

COMMITTEE OF THE WHOLE NOVEMBER 19, 2001

OAK RIDGES MORAINÉ CONSERVATION PLAN DRAFT NOVEMBER 1, 2001
BILL 122 THE OAK RIDGES MORAINÉ CONSERVATION ACT, 2001

Recommendation

The Commissioner of Planning recommends:

1. That the Minister of Municipal Affairs and Housing be advised of the following comments from the City of Vaughan with respect to Bill 122 the Oak Ridges Moraine Conservation Act, 2001 ("Bill 122") and the Oak Ridges Moraine Conservation Plan ("The Plan") draft November 1, 2001.
2. That the City recommends that the draft Plan be revised to:
 - a) provide that no new aggregate extraction operations or associated facilities be permitted within the Natural Core Areas and Natural Linkage Areas and Countryside Areas, where a license or permit was not issued prior to May 17, 2001, consistent with Council's motion of September 10, 2001;
 - b) remove as part of the 10 year review, a study respecting the development of a policy on permitting aggregate extraction in the Natural Core Areas consistent, with Council's motion of September 10, 2001;
 - c) specifically prohibit any new, or any expansions to existing sanitary landfill operations, in all designations on the Moraine, consistent with Council's motion of September 10, 2001;
 - d) include the establishment of Legacy Trust to be funded by all three levels of government along with private sector, with the Province providing the necessary funding to establish the trust and to allow it to begin its functions, and that prior to finalizing the details of any funding program which involves the municipalities the Province consult further with the municipalities including the City of Vaughan on the details of such a funding program, consistent with Council's motion of September 10, 2001;
 - e) change the west half of Lot 31, Concession 3 in the City of Vaughan from Countryside Area to Natural Linkage Area;
 - f) provide for the final decision on the By-law amendment bringing the City's zoning into conformity with the Provincial Plan to be with the Minister of Municipal Affairs and Housing, or an Authority delegated by the Minister, and that the decision be final and not subject to appeal to the Ontario Municipal Board;
 - g) to provide for one consistent application of requirements for applications in Settlement Areas, which is not dependent on the dates of commencement or decision; thereby avoiding discrepancies and ineffective environmental management from property to property; and
 - h) provide for the Province, through a Minister's order, to incorporate the Provincial Plan into the municipal Official Plans so that the policies remain consistent across all municipalities.
3. That the Council minutes be sent to the Regions of Durham, Peel and York and the Ministry of Municipal Affairs, Attention: Oak Ridges Moraine Conservation Plan, Oak Ridges Moraine Conservation Act – Environmental Bill of Rights Consultation.

Purpose

To update Council and to provide comments on the draft Oak Ridges Moraine Conservation Plan dated November 1, 2001 and on Bill 122 which was given first reading in the Ontario legislature on November 1, 2001. Bill 122 and the draft Conservation Plan have been placed on the Province's Environmental Bill of Rights Registry, with comments being received by the Province from November 2, 2001 to December 2, 2001.

Background - Analysis and Options

On May 17, 2001 the Province introduced Bill 55 The Oak Ridges Moraine Protection Act, 2001, which established a six-month moratorium on new development on the Oak Ridges Moraine. In August 2001, the Province released the "Share Your Vision for the Oak Ridges Moraine" document which contained the recommendations of the Province-appointed Advisory Panel on the Moraine to the Minister of Municipal Affairs and Housing.

Council considered the "Share Your Vision for the Oak Ridges Moraine" document on September 10, 2001. A copy of the September 10, 2001 Council minutes provided to the Minister of Municipal Affairs and Housing, is included as Attachment 6.

Bill 122 the Oak Ridges Moraine Conservation Act and the draft Oak Ridges Moraine Conservation Plan

Bill 122 was given first reading in the Provincial Legislature on November 1, 2001. Bill 122 along with the Conservation Plan was posted on the Provincial Bill of Rights Registry for a 30-day period (November 2, 2001 to December 2, 2001), during which the Province will receive comments. Given this time period for commenting, it is expected that Bill 122 and the Conservation Plan will not receive third and final reading and royal assent until sometime after December 2, 2001. The proposed Oak Ridges Moraine Conservation Plan and Bill 122 however; are intended to take effect as of November 16, 2001, prior to the "freeze" on planning applications imposed by Bill 55 expiring on November 17, 2001.

The proposed Oak Ridges Moraine Conservation Plan would divide the Moraine into four land-use designations- natural core areas, natural linkage areas, countryside areas, and settlement areas, as discussed below.

Natural Core Areas

The Natural Core Area designation comprises 38 percent of the Oak Ridges Moraine land area. This designation contains large concentrations of natural features, including wetlands, woodlots, valleylands, fish and wildlife habitats; significant water resource features, including kettle lakes, streams, seepage areas and springs and complex landforms.

i) Permitted uses in the natural core areas would include:

- Fish, wildlife and forest management
- Conservation and flood and erosion control projects
- Agricultural uses
- *Necessary* transportation, infrastructure and utilities
- Existing uses including one single detached dwelling per lot
- Home businesses within a structure otherwise permitted
- Home industries within a structure otherwise permitted
- Bed and breakfast establishments and farm vacation homes within a dwelling otherwise permitted
- Low-intensity recreation

- Accessory uses
- ii) Lot Creation

New lots may be created for the following purposes only:

- consent from *original rural lots* for a *farm retirement lot* or *residence surplus to a farming operation*, to a total of one per *original rural lot*, including all consents granted on or after January 1, 1994
- land acquisition for *necessary* transportation, infrastructure and utilities
- for minor lot line adjustments or to facilitate conveyance, dedication or acquisition of natural heritage lands
- to sever two or more *original rural lots* that have merged on title

Natural Linkage Areas

Natural Linkage Areas comprise 24 percent of the Oak Ridges Moraine. The stated purpose of the Natural Linkage areas is to maintain and where possible, improve or restore the quality and integrity of critical ecological, hydrological and regional scale open space linkages between Natural Core Areas and along river valleys and stream corridors.

i) Permitted uses in the Natural Linkage Areas include:

- All uses permitted in Natural Core Areas
- Mineral aggregate operations
- Wayside pits

New lots may be created in Natural Linkage Areas only as permitted in Natural Core Areas.

Countryside Areas

Countryside Areas comprise 30 percent of the Oak Ridges Moraine. The purpose of the Countryside Areas is to encourage agricultural and other rural uses that support the Plan's vision and objectives including among others, the protection of prime agricultural land, maintenance of ground water recharge, landform character, water balance etc.

Within the Countryside Area the Land Use Designation Map also identifies Rural Settlements, which consist of *existing* hamlets or generally long established communities identified in official plans. The Plan does not include any Rural Settlements in Vaughan.

i) Permitted uses in the Countryside Areas include:

- All uses permitted in the Natural Core Areas and Natural Linkage Areas
- Agriculture-related uses
- Outside prime agricultural areas and any other lands in agricultural designations of official plans, small-scale commercial, industrial and institutional and major recreation uses as described in Sections 4.8 and 4.10 of the Plan
- In the Palgrave Estates Community in Caledon and in the City of Kawartha Lakes, the County of Peterborough and County of Northumberland rural residential development is permitted subject to specific provisions in the Plan.

Lot creation in the Countryside Areas shall be permitted as provided for in Natural Core and Natural Linkage Areas. Residential consents or subdivisions may also be permitted for minor infill within Rural Settlements and rural residential development where permitted in this designation (Palgrave Estates, Counties of Peterborough and Northumberland).

Settlement Areas

Settlement Areas comprise 8 percent of the Oak Ridges Moraine. Settlement Areas are those lands designated in approved official plans for urban development. The purpose of the Settlement Areas is to focus and contain urban growth and to minimize the encroachment and impact of development on ecological and hydrological functions and features.

i) Permitted uses in the Settlement Areas include:

- Uses permitted in urban development designations of official plans.

ii) Lot Creation

- New lots may be created in the Settlement Areas subject to the natural heritage feature, hydrologically sensitive feature and significant landform requirements of the Plan in Section 3.5 that apply to development and site alteration in Settlement Areas.

10-year review of the Plan and amendments to the Plan

Bill 122 provides that the Minister shall ensure that a review of the Plan is carried out every 10 years to determine if the Plan should be revised.

i) No changes to Natural Core Area and Natural Linkage Areas

The 10-year review cannot consider reducing the total areas of Natural Core Areas and Natural Linkage Areas.

ii) Changes to Countryside and Settlement Area boundaries

Consideration of the need to change or refine the boundaries of the Countryside Areas and Settlement Areas as part of the 10-year review requires a justification study by the upper or single-tier municipality.

iii) Review of Mineral Aggregate Extraction in Natural Core Areas

The draft Plan provides that the 10-year review of the Plan may also include an examination of the Plan's policies on mineral aggregate extraction in Natural Core Areas, in particular to consider whether to change the policies of the Plan to permit new *mineral aggregate operations* or *wayside pits* to be established and existing ones to expand in the Natural Core Areas where the ecological and hydrological integrity of those Areas can be maintained or improved. Several studies are noted as being required for any such policy change.

The draft Plan notes that it is not intended that the Plan will be amended on a routine or regular basis, however the Minister may consider amendments outside of the 10-year review. Bill 122 sets out provisions that the Minister may prescribe circumstances under which a prescribed person or public body may apply to the Minister for an amendment to the Plan, along with the basis for refusal, notice requirements and that the decision of the Minister is final and not subject to appeal. As part of making their decision the Minister can also appoint a hearing officer to schedule a hearing and provide written recommendations with reasons, recommending what action the Minister should take on the amendment.

Conflicts with the Plan

Section 8 of Bill 122 provides that despite any other Act, the Oak Ridges Moraine Conservation Plan prevails in the case of conflict between the Plan and an official plan, a zoning by-law or a policy statement issued under section 3 of the Planning Act.

Implications for Vaughan

The Plan's Land-Use Designation Map (Attachment 1) to this report includes all of the "Urban Areas" in both the Vaughan portion of the Region of York Plan and in OPA 600, as Settlement Area. A tributary of the Don River that passes through Blocks 12, 19 and 20 is associated with the Maple Uplands and Kettle Wetlands Area of Scientific and Natural Interest (ANSI) and is designated as part of the Natural Core Area. This Natural Core Area designation also extends into Blocks 13, 14, 21 and 28, including several of the wetlands in the Provincially Significant King-Vaughan Wetland Complex. Most of these lands are currently recognized in the City's Official Plans 332 and 600 as environmental features requiring protection. Council's September 10, 2001 resolution on the "Share Your Vision on the Oak Ridges Moraine" document indicated its support for the Settlement Areas, as they are shown in the November 1 2001 draft Plan, and the ANSI and wetland areas being included in the Natural Core Area designation.

Three general areas of Countryside designation are included in Vaughan: portions of Block 13 including Woodland Acres, part of the West half of Lot 31, Concession 3 in Block 21; and part of Lot 1 Concessions 3 and 4 (formerly in the Township of King), located west of Keele Street. The balance of the lands is designated as Natural Linkage Areas in Blocks 13, 14, 20 and 28.

In reviewing the designated Countryside Areas and the identification criteria, Staff questions the basis for designating the lands located on the west part of Lot 31, Concession 3 on the north side of the Kirby Road allowance (east of Keele Street) as Countryside. These lands are similar to the agricultural lands to the north of them that are shown as Natural Linkage Area. The other lands in Vaughan with Countryside Area designations have a general mix of estate residential, recreational and rural industrial uses, which fit more closely with the criteria for such areas. Should Council concur the recommendation section includes that the Countryside Area shown in this portion of the Plan be designated as Natural Linkage Area.

Applications Subject to the Oak Ridges Moraine Conservation Plan

- i) All designations – Natural Core Areas, Natural Linkage Areas, Countryside, Settlement Areas

All applications that are *commenced* on or after the date the Plan takes effect (November 16, 2001) are subject to the Plan.

- ii) Settlement Areas

All applications on lands in Settlement Areas that were *commenced* but not *decided* upon before the Plan takes effect, (November 16, 2001) are not subject to the Plan. Bill 122 defines time of *commencement* and time of *decision*. In the case of applications to amend the official plan, zoning by-law, plans of subdivision, site plan, minor variance and consent, the day of *commencement* is the date on which the application was made. In the Settlement Areas, a decision on the application does not need to be made in order for the application not to be subject to the Plan. As such, all applications addressed in Bill 122 currently filed with the City in the Settlement areas (portions of Blocks 10, 11, 12, 17, 18, 19, 20) are not subject to the Plan. Attachment 2 to this report shows all plans of subdivision applications filed with the City that are located on the Oak Ridges Moraine.

The policies protecting ecological and hydrological integrity and specific land-use policies of the Plan are set out in Sections 3 and 4 of the Plan. Those portions of the Settlement Areas where planning applications have not yet been filed with the City, will be subject to the Plan, including Sections 3.5 Protecting Ecological and Hydrological Integrity in Settlement Areas, 4.2 Existing Uses, 4.3 Approved Uses, 4.13 Stormwater management, and 4.14 Specific Land Use Policies in Settlement Areas.

Section 3.5 Protecting Ecological and Hydrological Integrity in Settlement Areas, sets out the requirements for applications that have not yet been filed in the Settlement Areas. These include no development or site alteration in *Significant Natural Heritage Features*, including the establishment of Minimum Area of Influences and Minimum Self-Sustaining Vegetation Protection Zones for each type of *Significant Natural features* as set out on Table 1 included as Attachment 3 to this report. Applying these requirements to new applications in the Settlement Areas, with existing applications being exempt from the Plan, will result in two standards of vegetation protection zones (buffer areas). This situation will result in transition issues where the natural feature extends from lands subject to an existing application onto lands where the application is filed after the date that the Plan becomes effective. This inconsistent application of requirements set out in the existing Official Plan and those prescribed in the Conservation Plan for the Moraine needs to be addressed by the Province in finalizing the Plan so that one consistent approach will be applied in the Settlement Areas. The recommendation section includes that the Plan and Bill 122 be revised to provide for a consistent application of requirements in the Settlement Area.

Section 4.14, the specific Land Use Policies in Settlement Areas, provides that transportation, infrastructure and utilities may be permitted to cross Significant Natural Heritage Features and Hydrologically Sensitive Features, provided the proponent meets the requirements of the criteria in Section 4.11e of the Plan. Section 4.13 Stormwater Management sets out policies for the stormwater management plan to demonstrate and enhanced protection shall be the minimum criterion for water quality, along with other storm water management treatment requirements, including prohibiting *rapid infiltration columns or rapid infiltration basins*. Staff notes that this could potentially result in two different standards being applied to storm water management within the Settlement Areas whereas it is preferred to deal with storm water management in the Master Environmental Servicing Plan on a Concession Block basis rather than on individual property basis.

iii) Natural Core Areas, Natural Linkage Areas and Countryside Areas

In the Natural Core Areas, Natural Linkage Areas and Countryside Areas, the time of commencement as well as time of *decision* on an application, factor in determining the applicability of the Plan to the application. Applications that were *commenced* but not *decided* upon before the date the Plan takes effect are subject to the Sections 3.2.b, 3.2.d, 3.3(b.1) and 4.13.f. These sections of the Plan limit development or site alteration within *Significant Natural Heritage Features* as defined in the Plan, to fish, wildlife and forest management, *essential* conservation and flood or erosion control projects, *necessary* transportation, infrastructure and utilities and low-intensity recreation uses, subject to natural heritage and earth science heritage evaluations along with other provisions of the Plan. These in process-applications may require revision to maintain connectivity between natural features along with other matters set out in the sections noted above.

Applications which are commenced on or after the date, the Plan takes effect are subject to the Plan.

Time of Decision

In the case of an official plan amendment, the time of decision is the day that council adopts or refuses to adopt all or part of the amendment or on the day that the approval authority approves, modifies or refuses to approve the amendment, whichever is earlier. In the case of a Zoning By-

law, the time of decision is the date that Council passed the amending by-law or refused the application, and in the case of a holding provision by-law, the decision day is the day the council passed the by-law applying the holding symbol. The time of decision on subdivisions, condominiums and site plans is on the date which council or the approval authority made their decision. The time of decision on minor variances and consents is the date on which the Committee of Adjustment made their decision.

OPA 600

As Council adopted OPA 600 on September 25, 2000, it would appear that the portion of OPA 600 located on the Moraine would not be subject to the Conservation Plan for the Oak Ridges Moraine.

Regional and Local Municipalities to Amend their Official Plans and Zoning By-laws

Section 9 of Bill 122 provides that the Regional Municipalities of Peel, York and Durham shall each prepare and adopt an official plan amendment to implement the Plan within 12 months of the Oak Ridges Moraine Conservation Plan coming into effect. All other municipal planning authorities are to prepare and adopt an official plan amendment to implement the Plan within 18 months. Lower-tier municipalities also have 18 months in which to prepare and adopt a zoning by-law amendment to bring its zoning by-laws into conformity with the Plan. The Bill also sets out the Minister's powers to issue orders to amend official plans and zoning by-laws to resolve conflicts with the Plan.

The proposed legislation provides that the official plan amendment bringing the official plan into conformity with the Provincial Plan, is exempt from appeals to the Ontario Municipal Board and that the final decision is that of the Minister of Municipal Affairs. This approach of requiring municipalities to amend their official plans will require municipalities to undertake the required public consultation process, notification etc. which will be repeated in the 33 municipalities and Regions across the Moraine. Each Region and Municipality could end up having different wording in their Plans.

This does not appear to be a consistent and efficient approach to incorporating the Provincial Plan in the Municipality's Official Plans. This issue was raised by several municipalities in consultations with Provincial Staff this summer on the Provinces Moraine initiative. A more consistent approach would be for the Province to amend all of the Official Plans on the Moraine, through a Minister's Order, similar to what was done with the Parkway Belt West Plan in 1978. With respect to the zoning by-law amendment bringing the zoning into conformity with the Plan, there does not appear to be an exemption from appeals to the OMB. The exemption from appeals should be extended to the zoning by-law amendments with the Minister of Municipal Affairs and Housing, or an Authority delegated by the Minister making the final and decision and it not be subject to appeal to the OMB.

Preparation of Watershed Plans by Upper-Tier or Single-Tier Municipalities

Section 3.3 of the Plan provides for upper-tier or single-tier municipalities to commence preparation of watershed plans whose headwaters are within the Plan within one year from the date the Plan takes effect. Municipalities must also amend and incorporate watershed plans water budgets and water conservation plans into their official plans.

Infrastructure – Transportation and Utilities

Section 4.11 of the Plan provides that no new transportation, infrastructure and utilities and no upgrading or extension of existing linear transportation, infrastructure and utilities, including the opening of a road within an unopened road allowance, are permitted within *Significant Natural*

Heritage Features or Hydrologically Sensitive Features, except where, as summarized below, the proponent demonstrates that:

- The infrastructure is necessary and that the need for the project has been assessed and there is no reasonable alternative to the project;
- Negative impacts on the moraine are kept to an absolute minimum;
- Design practices are to maintain, improve or restore key ecological, recreational and community linkages including the Oak Ridges Moraine Trail;
- Landscaping to use native plant species and long-term landscape management practices are to improve or restore the *Significant Natural Features* and *Hydrologically Sensitive Features*.

This could have implications for the unopened road allowances of Kirby Road and Teston Road and future improvements to Dufferin Street, north of Major Mackenzie Drive through the Maple Uplands and Kettle wetlands ANSI, which is a *Significant Natural Feature*. However, the effect of this provision is unknown and whether it would actually impose substantially greater requirements than are currently required through the Environmental Site Assessment process for these types of projects. The Region of York is currently in the process of undertaking an Environmental Assessment for improvements to Teston Road from Bathurst Street to Pine Valley Drive. It is expected that this project and all future infrastructure projects not yet commenced on the Moraine will be subject to this part of the Plan.

Issues in Vaughan Council's September 10, 2001 resolution not addressed in the draft Conservation Plan and Bill 122

The draft Plan provides that new aggregate extraction operations and expansions to existing operations are not permitted in the Natural Core Areas, however they are permitted in the Natural Linkage and Countryside designations. Council's resolution requested that the Province not permit any new aggregate extraction and associated uses in the Natural Core, Natural Linkage and Countryside designations, where a license or permit had not been issued prior to May 17, 2001. Council had also requested that the study to permit aggregate extraction in portions of the Natural Core Areas, be deleted. Staff note that this study has been retained as a matter that may be included in the 10-year review of the Plan and that it conflicts with those portions of the Plan that state that the 10 year review cannot consider reducing the total area of Natural Core Areas and the stated objectives in the Plan for the Natural Core Area designations.

Council had also requested that the Province include in its Plan, provisions encouraging the timely phasing out of existing aggregate operations and their rehabilitation in the 'Natural Core and Natural Linkage Areas. In this regard, staff notes that the Plan includes that at least 1.25 km of the width of the Natural Linkage Area shall at all times remain outside mineral aggregate operation and wayside pit license or permit areas, excepting those portions of license or permit areas where rehabilitation has been completed. Further, the Plan also includes that Municipalities shall be encouraged to work with the aggregate industry to undertake comprehensive master rehabilitation plans in areas of the Moraine where there are multiple existing or potential aggregate operations. It is not clear at this time, how municipalities would be assisting the aggregate industry in rehabilitation particularly in areas of potential mineral aggregate operations, and given the land-use limitations of the Plan. However, it is considered appropriate that the policy has recognized the need to rehabilitate existing as well as potential operation sites and where possible the City provide assistance.

It is noted that the Province has announced a \$15 million start-up contribution as part of the establishment of an Oak Ridges Moraine Foundation. However, the draft Plan does not reflect this announcement or the establishment of a foundation. It also does not include any details on a funding arrangement with the municipalities.

Council had also requested that the Plan specifically prohibit any new or any expansions to existing sanitary landfill operations in all designations of the Moraine. While the Plan does not appear to permit such a use in any of the designations, it does not as Council had requested, specifically exclude it from being permitted.

Conclusion

Staff have reviewed Bill 122 the Oak Ridges Moraine Conservation Act and the draft Oak Ridges Moraine Conservation Plan, November 1, 2001. Bill 122 provides for specific legislation providing for the approval of a Provincial Plan for the Oak Ridges Moraine. Four land-use designations are included on the draft Provincial Plan, to which local official plans and zoning by-laws would be required to conform within 18 months of the Plan coming into effect. It is recommended instead that the Minister of Municipal Affairs incorporate the Plan into municipal Official Plans through an Order so that the Official Plans across the moraine are consistent.

As requested in Council's September 10, 2001 resolution, the mapping provided in the draft Plan is more detailed than that provided in the Share Your Vision of the Oak Ridges Moraine document and provides clarity in the text in terms of delineating the boundary of the designations.

The Plan recognizes all of the lands located on the Moraine in Vaughan that are designated as "Urban Area" in the Region of York Official Plan as Settlement Areas and has included the Maple Uplands and Kettle wetlands and King-Vaughan Wetland Complex in the Natural Core Area designations, as requested by Council on September 10, 2001.

Issues included in Council's September 10, 2001 motion which have not been addressed in the draft Plan or Bill 122 have been included in the recommendation section.

Should the Committee concur, the recommendation section of this report should be adopted as the City's response to the posting of Bill 122 and the draft Conservation Plan for the Oak Ridges Moraine, November 2001 on the Environmental Bill of Rights Registry.

Attachments

1. Oak Ridges Moraine Area Land-Use Designations Map 3 – Towns of Aurora, Richmond Hill & Newmarket
2. Subdivision plans currently filed with the City of Vaughan within the Oak Ridges Moraine
3. Table 1 Significant Natural Heritage Features and Hydrologically Sensitive Features, Areas of Influence and Vegetation Protection Zones, Section 3.5 Oak Ridges Moraine Conservation Plan, draft November 1, 2001
4. Bill 122 An Act to Conserve the Oak Ridges Moraine by providing for the Oak Ridges Moraine conservation Plan (MAYOR AND MEMBERS OF COUNCIL ONLY)
5. Oak Ridges Moraine Conservation Plan (MAYOR AND MEMBERS OF COUNCIL ONLY)
6. Minutes September 10, 2001 Council Meeting (MAYOR AND MEMBERS OF COUNCIL ONLY)

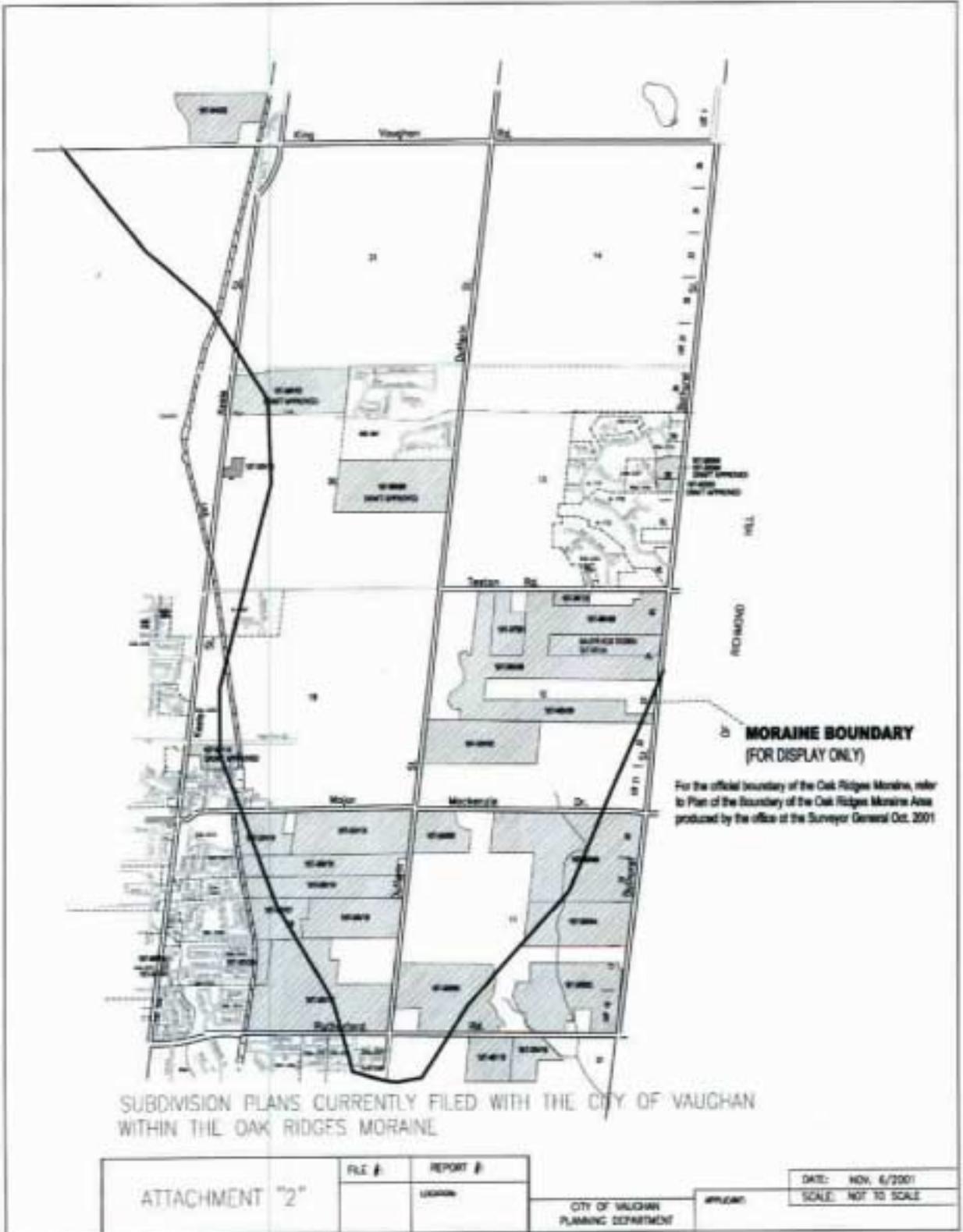
Report prepared by:

Eric Taylor, Senior Planner, Environmental ext. 8214
Bianca M.V. Bielski, Manager, Development Planning ext.8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning



ATTACHMENT NO. 3

TABLE 1: SIGNIFICANT NATURAL HERITAGE FEATURES AND HYDROLOGICALLY SENSITIVE FEATURES, AREAS OF INFLUENCE AND VEGETATION PROTECTION ZONES

Feature		Minimum Area of Influence See Sections 3.2.c, 3.3.d, 3.3.e and 3.4.f	Minimum Self-Sustaining Vegetation Protection Zone See Sections 3.2.c, 3.3.e, and 3.4.f
<i>Wetlands</i>		All lands within 120 m or the surface catchment area, whichever is greater	All lands within 30 m
<i>Significant portions of habitat of endangered and threatened species</i>		All lands within 120 m	As determined by an evaluation carried out under Section 3.2.c
<i>Fish Habitat</i>		All lands within 120 m	All lands within 30 m
<i>Areas of natural and scientific interest (Life Science)</i>		All lands within 120 m	All lands within 30 m
<i>Areas of natural and scientific interest (Earth Science)</i>		All lands within 50 m	As determined by an evaluation carried out under Section 3.4.f
<i>Significant valleylands</i>		All lands within 120 m of stable top of bank	All lands within 30 m of stable top of bank
<i>Significant woodlands</i>		All lands within 120 m	All lands within 30 m of the base of the trunks or within 10 m of the driplines of the outermost trees within the woodland, whichever is greater
<i>Significant wildlife habitat</i>		All lands within 120 m	As determined by an evaluation carried out under Section 3.2.c
<i>Kettle lakes</i>		All lands within 120 m	All lands within the surface catchment area
<i>Permanent and intermittent streams</i>		All lands within 120 m of the meander belt	
<i>Seepage areas and springs</i>		All lands within 120 m	