
Report No. PLN 17-17**

**Proposed Modifications to Informational Revision 22
to the City of Pickering Official Plan**

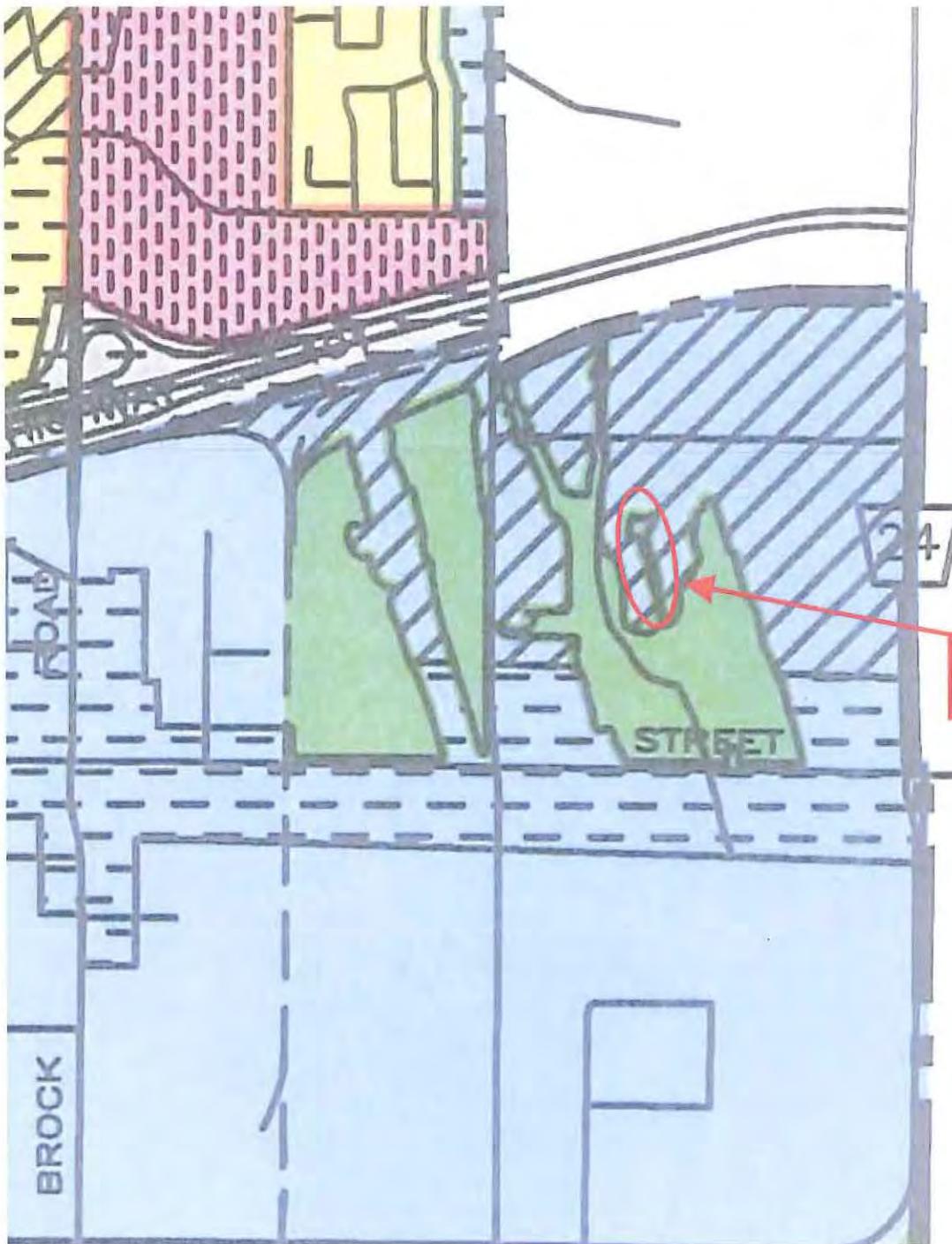
Appendix II - City of Pickering Informational Revision 22 - Proposed Modifications

Words that are shown in ~~strikethrough~~ are proposed to be deleted, and words that are shown in **bold** are proposed to be added.

Mod No.	Section	Modification	Comment
1	Amendment Item 8, "Pickering's Ecological System"	In the first sentence of the first paragraph delete the words "hydrologically sensitive features" and replace with "key hydrologic features".	To ensure consistency with the 2017 Greenbelt Plan and the 2017 Oak Ridges Moraine Conservation Plan (ORMCP). Agree.
2	Amendment Item 8, "Pickering's Ecological System"	In the first sentence of the second paragraph, first sentence, delete the words "hydrologically sensitive features" and replace with "key hydrologic features".	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
3	Amendment Item 8, "Pickering's Ecological System"	In the first sentence of the first paragraph, delete the words "hydrologically sensitive features" and replace with "key hydrologic features".	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
4	Amendment Item 9, "Rural Goals" Chapter Two	In the third paragraph, second sentence delete the phrase "over the next 20 years" so that the sentence reads as follows: "Although the number of people living in the rural area will increase over the next 20 years, the ratio of the number of people living in rural Pickering compared to urban Pickering will drop by 2031 to less than ..."	To address the planning horizon of the plan and ensure timeliness of the Official Plan text. Agree.
5	Amendment Item 14, "Open Space System"	In the third sentence of the second paragraph delete the words "hydrologically sensitive features" and replace with key hydrologic features"; and delete the word "valley" and replace with "significant valleylands", so that it reads as follows:	To address the comments from Ministry of Municipal Affairs (MMA) and to ensure consistency with the 2017 Greenbelt Plan and 2017 ORMCP. Agree.

Mod No.	Section	Modification	Comment
		<p>“... The Open Space System includes a variety of key natural heritage and hydrologically sensitive features key hydrologic features including the Rouge-Duffins Wildlife Corridor, the Lake Iroquois shoreline, significant habitat of endangered species, threatened species and special concern species, the City’s valleys significant valleylands and stream corridors, shorelines ...”</p>	
6	Amendment Item 25, “City Policy”	Delete the words “Hydrologically Sensitive Features” and replace with the words “Key Hydrologic Features”.	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
7	Amendment Item 33, “City Policy”	Delete the words “Valley Lands” and replace with the words “Significant Valleylands”.	To address the comments from MMA. Agree.
8	Amendment Item 34 “Environmental Risk Management”	Delete the words “Valley Lands” and replace with the words “Significant Valleylands”.	To address the comments from MMA. Agree.
9	Amendment Item 76, “City Policy”	Delete the words “Hydrologically Sensitive Features” and replace with the words “Key Hydrologic Features”.	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
10	In the subtitle of Section 10.12	Add a new amendment item to delete the words “Hydrologically Sensitive Features” and replace with the words “Key Hydrologic Features”.	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
11	In the first informational sidebar associated with Section 15.41	Add a new amendment item to delete the words “Hydrologically Sensitive Features” and replace with the words “Key Hydrologic Features”.	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Section	Modification	Comment
12	In the subheading of Section 15.41	Add a new amendment item to delete the words "Hydrologically Sensitive Features" and replace with the words "Key Hydrologic Features".	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
13	In the third informational sidebar associated with Section 15.41, starting with the words "Fish habitats"	Add a new amendment item to delete the words "Hydrologically Sensitive Features" and replace with the words "Key Hydrologic Features".	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.



City of
PICKERING
 City Development
 Department

Excerpt from Amendment 27 Schedule I (Sheet 1) Land Use

Structure

File No: OPA 15-004/P

Applicant: City of Pickering

Property Description: Property at NW corner of Church & Bayly St

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
 CITY DEVELOPMENT DEPARTMENT.

Date: Oct. 1, 2017



Wetland Arm and Woodlands linkage in Question

City of
PICKERING

City Development
Department

Excerpt from Amendment 27 Schedule III A - Resource

Management: The Natural Heritage System

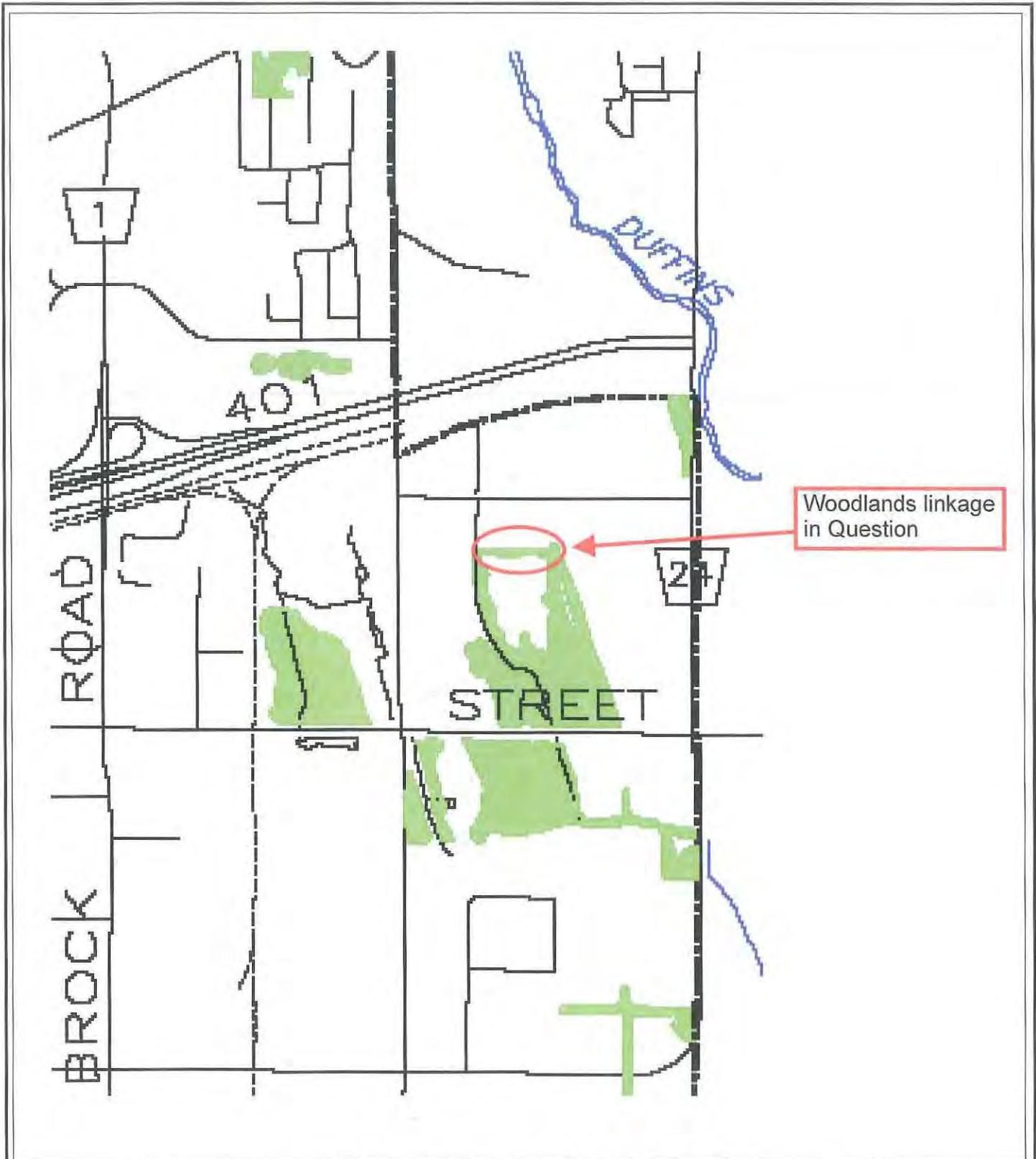
File No: OPA 15-004/P

Applicant: City of Pickering

Property Description: Property at NW corner of Church & Bayly St

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT.

Date: Oct. 1, 2017



Woodlands linkage
in Question

City of
PICKERING

City Development
Department

Excerpt from Amendment 27 Schedule III B - Resource

Management Key Natural Heritage Features

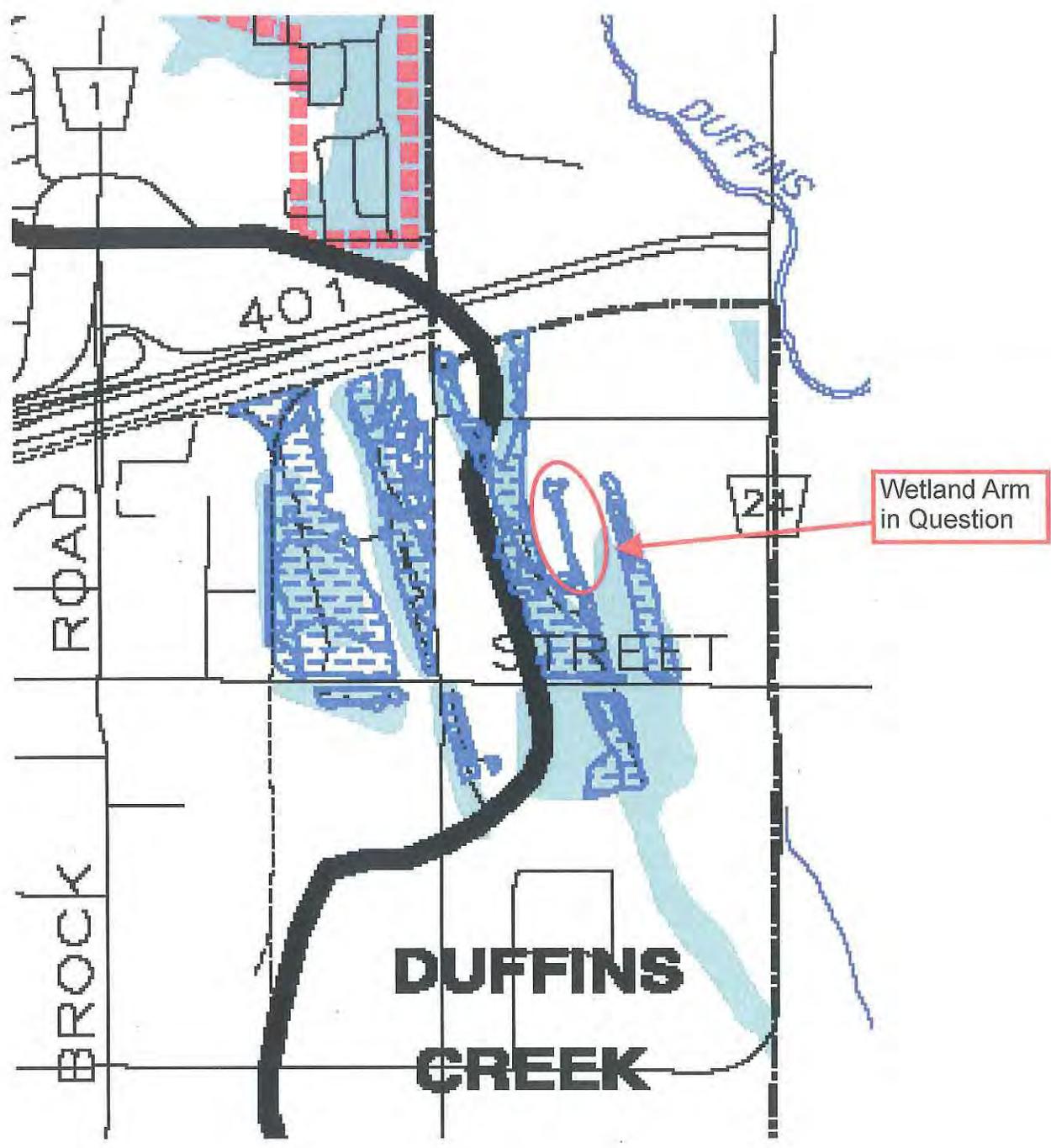
File No: OPA 15-004/P

Applicant: City of Pickering

Property Description: Property at NW corner of Church & Bayly St

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT.

Date: Oct. 1, 2017



City of
PICKERING
City Development
Department

Excerpt from Amendment 27 Schedule III C - Resource

Management: Hydrologically Sensitive Features

File No: OPA 15-004/P

Applicant: City of Pickering

Property Description: Property at NW corner of Church & Bayly St

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING
CITY DEVELOPMENT DEPARTMENT.

Date: Oct. 1, 2017