

Site No. 1 – Northland Power - King Township

Location	1170 Miller Road, between Bathurst Street and Dufferin Street.
Provincial Plans, Designation(s), & Salient Policies	Located within Greenbelt and designated “Protected Countryside” – (Rural Area) which permits resource based industrial uses, and industrial uses serving the rural resource and agricultural sectors. Also permits other uses subject to Sections 4.1 to 4.6. Non agricultural uses must demonstrate that the location and water & sewer servicing are appropriate, there are no negative impacts on key natural heritage features, key hydrological features or functions, and there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System. Not located within the Natural Heritage System of the Greenbelt Plan. Subject to Section 4.2.1- General Infrastructure Policies of Greenbelt Plan. May comply with Policy 4.2.1.1 if proposal “serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario’s borders.”
Comment on Provincial Plan(s)	Must comply with General Infrastructure Policies of Greenbelt Plan. Proponent should demonstrate compliance to Sections 4.1 to 4.6 of Greenbelt Plan.
Regional OP Designation & Salient Policies	Designated “Rural Policy Area” which permits limited industrial uses subject to criteria that includes: • Need and demand, • Why the location is required and appropriate; • Impact on surrounding farmland, and environmental features and functions; • Why the use cannot be located in a settlement area; provision of adequate servicing, and compatibility with surrounding uses.
Compliance to Regional OP	An amendment to the Regional Official Plan may be required depending on the application’s compliance to the Greenbelt Plan.
Status of Application to Amend the Regional Official Plan	An application to amend the Regional OP has been submitted which includes applicable application fees and background studies.

Site No. 2 – Northland Power, King Township

Location	18156 Dufferin Street
Provincial Plans, Designation(s), & Salient Policies	Located within Greenbelt and designated “Protected Countryside” – (Rural Area) which permits resource based industrial uses, and industrial uses serving the rural resource and agricultural sectors. Also permits other uses subject to Section 4.2 to 4.6. Non agricultural uses must demonstrate that the location and water & sewer servicing are appropriate, there are no negative impacts on key natural heritage features, key hydrological features or functions, and there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System. Subject to Section 4.2.1- General Infrastructure Policies, of Greenbelt Plan. May comply with Policy 4.2.1.1 if proposal “serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario’s borders.” Located within Natural Heritage System. Sections 3.2, 3.2.2, 3.2.3, 3.2.4, and 3.2.5 apply. There are a variety of policies that are intended to protect the natural environment, key natural heritage features or key hydrologic features and functions. Watershed plans are required and cross-watershed impacts need to be considered.
Comment on Provincial Plan(s)	Must comply with General Infrastructure Policies of Greenbelt Plan. Requires applicant to demonstrate compliance to Natural Heritage System policies of Greenbelt Plan.
Regional OP Designation & Salient Policies	Portions of site located within Regional Greenlands System - “Significant Forested Lands”. Portions of site located within “Mineral Aggregate Resource Area”. Rehabilitation of abandoned pits and quarries is required and is to be in accordance with other policies of the ROP. Designated “Rural Policy Area” which permits limited industrial uses subject to criteria that includes: • Need and demand, • Why the location is required and appropriate; • Impact on surrounding farmland, and environmental features and functions; • Why the use cannot be located in a settlement area; provision of adequate servicing, and compatibility with surrounding uses.
Compliance to ROP	An amendment to the Regional Official Plan may be required depending on the application’s compliance to the Greenbelt Plan.
Status of Application to Amend the Regional Official Plan	An application to amend the Regional OP has been submitted which includes applicable application fees and background studies.

Site No. 3 Site - Global Canadian Power, East Gwillimbury

Location	48 Sluse Rd., in Holland Landing
Provincial Plans, Designation(s), & Salient Policies	Located within the “Whitebelt Area” of Provincial Growth Plan and within a settlement area.
Comment on Provincial Plan(s)	Consistent with Growth Plan.
Regional OP Designation & Salient Policies	Site is designated “Towns and Villages” by Regional OP and located within Holland Landing, which is considered a local centre. A full range of land uses, including industrial uses is permitted by the ROP in local centres and these uses are to be guided by local area municipal secondary plan policies and designations.
Compliance to ROP	Generally complies to Regional Official Plan. No ROPA required.
Status of Application to Amend the Regional Official Plan	Not Applicable

Site No. 4 - Northland Power, East Gwillimbury

Location	1160 Holborn Rd., east side of Leslie Street,
Provincial Plans, Designation(s), & Salient Policies	Located within Greenbelt and designated “Protected Countryside” (Prime Agricultural Area). Permits normal farm practises and full range of agricultural, agricultural-related, and secondary uses, and other uses subject to Sections 4.2 to 4.6. Non agricultural uses must demonstrate that the location and water & sewer servicing are appropriate, there are no negative impacts on key natural heritage features, key hydrological features or functions, and there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System. Located within “Natural Heritage System”. Sections 3.2, 3.2.2, 3.2.3, 3.2.4, and 3.2.5 apply. There are a variety of policies that are intended to protect the natural environment, key natural heritage features or key hydrologic features and functions. Watershed plans are required and cross-watershed impacts need to be considered. Proposal is subject to Section 4.2.1- General Infrastructure Policies of Greenbelt Plan. Proposal may comply with Policy 4.2.1.1 if proposal “serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario’s borders.”
Comment on Provincial Plan(s)	Must comply to General Infrastructure Policies of Greenbelt Plan. Proponent must demonstrate compliance to Sections 4.1 to 4.6 of Greenbelt Plan.
Regional OP Designation & Salient Policies	Designated “Agricultural Policy Area” which permits primarily farm and accessory uses. New industrial uses are directed to hamlets, villages, towns and urban areas. A proposed non farm use is subject to Policy 5.8.7 and requires a ROPA which meets tests of Policy 5.8.7 .
Compliance to ROP	An amendment to the Regional Official Plan may be required depending on the application’s compliance to the Greenbelt Plan. Application may be “grandfathered” if deemed to comply to local municipality’s Official Plan or zoning by-law.
Status of Application to Amend the Regional Official Plan	No application submitted to date.

Site No. 5 – Northland Power, Aurora

Location	1166 Bloomington Road, north side of Bloomington Road, west of Leslie Street
Provincial Plans, Designation(s), & Salient Policies	Located on the Oak Ridges Moraine which forms part of the Greenbelt Plan. The Oak Ridges Moraine Plan designates the site “Countryside Area” and “Natural Linkage Area”. Infrastructure is permitted in the “Countryside Area” of the Oak Ridges Moraine Plan and is also permitted in the “Natural Linkage Area” only if the need for the project has been demonstrated and there is no reasonable alternative. Other policies including Section 41 of the Oak Ridges Moraine Plan are also applicable.
Comment on Provincial Plan(s)	The proponent will need to demonstrate compliance to Section 41 of the Oak Ridges Moraine Plan, and other additional policies.
Regional OP Designation & Salient Policies	The site is also designated “Natural Linkage Area” and “Countryside Area” by the Regional Official Plan. The underlying designation is “Rural Policy Area”. Infrastructure is permitted provided it complies with Section 41 of the Oak Ridges Moraine Plan. The “Rural Policy Area” designation permits limited industrial uses subject to criteria that includes: • Need and demand, • Why the location is required and appropriate; • Impact on surrounding farmland, and environmental features and functions; • Why the use cannot be located in a settlement area; <u>provision of adequate servicing, and compatibility with surrounding uses.</u>
Compliance to ROP	Demonstration of compliance to Section 41 of the Oak Ridges Moraine Plan may be made through the Environmental Assessment process. An amendment to the Regional Official Plan may be required depending on the application’s compliance to the Greenbelt Plan.
Status of Application to Amend the Regional Official Plan	An application to amend the Regional Official Plan has been submitted.

Site No. 6 Pristine Power Inc. , Georgina

Location	4431 Glenwoods Avenue, between Kennedy Road and McCowan Road
Provincial Plans, Designation(s), & Salient Policies	Located within Greenbelt and designated “Protected Countryside” (Prime Agricultural Area). Permits normal farm practises and full range of agricultural, agricultural-related, and secondary uses, and other uses subject to Sections 4.2 to 4.6. Non agricultural uses must demonstrate that the location and water & sewer servicing are appropriate, there are no negative impacts on key natural heritage features, key hydrological features or functions, and there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System. Partially located within Natural Heritage System. Sections 3.2, 3.2.2, 3.2.3, 3.2.4, and 3.2.5 apply. There are a variety of policies that are intended to protect the natural environment, key natural heritage features or key hydrologic features and functions. Watershed plans are required and cross-watershed impacts need to be considered. Proposal is subject to Section 4.2.1 General Infrastructure Policies. Proposal may comply with Policy 4.2.1.1 if proposal “serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario’s borders.”
Comment on Provincial Plan(s)	Must comply to General Infrastructure Policies of Greenbelt Plan. Requires applicant to demonstrate compliance to Natural Heritage System policies of Greenbelt Plan.
Regional OP Designation & Salient Policies	Designated “Agricultural Policy Area”. Located partially within the Regional Greenlands System. An amendment to the Regional Official Plan is typically required in accordance with policy 5.8.7 of the Regional OP.
Compliance to ROP	An amendment to the Regional Official Plan may be required depending on the application’s compliance to the Greenbelt Plan.
Status of Application to Amend the Regional Official Plan	An application to amend the Regional Official Plan has not yet been received.

Site No. 7 Pristine Power Inc. King Township

Location	4431 Glenwoods Avenue, between Kennedy Road and McCowan Road
Provincial Plans, Designation(s), & Salient Policies	Located within Greenbelt and designated, in part, “Protected Countryside” – (Rural Area) which permits resource based industrial uses, and industrial uses serving the rural resource and agricultural sectors. Also permits other uses subject to Sections 4.1 to 4.6. Non agricultural uses must demonstrate that the location and water & sewer servicing are appropriate, there are no negative impacts on key natural heritage features, key hydrological features or functions, and there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System. Designated, in part, “Protected Countryside” (Prime Agricultural Area). Permits normal farm practises and full range of agricultural, agricultural-related, and secondary uses, and other uses subject to Sections 4.2 to 4.6. Non agricultural uses must demonstrate that the location and water & sewer servicing are appropriate, there are no negative impacts on key natural heritage features, key hydrological features or functions, and there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System. Proposal is subject to Section 4.2.1 General Infrastructure Policies. Proposal may comply with Policy 4.2.1.1 if proposal “serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario’s borders.”
Comment on Provincial Plan(s)	Must comply with General Infrastructure Policies of Greenbelt Plan.
Regional OP Designation & Salient Policies	Designated in part “Agricultural Policy Area” and in part “Rural Policy Area”. An application for non farm uses in the Agricultural Policy Area typically requires an amendment to the Regional Official Plan in accordance with policy 5.8.7.
Compliance to ROP	An amendment to the Regional Official Plan may be required depending on the application’s compliance to the Greenbelt Plan.
Status of Application to Amend the Regional Official Plan	No application to amend the Regional Official Plan has been received to-date.