Caution:

This consultation draft is intended to facilitate dialogue concerning its contents. Note that it will not become law unless a bill is passed by the Legislative Assembly. Should the decision be made to introduce a bill in the Legislative Assembly, the comments received during consultation will be considered during the preparation of the bill. The content, structure, form and wording of both language versions of the consultation draft are subject to change as a result of the consultation process and as a result of review, editing and correction by the Office of Legislative Counsel.

Paris Galt Moraine Conservation Act: A Consultation Draft

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[Placeholder for Table of Contents]

Interpretation

1. In this Act,

"First Nation" means a band as defined in the Indian Act (Canada); ("Première Nation")

- "local board" has the same meaning as in the *Municipal Affairs Act*, but does not include a board as defined in subsection 1 (1) of the *Education Act*; ("conseil local")
- "Minister" means the Minister of Municipal Affairs and Housing or such other member of the Executive Council as may be assigned the administration of this Act under the *Executive Council Act*; ("ministre")
- "Ministry" means the Ministry of the Minister; ("ministère")
- "municipal planning authority" means a municipal planning authority established under section 14.1 of the *Planning Act*; ("office d'aménagement municipal")
- "natural core area" and "natural linkage area" mean areas designated as such in the Paris Galt Moraine Conservation Plan; ("zone centrale naturelle" et "lien physique naturel")
- "official plan" has the same meaning as in the *Planning Act*; ("plan officiel")
- "Paris Galt Moraine Area" means the area of land designated under section 2; ("FRENCH")
- "Paris Galt Moraine Conservation Plan" and "Plan" mean the plan established under section 3; ("FRENCH" ou "Plan")

"prescribed" means prescribed by the regulations; ("prescrit")

- "public body" means a municipality, local board, ministry, department, board, commission, agency or official of a provincial or federal government or a First Nation; ("organisme public")
- "regulations" means the regulations made under this Act; ("règlements")

"zoning by-law" means a by-law passed under section 34 of the *Planning Act*. ("règlement municipal de zonage")

Designation of Paris Galt Moraine Area

2. The Lieutenant Governor in Council may, by regulation, designate an area of land as the Paris Galt Moraine Area.

PARIS GALT MORAINE CONSERVATION PLAN

Establishment of Plan

3. (1) The Minister may, by regulation, establish the Paris Galt Moraine Conservation Plan for the Paris Galt Moraine Area.

Copies

(2) The Minister shall ensure that a copy of the Plan and of every amendment to it is filed,

- (a) in the offices of the Ministry; and
- (b) with the clerk of each municipality that has jurisdiction in the Paris Galt Moraine Area.

Review

(3) The Minister shall ensure that a review of the Plan is carried out every ten years after the date the Plan comes into force to determine whether it should be revised.

Natural core areas and natural linkage areas

(4) A review under subsection (3) shall not consider removing land from the natural core areas or the natural linkage areas.

Consultation and public participation

(5) During a review under subsection (3), the Minister shall,

- (a) consult with any affected ministries and public bodies;
- (b) consult with the council of each municipality or with each municipal planning authority that has jurisdiction in the Paris Galt Moraine Area;
- (c) ensure that the public is given an opportunity to participate in the review; and
- (d) consult with any affected Indigenous communities.

Environmental Assessment Act

(6) For greater certainty, the Plan is not an undertaking as defined in subsection 1 (1) of the *Environmental Assessment Act*, but that Act continues to apply within the area to which the Plan applies.

Objectives

- 4. The objectives of the Paris Galt Moraine Conservation Plan are,
 - (a) protecting the ecological and hydrological integrity of the Paris Galt Moraine Area;
 - (b) ensuring that only land and resource uses that maintain, improve or restore the ecological and hydrological functions of the Paris Galt Moraine Area are permitted;
 - (c) maintaining, improving and restoring all the elements that contribute to ecological and hydrological functions of the Paris Galt Moraine Area, including the quality and quantity of its water;
 - (d) ensuring that the Paris Galt Moraine Area is maintained as a continuous natural landform and environment for the benefit of present and future generations;
 - (e) providing for land and resource development that conforms with the objectives of the Plan and any applicable Ontario climate change plan;
 - (f) providing for an approach to ecological and hydrological management that considers the cumulative impact of water use and future population growth on water needs, and that ensures water will be available for use as public drinking water for individuals and communities in the area;
 - (g) prohibiting the extraction of mineral aggregates that are below the water table; and
 - (h) any other prescribed objectives.

Contents of Plan

5. The Paris Galt Moraine Conservation Plan may,

- (a) set out land use designations for land to which the Plan applies; and
- (b) with respect to the areas affected by those land use designations,
 - (i) prohibit any use of land or the erection, location and use of buildings or structures for or except for such purposes as may be set out in the Plan,
 - (ii) restrict or regulate the use of land or the erection, location and use of buildings or structures, and
 - (iii) set out policies relating to land, resource and water protection.

Agreements

6. (1) For the purposes of achieving the objectives of the Paris Galt Moraine Conservation Plan, the Minister or a municipality with jurisdiction in the Paris Galt Moraine Area may enter

into an agreement with any other person or public body, including but not limited to an agreement that provides for sharing the costs of implementing any feature of the Plan.

Planning Act and Development Charges Act, 1997

(2) Subsection (1) is subject to the *Planning Act* and the *Development Charges Act*, 1997.

Effect of Plan

7. (1) A decision that is made under the *Planning Act* or the *Condominium Act, 1998* or in relation to a prescribed matter, by the Director under the *Ontario Water Resources Act* or by a municipal council, local board, municipal planning authority, minister of the Crown or ministry, board, commission or agency of the Government of Ontario, including the Local Planning Appeal Tribunal, shall conform with the Paris Galt Moraine Conservation Plan.

Same

(2) Despite any other Act, no municipality or municipal planning authority shall, within the area to which the Plan applies,

- (a) undertake any public work, improvement of a structural nature or other undertaking that conflicts with the Plan; or
- (b) pass a by-law for any purpose that conflicts with the Plan.

Conflict

8. (1) Despite any other Act, the Paris Galt Moraine Conservation Plan prevails in the case of conflict between the Plan and,

- (a) an official plan;
- (b) a zoning by-law; or
- (c) a policy statement issued under section 3 of the *Planning Act*.

Greater restriction not conflict

(2) An official plan or zoning by-law does not conflict with the Plan to the extent that its provisions are more restrictive than those in the Plan.

Official plan amendment

9. (1) On or before the day that is 18 months after the day the Paris Galt Moraine Conservation Plan was filed under Part III (Regulations) of the *Legislation Act, 2006*, every prescribed municipality or municipal planning authority shall prepare and adopt an official plan amendment to implement the Plan.

Approval process

(2) Section 10 governs the approval process for each amendment required by subsections (1) and (4) of this section.

Exercise of municipal powers by Minister

(3) If a municipality or municipal planning authority fails to comply with subsection (1), the Minister may, on giving the municipality or municipal planning authority at least 30 days written notice of his or her intention to do so, exercise any of the municipality or municipal palling authority's powers under this Act or section 17 or 21 of the *Planning Act*.

Amendment of zoning by-laws

(4) On or before the day that is 18 months after the filing date described in subsection (1), every single-tier municipality and lower-tier municipality with jurisdiction in the Paris Galt Moraine Area shall prepare and pass a zoning by-law amendment to bring its zoning by-laws into conformity with the Plan, but the amendment does not come into force unless it is approved by the Minister under section 10.

Extension of time

(5) If a municipality does not prepare and pass the zoning by-law amendment required by subsection (4) until after the expiry of the 18-month period, section 10 nevertheless applies to the amendment if the Minister makes a written declaration to that effect.

Advising of conflict

(6) If, in the Minister's opinion, an official plan or a zoning by-law conflicts with the Plan, the Minister may,

- (a) advise the municipality or the municipal planning authority that adopted the official plan or that passed the zoning by-law of the particulars of the conflict; and
- (b) invite the municipality or the municipal planning authority to submit, within a specified time, proposals for the resolution of the conflict.

Minister's order

(7) The Minister may, by order, amend the official plan or the zoning by-law, as the case may be, to resolve the conflict,

- (a) if the council or municipal planning authority fails to submit proposals to resolve the conflict within the specified time; or
- (b) if proposals are submitted but, after consultation with the Minister, the conflict cannot be resolved, and the Minister so notifies the council or municipal planning authority in writing.

Effect of order

(8) An order under subsection (7),

- (a) has the same effect as an amendment to the official plan or zoning by-law that is adopted or passed by the council of the municipality or the municipal planning authority and approved by the appropriate approval authority; and
- (b) is final and not subject to appeal.

Extension of time

(9) If a municipality does not prepare and adopt the official plan amendment required by subsection (1) until after the expiry of the 18-month period, section 10 nevertheless applies to the amendment if the Minister makes a written declaration to that effect.

Legislation Act, 2006, Part III

(10) Orders under subsection (7) and declarations under subsections (5) and (9) are not regulations within the meaning of Part III (Regulations) of the *Legislation Act, 2006*.

Approval process, amendments under s. 9 (1) and (4)

10. (1) This section applies with respect to official plan amendments required by subsection 9 (1) and zoning by-law amendments required by subsection 9 (4).

Minister as approval authority

(2) The Minister is the approval authority.

Delegation

(3) The Minister may, by order, delegate to the relevant upper-tier municipality his or her powers and duties as approval authority with respect to official plan amendments required by subsection 9 (1), and in that case subsections (4) to (12) of this section do not apply to those amendments.

Planning Act

(4) The *Planning Act*, except subsections 17 (2) to (8), (19), (24) to (30) and (33) to (50), applies to official plan amendments to which this section applies.

Same

(5) The *Planning Act*, except subsections 34 (10.1) to (11.1), (14.1), (14.2), (19) to (26) and (30) to (34), applies to zoning by-law amendments to which this section applies.

Record to be sent to Minister

(6) In the case of a zoning by-law amendment to which this section applies, the clerk of the municipality shall prepare and send to the Minister, not later than 15 days after the day the amendment was passed, a record that includes,

- (a) a copy of the zoning by-law amendment, certified by the clerk of the municipality;
- (b) a sworn declaration, by an employee of the municipality, that notice was given as required by subsection 34 (18) of the *Planning Act*;

- (c) the original or a true copy of all written submissions and material in support of submissions received in respect of the zoning by-law amendment before it was passed; and
- (d) any other information or material that the Minister requires.

Minister may confer

(7) The Minister may confer with any person or public body that the Minister considers may have an interest in the proposed amendment.

Steps

(8) The Minister may,

- (a) take one or more of the steps set out in subsection (9); or
- (b) appoint a hearing officer to conduct a hearing and make written recommendations with respect to the proposed amendment, in which case section 13 applies.

Same

(9) The steps referred to in clause (8) (a) are:

- 1. Approval of all or part of the proposed amendment.
- 2. Modification of all or part of the amendment and approval of the amendment or part as modified.
- 3. Refusal to approve all or part of the amendment.

Minister's decision

(10) The Minister's decision under clause (8) (a), or under subsection 13 (6), if a hearing officer is appointed, is final and not subject to appeal.

Deemed coming into force

(11) A zoning by-law amendment that the Minister approves under this section shall be deemed to have come into force on the day it was passed.

Copies of decision

(12) The Minister shall send a copy of the decision referred to in subsection (10) to,

- (a) the clerk of each municipality or the secretary-treasurer of each municipal planning authority, as the case may be, that has jurisdiction in the area to which the amendment would apply;
- (b) each party to the hearing, if a hearing was held;

- (c) each person or public body that filed a written request to be notified of the decision; and
- (d) any other persons or public bodies that the Minister determines.

Amendments to Plan

11. (1) Any amendments to the Plan,

- (a) shall be made in accordance with section 12; and
- (b) shall conform with the objectives of the Plan set out in section 4.

Revocation

(2) Subsections 12 (1), (5), (6) and (8) to (11) apply, with necessary modifications, to revocation of the Plan.

Amending process — Minister's proposal

12. (1) The Minister may propose an amendment to the Paris Galt Moraine Conservation Plan.

Same — application by prescribed public body

(2) The Minister may prescribe circumstances under which a prescribed public body may apply to the Minister for an amendment to the Plan.

Refusal, non-conformity with objectives

(3) The Minister may refuse an application made under subsection (2) if he or she is of the opinion that the amendment requested does not conform with the objectives of the Plan, as set out in section 4, and in that case subsections (5) to (9) of this section do not apply to the amendment.

Notice of refusal, reasons

(4) When an application is refused under subsection (3), the Minister shall give the applicant written notice and reasons.

Notice re proposed amendment

(5) When an amendment to the Plan is proposed under subsection (1) or applied for under subsection (2), the Minister shall ensure that each municipality or municipal planning authority with jurisdiction in the area to which the amendment would apply or in an abutting area, and any other prescribed person or public body,

- (a) is given notice of the proposal or application in the prescribed manner; and
- (b) is invited to make written submissions on the amendment within the period of time specified by the Minister.

Minister may confer

(6) The Minister may confer with any person or public body that the Minister considers may have an interest in the proposed amendment.

Notice or payment by applicant

(7) The Minister may require an applicant to give the notice under clause (5) (a) at the applicant's own expense, or to pay the Minister's costs of giving it.

Steps if no submissions received

(8) If no written submissions under clause (5) (b) are received within the specified time, the Minister may take one or more of the following steps and make the appropriate regulation, if any, amending the Plan:

- 1. Approval of all or part of the proposed amendment.
- 2. Modification of all or part of the amendment and approval of the amendment or part as modified.
- 3. Refusal to approve all or part of the amendment.

Steps if submissions received

(9) If written submissions under clause (5) (b) are received, the Minister may, after considering the submissions,

- (a) take one or more of the steps listed in paragraphs 1, 2 and 3 of subsection (8) and make the appropriate regulation, if any, amending the Plan; or
- (b) appoint a hearing officer to conduct a hearing and make written recommendations with respect to the proposed amendment, in which case section 13 applies.

Minister's decision

(10) The Minister's decision made in accordance with subsection (8) or clause (9) (a) is final and not subject to appeal.

Copies of decision

(11) The Minister shall send a copy of the decision referred to in subsection (10) to,

- (a) the clerk of each municipality or the secretary-treasurer of each municipal planning authority, as the case may be, that has jurisdiction in the area to which the amendment would apply;
- (b) each party to the hearing, if a hearing was held;
- (c) each person or public body that made written submissions under clause (5) (b); and

(d) any other persons or public bodies that the Minister determines.

Duty of hearing officer

13. (1) On being appointed under clause 10 (8) (b) or 12 (9) (b), the hearing officer shall,

- (a) fix the time and place for the hearing; and
- (b) require that notice, as specified by the hearing officer, be given in the prescribed manner.

Rules of procedure

(2) The hearing officer may make rules of procedure for the hearing.

Protection from personal liability

(3) The hearing officer is not personally liable for anything done by him or her in good faith in the execution of his or her duty under this Act or for any neglect or default in the execution in good faith of his or her duty.

Recommendations

(4) The hearing officer shall prepare written recommendations, with reasons, recommending what action the Minister should take in accordance with clause 10 (8) (a) or 12 (9) (a), as the case may be, and shall give them to the Minister and to the parties to the hearing, within 30 days after the conclusion of the hearing.

Extension of time

(5) The Minister may extend the 30-day period at the hearing officer's request.

Minister's decision

(6) After considering the hearing officer's recommendations and, if applicable, the written submissions received under clause 12 (5) (b) and any comments received under subsection 12 (6), the Minister may act in accordance with clause 10 (8) (a) or 12 (9) (a), as the case may be, and the Minister's decision is final and not subject to appeal.

REGULATIONS AND MISCELLANEOUS

Non-application of Statutory Powers Procedure Act

14. The Statutory Powers Procedure Act does not apply to anything done under this Act.

Regulations — Lieutenant Governor in Council

15. The Lieutenant Governor in Council may make regulations,

- (a) designating an area of land as the Paris Galt Moraine Area;
- (b) prescribing matters for the purposes of subsection 7 (1).

Regulations — Minister

16. (1) The Minister may make regulations,

- (a) establishing the Paris Galt Moraine Conservation Plan;
- (b) prescribing additional objectives for the Plan;
- (c) revoking the Plan in accordance with subsection 11 (2);
- (d) making amendments to the Plan in accordance with section 12;
- (e) with respect to applications under subsection 12 (2), prescribing,
 - (i) public bodies who may make applications,
 - (ii) circumstances under which public bodies may make applications,
 - (iii) information and material to be included with applications, and
 - (iv) fees to be charged for processing applications and circumstances in which the amount of a fee may be reduced or its payment may be waived;
- (f) requiring specified lower-tier municipalities and single-tier municipalities with jurisdiction in the Paris Galt Moraine Area to pass by-laws under section 135 or 142, or both, of the *Municipal Act, 2001* and specify the municipalities and the by-law provisions;
- (g) prescribing powers that must be exercised by municipalities in making a by-law referred to in clause (f) that are additional to those powers set out in section 135 or 142 of the *Municipal Act, 2001*;
- (h) governing transitional matters relating to the enactment of this Act or the enactment or implementation of the Plan;
- (i) prescribing anything else that is referred to in this Act as being prescribed.

Same

(2) A regulation under clause (1) (d) may be made retroactive to a date no earlier than the date of the proposal under subsection 12 (1) or the application under subsection 12 (2), as the case may be.

Non-application of s. 12

(3) Despite clause 11 (1) (a), section 12 does not apply to amendments made under clause (1) (g) of this section.

Offence

17. (1) Every person who contravenes a prohibition contained in the Paris Galt Moraine Conservation Plan, fails to comply with a restriction contained in the Plan or fails to comply with an order made under subsection (5) is guilty of an offence.

Penalty, individual

(2) An individual who is guilty of an offence described in subsection (1) is liable, on conviction,

- (a) in the case of a first conviction, to a fine of not more than \$25,000 for each day or part of a day on which the offence occurs or continues; and
- (b) in the case of a subsequent conviction, to a fine of not more than \$50,000 for each day or part of a day on which the offence occurs or continues.

Same, corporation

(3) A corporation that is guilty of an offence described in subsection (1) is liable, on conviction,

- (a) in the case of a first conviction, to a fine of not more than \$50,000 for each day or part of a day on which the offence occurs or continues; and
- (b) in the case of a subsequent conviction, to a fine of not more than \$100,000 for each day or part of a day on which the offence occurs or continues.

Directors, officers, employees and agents

(4) If a corporation commits an offence described in subsection (1), a director, officer, employee or agent of the corporation who directed, authorized, assented to, acquiesced in or failed to take all reasonable care to prevent the commission of the offence, or who participated in the commission of the offence, is also guilty of an offence under subsection (1), whether the corporation has been prosecuted for the offence or not.

Additional orders

(5) The court that convicts a person under subsection (1) may, on its own initiative or on the motion of counsel for the prosecutor, make one or more of the following orders:

- 1. An order requiring the person, within the period or periods specified in the order, to,
 - i. take specified action to prevent, decrease or eliminate any adverse effects on land to which the Plan applies, and
 - ii. comply with the Plan.
- 2. An order imposing requirements that the court considers appropriate to prevent similar unlawful conduct or to contribute to the person's rehabilitation.

3. An order prohibiting the continuation or repetition of the offence by the person.

Other remedies and penalties preserved

(6) Subsection (5) is in addition to any other remedy or penalty provided by law.

Conflict

18. In the event of conflict between this Act and any other general or special Act, this Act prevails.

TRANSITIONAL ISSUES

Existing uses, buildings and structures

19. (1) Nothing in this Act or the Plan applies to prevent,

- (a) the use of any land, building or structure for a purpose prohibited by the Plan, if the land, building or structure was lawfully used for that purpose on December 5, 2018 and continues to be used for that purpose; or
- (b) the erection or use for a purpose prohibited by the Plan of a building or structure for which a permit has been issued under subsection 8 (2) of the *Building Code Act*, 1992 on or before December 5, 2018 if,
 - (i) the permit has not been revoked under subsection 8 (10) of the *Building Code Act, 1992*, and
 - (ii) the building or structure when erected is used and continues to be used for the purpose for which it was erected.

(2) Nothing in this Act or the Plan applies to prevent the expansion of an existing building or structure on the same lot, if the applicant demonstrates that,

- (a) there will be no change in use; and
- (b) the expansion will not adversely affect the ecological integrity of the Paris Galt Moraine Area.

(3) Despite subsection (2), an existing mineral aggregate operation or an existing wayside pit within a natural core area may not be expanded beyond the boundary of the area under licence or permit.

(4) Nothing in this Act or the Plan applies to prevent the expansion of an existing institutional use, if the applicant demonstrates that,

(a) there will be no change in use; and

(b) the expansion will not adversely affect the ecological integrity of the Paris Galt Moraine Area.

(5) Nothing in this Act or the Plan applies to prevent the reconstruction, within the same location and dimensions, of an existing building or structure that is damaged or destroyed by causes beyond the owner's control, and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in use and no intensification of the use.

(6) Nothing in this Act or the Plan applies to prevent the conversion of an existing use to a similar use, if the applicant demonstrates that the conversion,

- (a) will bring the use into closer conformity with this Act and, if it is in force, with the Plan; and
- (b) will not adversely affect the ecological integrity of the Paris Galt Moraine Area.

(7) If an existing use has adverse effects on the ecological integrity of the Paris Galt Moraine Area, any application to expand the building, structure or use or to convert the existing use to a similar use shall be considered with the objective of bringing the use into closer conformity with this Act and, if it is in force, with the Plan.

(8) In this section,

- "existing" means lawfully in existence on December 5, 2018 and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful; ("existant")
- "institutional use" includes, without limitation, use for the purposes of a long-term care facility, hospital, school, university or college. ("utilisation institutionnelle")

Previously authorized single dwelling

20. Nothing in this Act or the Plan applies to prevent the use, erection or location of a single dwelling if,

- (a) the use, erection and location would have been permitted by the applicable zoning bylaw on December 5, 2018; and
- (b) the applicant demonstrates, to the extent possible, that the use, erection and location will not adversely affect the ecological integrity of the Paris Galt Moraine Area.

Building or structure previously authorized

21. Nothing in this Act or the Plan applies to prevent the use, erection or location of a building or structure if the use, erection and location were authorized by the approval of an application that was commenced before December 5, 2018 and approved after that date.

Exception, site plan approval

22. An application for site plan approval under section 41 of the *Planning Act* is not required to comply with this Act or the Plan if it relates to land in respect of which any of the following was commenced before December 5, 2018 and approved after that date:

- 1. An application for an amendment to a zoning by-law.
- 2. An application for approval of a plan of subdivision under section 51 of the *Planning Act*.
- 3. An application for approval or exemption from approval for a plan of condominium under section 9 of the *Condominium Act*, 1998.

AMENDMENTS TO OTHER ACTS

Clean Water Act, 2006

23. Subsection 39 (5) of the *Clean Water Act, 2006* is amended by adding the following clause:

(d.1) the Paris Galt Moraine Conservation Plan established under section 3 of the *Paris Galt Moraine Conservation Act, 2018* and any amendment to the Plan;

Great Lakes Protection Act, 2015

24. Subsection 20 (5) of the *Great Lakes Protection Act, 2015* is amended by adding the following clause:

(d.1) the Paris Galt Moraine Conservation Plan established under section 3 of the *Paris Galt Moraine Conservation Act, 2018* and any amendment to the Plan;

Places to Grow Act, 2005

25. Subsection 14 (5) of the *Places to Grow Act, 2005* is amended by adding the following clause:

(d.1) the Paris Galt Moraine Conservation Plan established under section 3 of the *Paris Galt Moraine Conservation Act, 2018* and any amendment to the Plan;

Planning Act

26. (1) The definition of "provincial plan" in subsection 1 (1) of the *Planning Act* is amended by adding the following clause:

(c.1) the Paris Galt Moraine Conservation Plan established under section 3 of the *Paris Galt Moraine Conservation Act, 2018*,

(2) Clause 17 (24.5) (a) of the Act is amended by striking out "or" at the end of subclause (iii), by adding "or" at the end of subclause (iv) and by adding the following subclause:

(v) the Paris Galt Moraine Conservation Plan established under section 3 of the *Paris Galt Moraine Conservation Act, 2018*;

Resource Recovery and Circular Economy Act, 2016

27. Subsection 15 (4) of the *Resource Recovery and Circular Economy Act, 2016* is amended by adding the following clause:

(c.1) the Paris Galt Moraine Conservation Plan established under section 3 of the *Paris Galt Moraine Conservation Act, 2018*;

COMMENCEMENT AND SHORT TITLE

Commencement

28. [Commencement]

Short title

29. [Short title]