



# CANADA SOUTH LAND TRUST

# Official Plan Review

## Phase 1 Background Report

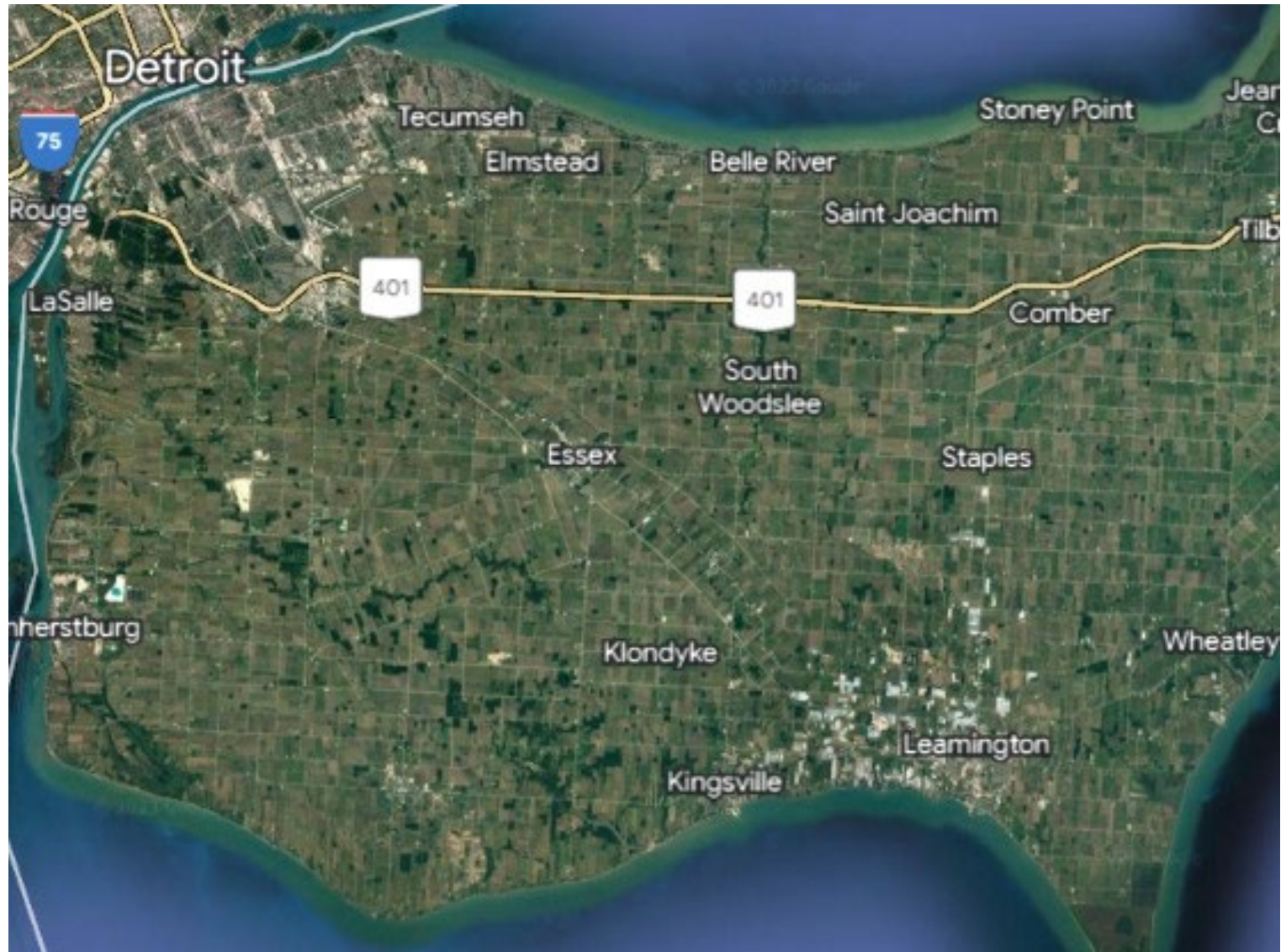
One Land, One Climate, One Future, Together



### **How Effective has the Existing County Official Plan Been in Achieving the Stated Goals of the Plan?**

- It is difficult to know how effective the Plan has been, since no monitoring is being done and no data is being kept.
- Preparing and protecting our communities from a changing climate, and taking meaningful actions to reduce our greenhouse gas emissions and our carbon footprint.





P. McGorman, Canada South Land Trust  
Essex County Official Plan Review  
for June 07, 2023.

**Table 3: Natural Environment Types**

	<b>Natural Heritage Feature</b>	<b>Agencies determining significance</b>	<b>Criteria and methods used to determine significance</b>	<b>Schedule</b>	<b>Policy</b>
1	<i>Significant wetlands and significant coastal wetlands</i>	MNR	<i>Delineating wetlands or reviewing and approving the work of others in accordance with the Ontario Wetland Evaluation System.</i>	High Priority Existing Feature within the "Natural Environment" designation on Schedule "A1" and Provincially <i>significant wetlands</i> designation on Schedule "B1".	<i>Development and site alteration shall not be permitted.</i>
2	<i>Significant habitat of endangered species and threatened species</i>	MNR	<i>Delineating/ describing, reviewing and approving the work of others or establishing methods such as training and standards that ensures the work of others will be acceptable</i>	Not specifically mapped on Schedules.	<i>Development and site alteration shall not be permitted.</i>
3	<i>Lands adjacent to significant wetlands and significant coastal wetlands and significant habitat of endangered species and threatened species</i>	County of Essex or <i>local municipalities</i>	<i>A 120 metre adjacent lands width is identified from the extent of the identified feature.</i>	Not specifically mapped on Schedules.	<i>Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</i>
4	Lands designated in local Official Plans for natural	County of Essex	Identified in local Official Plans.	High Priority Existing Feature within the "Natural Environment".	<i>Development and site alteration shall not be permitted.</i>

	<b>Natural Heritage Feature</b>	<b>Agencies determining significance</b>	<b>Criteria and methods used to determine significance</b>	<b>Schedule</b>	<b>Policy</b>
	heritage protection			designation on Schedule "A1" and within the <i>Significant Terrestrial Features</i> designation on Schedule "B1".	
5	Other High Priority Existing Natural Features	County of Essex through ERCA & LTVCA	Existing natural features that satisfied between 5 and 11 criteria in the Essex Region Natural Heritage System Strategy.	High Priority Existing Feature. Designated "Natural Environment" on Schedule "A1" and as categorized on Schedule "B1".	<i>Development and site alteration shall not be permitted.</i>
6	<i>Fish habitat</i>	Appropriate Conservation Authority and Fisheries and Oceans Canada	Identified through pre-consultation with appropriate Conservation Authority and Fisheries and Oceans Canada.	High or Secondary Priority Existing Feature. Located within the designations on Schedules "A1", "B1", "B2", and "B3".	Pre-consultation with local Conservation Authority based on approved criteria.
7	<i>Significant woodlands</i>	County of Essex through ERCA and LTVCA	All woodlands 2 hectares in size or larger using the size criteria recommended in the Natural Heritage Reference Manual (MNR, 2010) and as per the Essex Region Natural Heritage System Strategy. Smaller woodlands may be considered significant if they exhibit	High or Secondary Priority Existing Feature. Located within the designations on Schedules "A1", "B1" or "B2".	<i>Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</i>

	<b>Natural Heritage Feature</b>	<b>Agencies determining significance</b>	<b>Criteria and methods used to determine significance</b>	<b>Schedule</b>	<b>Policy</b>
			composition, age or quality that is uncommon in the municipality or the region.		
8	<i>Significant areas of natural and scientific interest</i>	MNR	In accordance with the <i>areas of natural and scientific interest</i> confirmation process. Policies apply to both Earth and Life science <i>areas of natural and scientific interest</i> .	High or Secondary Priority Existing Feature. Located within the designations on Schedules "A1", "B1" or "B2".	<i>Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</i>
9	<i>Significant wildlife habitat</i>	County of Essex through ERCA and LTVCA	Using criteria recommended in the Natural Heritage Reference Manual (MNR, 2010), the Significant Wildlife Habitat Technical Guide and the Eco-Region Criteria Schedules and using Ecological Land Classification.  <i>Significant wildlife habitat</i> has been divided into four broad categories (1) seasonal concentration areas, (2) rare vegetation communities or specialized habitats for wildlife, (3) habitat of species of conservation concern (excluding the habitat of <i>endangered</i> and <i>threatened species</i> ), and (4) animal movement corridors.	Not specifically mapped on Schedules.	<i>Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</i>

	<b>Natural Heritage Feature</b>	<b>Agencies determining significance</b>	<b>Criteria and methods used to determine significance</b>	<b>Schedule</b>	<b>Policy</b>
10	<i>Significant valleylands</i>	County of Essex through ERCA and LTVCA	<p><i>Significant valleyland</i> features are identified utilizing guidelines provided in the Natural Heritage Reference Manual (MNR, 2010) and are based on the following features:</p> <p>A) more or less continuous natural areas providing connections within the <i>watershed</i>;</p> <p>B) contains a diversity of native species, natural communities and landscapes;</p> <p>C) provides <i>ecological functions</i> such as habitat, passage, refuge, hydrological flow, and buffering from <i>adjacent</i> areas.</p>	High or Secondary Priority Existing Feature. Located within the designations on Schedules "A1", "B1" or "B2".	<i>Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</i>
11	Identified significant existing natural heritage feature	County of Essex through ERCA and LTVCA	Existing natural feature that satisfied between 1 and 4 of 11 criteria in the Essex Region Natural Heritage System Strategy.	Secondary Priority Existing Feature. Located within designations on Schedule "B2".	<i>Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</i>
12	<i>Adjacent lands to significant woodlands, significant valleylands, Provincial and regional ANSIs,</i>	County of Essex through ERCA and LTVCA	A 120 metre <i>adjacent lands</i> width is identified and referenced for all <i>natural heritage features</i> with the exception of Earth Science ANSI which have a recommended 50 metre <i>adjacent lands</i> width.	Not specifically mapped on Schedules.	<i>Development and site alteration shall not be permitted on adjacent lands to the natural heritage feature and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there</i>



	<b>Natural Heritage Feature</b>	<b>Agencies determining significance</b>	<b>Criteria and methods used to determine significance</b>	<b>Schedule</b>	<b>Policy</b>
	and <i>significant wildlife habitat</i> and lands designated in local Official Plans for natural heritage protection and other high priority existing natural features				will be no <i>negative impacts</i> on the natural features or on their <i>ecological functions</i> .
13	Unevaluated wetlands	MNR	Unevaluated <i>wetlands</i> can be identified using ELC or OWES. Unevaluated <i>wetlands</i> can be identified through processes such as EIA's or candidate natural heritage studies. Once an unevaluated <i>wetland</i> is identified, the next step is to complete a <i>wetland</i> evaluation. The <i>wetland</i> evaluation will result in a determination of significance for the <i>wetland</i> , i.e., Provincially or locally <i>significant</i> . The methodology used to determine significance of <i>wetlands</i> is the Ontario Wetland Evaluation System. <i>Wetlands</i> can be identified and evaluated by MNR staff or other qualified professionals provided that they use the approved OWES	Not specifically mapped on Schedules.	<i>Development</i> and <i>site alteration</i> will not be permitted until the significance of the feature has been determined using OWES. For <i>wetlands</i> determined to be Provincially <i>significant</i> see Item #1 of this table for the policies that will apply. For <i>wetlands</i> that have been determined to be locally <i>significant</i> , <i>development</i> and <i>site alteration</i> shall not be permitted unless it has been demonstrated that there will be no <i>negative impacts</i> on the natural features or their <i>ecological functions</i> .

	<b>Natural Heritage Feature</b>	<b>Agencies determining significance</b>	<b>Criteria and methods used to determine significance</b>	<b>Schedule</b>	<b>Policy</b>
			methodology and have received MNR training in the use of the Province's <i>wetland</i> evaluation system. All <i>wetland</i> evaluations must be sent to MNR regardless of the preliminary determination of significance. The MNR is responsible for reviewing and approving all <i>wetland</i> evaluations.		
14	Prioritized Restoration Opportunities	County of Essex through ERCA and LTVCA	Prioritized Restoration Opportunities that satisfied between 3 and 5 criteria in the Essex Region Natural Heritage System Strategy.	Prioritized Restoration Opportunity on Schedule "B3".	Provide for a focused approach towards the implementation of the <i>natural heritage system</i> .  Supported options may include focused land securement, stewardship activities, and volunteer restoration.
15	Prioritized Restoration Opportunities	County of Essex through ERCA and LTVCA	Prioritized Restoration Opportunities that satisfied 1 or 2 criteria in the Essex Region Natural Heritage System Strategy.	Prioritized Restoration Opportunity on Schedule "B3".	Provide for a focused approach towards the implementation of the <i>natural heritage system</i> .  Supported options may include focused land securement, stewardship activities, and volunteer restoration.

---

# Farmers pressure Doug Ford government to reverse course on housing plan



Proposal for more homes on Ontario farmland draws concern from agriculture sector



[Mike Crawley](#) · CBC News · Posted: May 30, 2023 4:00 AM EDT | Last Updated: May 30



- **Farmers welcome government decision on farmland severances**
- Posted on [30 May 2023](#) in [OFA Viewpoint](#)
- *By Peggy Brekveld, President, Ontario Federation of Agriculture*
- In bringing a message, it often isn't about one voice. It is many voices, one message.
- Ontario's farmers have been vocal – and united – in recent weeks in asking the provincial government to take a pause on its recent proposed Provincial Planning Statement and proposed Bill 97. We are thankful that government has listened to our most significant concern and is taking steps to address it.
- The Ontario Federation of Agriculture (OFA) was joined by Ontario's other two general farm organizations, 11 commodity and agricultural groups and 30 of OFA's local county federations of agriculture in a broad-based coalition to urge the government to reconsider proposed actions that would severely threaten local farmland protection.
- In particular, this coalition has been strong in its opposition to a proposal from the government to allow up to three new severed residential lots on an existing farm property. Creating residential housing lots in agricultural areas has long been controversial, and the negative impacts for farming are well demonstrated.
- Ontario boasts some of Canada's richest and most fertile farmland, and the proposed severance plan poses risks to that farmland, including permanently taking it out of agricultural production, which threatens the long-term sustainability of both farming and the food system we all depend on.
- Our coalition is also extremely concerned that increased residential lot creation in prime agricultural areas will create conflict between farmers and their non-farming neighbours for all aspects of regular farm activities.
- This includes applying crop nutrients to the land, conflict about odours and noise, wildlife control and more. We also don't want to lose the current Minimum Distance Separation requirement, which requires minimum distances between houses and livestock barns and works well to minimize conflict between livestock farmers and residential areas and protect water resources.
- Simply put, this united coalition of farmers and agricultural leaders has spoken up with a single voice against legislation that could make it difficult or impossible for farmers to manage and expand their farm businesses in the future.
- That's why the news that the provincial government has heard our concern and will not be moving ahead with the three-lot severance proposal is so welcome. The government has also announced it will extend the consultation period that is currently ongoing regarding the proposed Provincial Planning Statement and agreed to work with the agriculture sector to find solutions to this issue.
- Conversations will continue between government and agricultural stakeholders. And that is important.
- We recognize that Ontario is facing an affordable housing crisis and that solutions must be found, and we're more than willing to be part of that process. Ontario's farmers are not opposed to urban growth and development – we also want housing options to support youth, seniors, families, workers, and newcomers in our communities.
- The answer lies with responsible land-use planning that prevents further farmland loss, encourages ongoing investment in farms and farm-related businesses and helps communities reach intensification targets.
- This includes directing growth to urban and rural settlement areas where housing needs can be met in serviced areas using much less land. It also ensures efficient use of municipal infrastructure investments and reduces costs to provide services.
- Meaningful dialogue between government, farmers, and municipalities will help find ways to support the provincial government's housing goals, and we look forward to actively engaging in that dialogue in the days and weeks ahead.
- To government, we appreciate the change in direction and look forward to the conversations ahead. To the farm organizations and farm representatives who represent our great sector: thank you for your united voices on this issue.
- Here's to Farms and Food Forever.



### 3.4.1 General Directive

This Plan acknowledges the importance of *natural heritage features* and considers them as integral parts of a healthy and vibrant community. Once destroyed, *natural heritage features* are difficult, if not impossible, to replace. The vision for lands

...”in the County of Essex it is estimated that about three percent of its land area is in forest or natural areas” - Ontario Municipal Board Decision, 2002