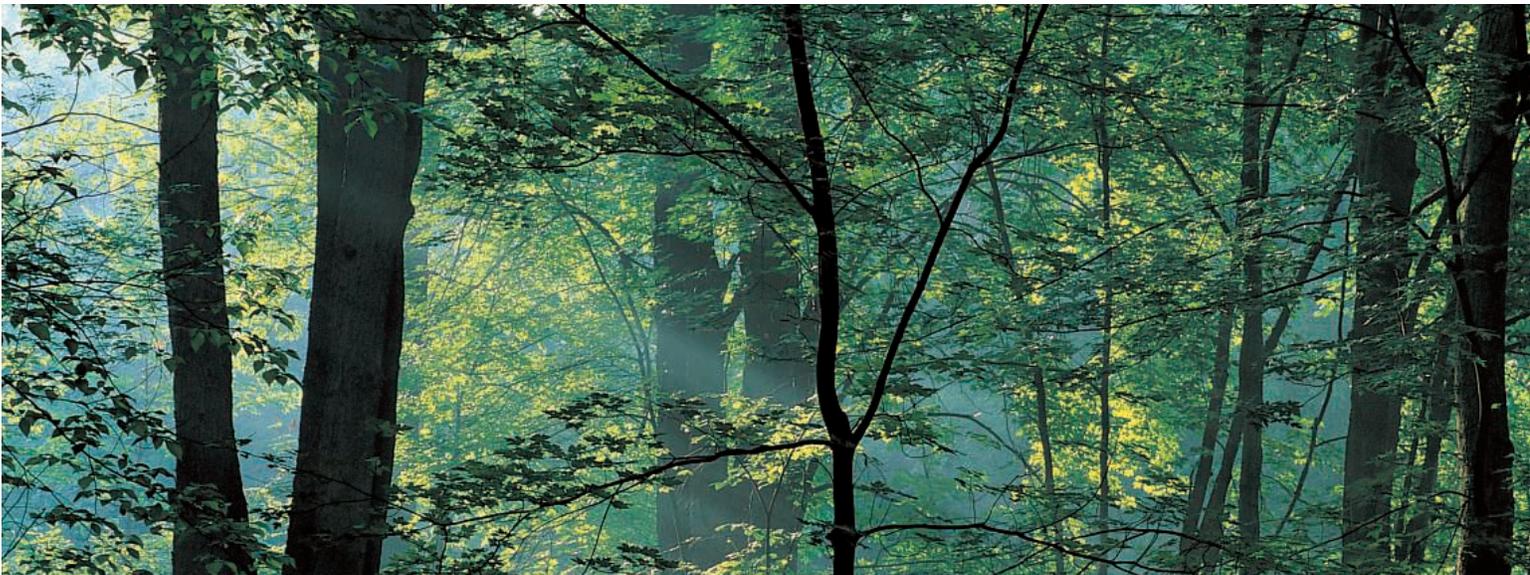


Environmental Planning

Conservation Halton works in partnership with local and regional municipalities, the Province of Ontario and the federal government to ensure long-term protection of natural areas such as forests, wetlands, valleys, fish habitat, and hazard lands such as flood plains. Protection efforts include environmental planning services through input and review of municipal land use plans as well as developing plans for watersheds and the Lake Ontario shoreline. The primary objectives of environmental planning are protection of life and property from natural hazards and the natural environment.



Environmental planning can help protect our natural resources like forests

Conservation Halton has a variety of professional disciplines involved in the review of planning applications. These include environmental planners, water resource engineers, coastal engineers, aquatic ecologists, and terrestrial ecologists. These professionals review planning applications (e.g. zoning by-law amendments, site plans, etc.) to ensure consistency with:

- Provincial Policy and Legislation – Planning Act, Provincial Policy Statement

(2005), Greenbelt Plan (2005), Niagara Escarpment Plan (2005)

- Federal Legislation – Federal Fisheries Act

- Regional and Local Official Plans – Environmental Policies

- Conservation Halton Regulatory and Land Use Planning Policies

Conservation Halton has entered into Memoranda of Understanding

(MOUs) with each of its Regional/Local Municipal partners (Halton Region, City of Hamilton, County of Wellington and City of Mississauga). The MOUs outline the peer review responsibilities that Conservation Halton provides to our municipal partners. Conservation Halton provides peer review advice on various aspects of the natural heritage and natural hazard policies of the Provincial Policy Statement including: significant woodlands, significant wildlife habitat, habitat of threatened and endangered species, and significant wetlands.

Conservation Halton has also entered into a Level II Agreement with the Department of Fisheries and Oceans to provide review of applications, both planning and regulatory, to ensure compliance with Section 35(1) of the Federal Fisheries Act. This requires Conservation Halton to ensure that applications do not result in Harmful Alteration, Destruction or Disruption (HADD) of fish habitat. If such destruction is unavoidable, the file is referred to the Department of Fisheries and Oceans for authorization.

Benefits of Environmental Planning

- Through Conservation Halton's plan input and review, we strive to ensure adequate buffers are provided to protect natural heritage features and functions. This can include requiring development setbacks from features such as woodlands and valleylands to assist in the maintenance of the feature and its essential functions.
- Through the provision of buffers and appropriate stormwater management, we are able to achieve healthier natural creeks and streams. Protected water sources benefit the natural ecosystem, our health, economy, and society.
- Careful planning minimizes the risk to life and property by prohibiting new development within hazard lands.

- Careful planning also minimizes the need for emergency services and financial relief during times of natural hazard events, such as flooding. This reduces the burden on the tax base when such emergency relief is required.

- Through the protection of wetlands we are reducing the threat of flooding, providing habitat for wildlife, helping to maintain the groundwater table through infiltration, and improving water quality. Unfortunately, historically over 80% of southern Ontario's wetlands have been lost to filling, draining and degradation.

- Proper municipal planning directs development to the most appropriate areas so that environmentally sensitive lands are protected. Many agencies, including Conservation Authorities, provide input and comments on changes to official plans and zoning by-laws to ensure they are consistent with Provincial natural heritage and natural hazards policies.

- Sound conservation practices on agricultural land not only protect wetlands and nearby waterways, but save soil and increase yields thereby contributing to the long-term success of farm operations.

Brochure available

Conservation Ontario has a brochure on Ontario Regulation 162/06 (Generic Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) which is available online from Conservation Halton's website or by calling us.

Have questions?

For information on Conservation Halton's planning and engineering services or to find out more about the permit process, please visit our website or call us.

Conservation Halton

Natural Champion for a Healthy Watershed



Conservation Halton is the community based environmental agency that protects, restores and manages the natural resources in its watershed. Conservation Halton has staff that includes ecologists, land use planners, engineers, foresters and educators, along with a network of volunteers, who are guided by a Board of Directors that includes municipally elected and appointed citizens. Conservation Halton is recognized for its stewardship of creeks, forests and Niagara Escarpment lands through science based programs and services.

For more information about Environmental Planning contact Conservation Halton:

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