

1.4 Escarpment Protection Area

Escarpment Protection Areas are important because of their visual prominence and their environmental significance, including increased resilience to climate change through the provision of essential ecosystem services. They are often more visually prominent than Escarpment Natural Areas. Included in this designation are Escarpment Related Landforms and natural heritage and hydrologic features that have been significantly modified by land use activities, such as agriculture or residential development, as well as lands needed to buffer Escarpment Natural Areas and natural areas of regional significance.

The policies aim to protect and enhance natural and hydrologic features and the open landscape character of the Escarpment and lands in its vicinity.

1.4.1 OBJECTIVES

1. To maintain and enhance the scenic resources and open landscape character of the Escarpment.
2. To provide a buffer to prominent Escarpment features.
3. To recognize, protect and where possible enhance the natural heritage system associated with the Niagara Escarpment Plan area and protect natural areas of regional significance.
4. To conserve cultural heritage resources, including features and areas of interest to First Nation and Métis communities.
5. To encourage forest management, compatible recreation, conservation and educational activities.
6. To encourage agriculture and protect agricultural lands and prime agricultural areas.

1.4.2 CRITERIA FOR DESIGNATION

1. Escarpment slopes and Escarpment Related Landforms where existing land uses have significantly altered the natural environment (e.g., agricultural lands or residential development).
2. Areas in close proximity to Escarpment slopes that are visually part of the landscape unit.
3. Areas of Natural and Scientific Interest (Life Science), or environmentally sensitive or

environmentally significant areas identified by municipalities or conservation authorities.

1.4.3 PERMITTED USES

Subject to Part 2, Development Criteria, the following uses may be permitted:

1. Agricultural uses.
2. Agriculture-related uses and on-farm diversified uses, in prime agricultural areas.
3. Existing uses.
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4. Single dwellings.
5. Mobile or portable dwelling unit(s) accessory to agriculture.
6. Non-motorized trail activities and snowmobiling, outside of prime agricultural areas.
7. Unserved camping on public and institutional land, outside of prime agricultural areas.
8. Forest, wildlife and fisheries management.
9. Licensed archaeological fieldwork.
10. Infrastructure.
11. Accessory uses (e.g., a garage, swimming pool, tennis court, ponds or signs).
12. Institutional uses, outside of prime agricultural areas.
13. Uses permitted in the Parks and Open Space System Master/ Management Plans that are not in conflict with the Niagara Escarpment Plan.
14. Home occupations and home industries.
15. Watershed management and flood and erosion control projects carried out or supervised by a public body.
16. The Bruce Trail corridor, including the pedestrian footpath and, where necessary, trail-related constructions (e.g., bridges, boardwalks), overnight rest areas and Bruce Trail access points.
17. Recycling depots for paper, glass and cans etc., serving the local community.
18. Bed and breakfast.
19. Nature preserves owned and managed by an approved conservation organization.

20. Agricultural Purposes Only lot (APO lot).

21. A campground on that portion of the north half of Lot 24, Concession 2 N.D.S., formerly Township of Nelson, now the City of Burlington, Regional Municipality of Halton, shown generally in hatching on Map 1 attached to Amendment No. 8.

22. Those uses as set out in the Special Provisions for the Duncan Lake Condominium Lands as set out in Part 2.2.27 of this Plan.

23. A commercial use (model home/showroom/office and sales outlet) in an existing \pm 400 square metre building located on Part East Half Lot 1, Concession 7, East of Hurontario Street in the Town of Mono in the County of Dufferin, having an area of 1.01 hectares and having a frontage of 58 metres (see Amendment 54).

24. Notwithstanding other policies in this Plan, a golf course, with related golf club facilities, is permitted on a 111 hectare lot located on the following lands. Firstly: Part of Lots 2, 3 and 4, Concession 10, in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara. Secondly: Part Lot 1, in the City of Thorold, in the Regional Municipality of Niagara. Thirdly: Part Gore Lots 10 and 11, in the City of Niagara Falls, in the Regional Municipality of Niagara. Lastly: Part Lot 5, Concession 10, in the City of St. Catharines, in the Regional Municipality of Niagara.

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25. Notwithstanding other policies in this Plan, a golf course is permitted on a 55 hectare lot located on Part Lots B and C, Eastern Gore and Part Lots 1 and 2, Concession 2, and Part of Lot C, Concession 3 situated between the “bench face” and the Niagara Escarpment in the Town of Grimsby, in the Regional Municipality of Niagara.

26. Notwithstanding the permitted uses of this section, a new County heritage and visitor centre building having a maximum size of 3,720 square metres and historic buildings which may include a 1900s log house, a 1920s house, a mid 19th century house, a barn, sawmill, garages, and a blacksmith’s shop, a schoolhouse, a church and a general store, and additional period buildings, related accessory facilities (e.g., trails, gardens), including a narrow gauge scaled replica railway system through the period village and the existing buildings, are permitted as the heritage centre facility within the

8 hectare East Part Lot 10, Concession 2, Township of Georgian Bluffs (formerly Derby Township), Grey County (see Amendments 136 and 158).

27. Notwithstanding the permitted uses of this section, a privately- operated educational facility (involving the teaching and training of audio technology) in an existing 140 square metre building located on Part Lot 9, Concession 2, in the City of Hamilton (former City of Stoney Creek), having an area of 0.28 hectares, subject to the Special Provisions in Part 2.2.15 (see Amendment 137).

28. The Escarpment Protection Area lands associated with Amendment #135 to the Niagara Escarpment Plan in effect on June 8, 2005, located within the licensed area of the quarry, may remain licensed and operate pursuant to the Aggregate Resources Act. The lands shall be progressively rehabilitated in accordance with the terms of site plan(s) approved under the Aggregate Resources Act. Following completion of the rehabilitation, to the satisfaction of the Ministry of Natural Resources, the lands may be used for watershed management, conservation and recreation purposes as set out under Permitted Uses 5, 6, 13, 17 and 19, of Amendment 135.

29. Notwithstanding the Permitted Uses outlined above in Part 1.4 and the Existing Uses policies of Part 2.3, only the following uses subject to the Development Criteria in Part 2 of this Plan shall be permitted within the area designated Escarpment Protection Area on Part of Lot 8, Concession 4 EHS, Town of Mono, County of Dufferin (see Amendment 151):

a) an inn and conference centre (one use) and a religious institution (one use) that may serve the local, regional, national and international community for the purpose of worship, religious training, administration, and associated residential accommodation and recreational uses accessory to those uses but not including a golf course, downhill ski facility or residential development;

b) notwithstanding the above, no more than two different uses may be developed in this area at one time.

30. Those uses as set out in the Special Provisions for the Pleasant View Survey Lands as

set out in Part 2.2.21 of this Plan;

31. The portion of the Subject Lands associated with Amendment 161 to the Niagara Escarpment Plan which are outside of the Mineral Resource Extraction Area designation (shown on Schedule A of Amendment 161) and which are designated Escarpment Protection Area may be used for installation of, access to, facilities and servicing for, and related to, the water management and monitoring system associated with the quarry located in the Mineral Resource Extraction Area. Any such works shall be subject to a Development Permit and any disturbance of these lands shall be minimized. Extraction shall not be permitted on these lands.

32. Notwithstanding the permitted uses of this section, a commercial- industrial woodworking business located on Part Lot 9, Concession 5 in Township of Clearview, County of Simcoe, having an area of 1.5hectares (3.7 acres) subject to the Special Provisions in Part 2.2.24 (see Amendment 206).

33. Notwithstanding the Permitted Uses of this section, a commercial reception (banquet) and conference facility, with a capacity up to a maximum of 150 guests, may be permitted, outside of the heritage portion of the “Springer House”, to replace the existing banquet/conference facility on Part of Lots 17, Concession 1 NDS, Geographic Township of Nelson, in the City of Burlington, Regional Municipality of Halton.
(Amendment UA 42)

34. Notwithstanding the policies of the Niagara Escarpment Plan in effect on October 11, 2016 including the permitted uses under Section 1.4 Escarpment Protection Area and the definition of accessory use in Appendix 2 of this Plan, for the existing aggregate processing area operating on Part of Lots 23 and 24, Concession 4, in the Town of Halton Hills, Regional Municipality of Halton, the office, maintenance buildings, facilities for washing, processing and stockpiling of aggregate, truck washing facility and entrance may be used for the purpose of supporting the extraction of aggregate from the area approved under Amendment 180 to this Plan, provided, and only while the two sites are actively operated by a single licensee, as an integrated operation.

35. Notwithstanding the policies of the Niagara Escarpment Plan in effect on October 11,

2016, including Parts 2.6.10 and 2.8.1, on the Escarpment Protection Area lands in Part of Lots 22, 23, 24 and 25, Concession 4, development related to the installation of, access to, facilities and servicing for the water management and monitoring system associated with the quarry located in the Mineral Resource Extraction Area may be permitted in accordance with the Endangered Species Act.

36. The Escarpment Protection Area lands on Part of Lots 22, 23, 24 and 25, Concession 4 in the Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule B to Niagara Escarpment Plan Amendment 180 shall be added to the Niagara Escarpment Parks and Open Space System, (Appendix 1, Niagara Escarpment Plan) once the Aggregate Resources Act Licence is surrendered in whole or in part and upon the conveyance of the lands to a public agency.

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37. Notwithstanding the Permitted Uses outlined in Part 1.4.3 of this section, a Recycling Depot for paper, glass and cans is not permitted on the lands subject to Amendment No. 208. Further, for the property described as 953 Dyers Bay Road, a home industry not associated with a single dwelling, or a contractor's yard to a maximum of 0.75 hectares in area, and un-serviced tent camping on private, public or institutional land outside of prime agricultural areas with a maximum of 6 campsites, will also be Permitted Uses. (Amendment PB 208)