

Part 14 | Area Specific Regulations

14.1 Area Specific Names

Table 14.1 – Area Specific Names	
Area Specific Names	
i)	Source Water Protection Area
ii)	Solid Waste Disposal Assessment Area
iii)	Greenbelt Natural Heritage Area
iv)	Natural Heritage Feature Buffer Area

14.2 Source Water Protection Area

- a) *Notwithstanding* any other regulations of this By-law, within the *Intake Protection Zone 1 (IPZ-1)* shown as a Source Water Protection Area on Schedule “A” of this By-law, the Region’s *Risk Management Official* must provide written approval to the *City* prior to the issuance of a Building Permit.
- b) *Notwithstanding* any other regulations of this By-law, the Region’s Source Water Protection Plan outlines permitted *uses* within the Source Water Protection Area shown on Schedule “A” of this By-law. The Region’s *Risk Management Official* has jurisdiction in this regard.

14.3 Solid Waste Disposal Assessment Area

The following regulations apply to lands within the solid waste disposal assessment area:

- a) Prior to the issuance of a Building Permit for any new *building* or expansion to an *existing building* an assessment report shall be prepared by a qualified engineer in accordance with the *City’s Official Plan Section C7 (Solid Waste Disposal Areas)* and the *Province’s Guideline D-4*, or its successor, to the satisfaction of the *Region* and the *City*.
- b) Interior and exterior *alterations* that do not expand the *building* are not required to submit an assessment report in accordance with Section 14.2 a).
- c) All *uses* permitted in the applicable *zone* are permitted.

14.4 Greenbelt Natural Heritage Area

Permitted *uses* in the Greenbelt Natural Heritage Area shall be the *uses* in the applicable *zone* but shall be subject to the following regulations:

- a) Development and site alteration may occur within the Greenbelt Natural Heritage Area where an Environmental Impact Study (EIS) is prepared that satisfies the City's Official Plan Policy B3.5.4.1 and Section C6 to the satisfaction of the *City* and the *Region*.

Notwithstanding, agricultural *buildings* and *structures* including *agriculture-related* and *on-farm diversified uses* are not subject to the above requirements.

14.5 Natural Heritage Feature Buffer Area

- a) The Natural Heritage Feature Buffer Area as shown on Schedule "A" of this By-law shall take precedence over the regulations of the underlying zone.
- b) No person shall *use* or develop any *lot*, *building* or *structure*, or part thereof, within an area identified as Natural Heritage Feature Buffer Area on Schedule "A", for any purpose other than the following *uses* existing on the date of passing of this By-law:
 - i) *Agricultural uses*;
 - ii) *Wayside pit or quarry*; and,
 - iii) *Mineral aggregate operation*.
- c) *Notwithstanding* Section 14.53b), development may be permitted within an area identified as Natural Heritage Feature Buffer Area on Schedule "A", where an Environmental Impact Study (EIS), supporting the development has been accepted by the *City* and the *Region*.

An Environmental Impact Study (EIS) is required in the following cases:

- i) Within 120.0 m of the boundary of a Provincially Significant Wetland (PSW);
- ii) Within 50.0 m of the boundary of a Provincially Significant Life Science Area of Natural and Scientific Interest (ANSI);
- iii) Within 50.0 m from the habitat of endangered species and threatened species;
- iv) Within 50.0 m of significant woodlands, significant wildlife habitat, significant valleylands, and other wetlands (non-provincially significant);
- v) Within 30.0 m of Critical (Type 1) fish habitat; and
- vi) Within 15 m of Important and Marginal (Types 2 and 3) fish habitat.