#  Appendix B

## PROVINCIAL POLICIES

##### 1360-1366 York Road

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| **POLICIES** | **CONFORMITY WITH POLICIES** |
| **1. BUILDING STRONG COMMUNITIES** |  |
| 1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns – to provide for healthy, live-able and safe communities, to accommodate an appropriate range and mix of employment and housing, settlement areas shall be focus of growth with densities that use land appropriately and efficiently and minimize negative impacts to air quality and climate change. | Winery is located within Urban area boundary close to the commercial district of the Village. The winery creates opportunity for local employment and in the future may provide a catalyst for local business district. |
| 1.2 Coordination – a coordinated, integrated and comprehensive approach should be used when dealing with planning matters | The application was circulated to all pertinent departments and agencies for their review and comment. |
| 1.3 Employment Areas – Planning Authorities shall promote economic development and competitiveness | The winery provides seasonal employment during grape crushing season as well as for local employment for the secondary uses. |
| 1.4 Housing – To provide for an appropriate range of housing types and densities  | Low density designation permitting housing is retained. |
| 1. 5 Public Spaces, Parks and Open Space – Healthy active communities should be promoted by planning public streets, spaces and facilities to be safe and to meet the needs of the public; providing for a full range and equitable distribution of publicly accessible built and natural settlings for recreation; providing opportunities for public access to shorelines; considering the impacts of planning decisions on provincial parks, conservation reserves and conservation areas | The winery provides for opportunities for locals to walk through the site and view the scenery. |
| 1.6 Infrastructure and Public Service Facilities – shall be provided in a coordinate, efficient and cost-effective manner to accommodate projected needs | The proposal does not impact services. |
| 1.7 Long-Term Economic Prosperity – shall be supported by optimizing the long-term availability of land, resources, infrastructure, public service facilities; maintaining/enhancing downtowns and main streets; promoting redevelopment of brownfields; providing efficient, reliable and cost effective multi-modal transportation system; planning major facilities and sensitive land uses are appropriately designed, buffered and /or separated from each other to prevent adverse effects; providing opportunities for sustainable tourism development; protecting agricultural resources and minimizing land use conflicts; providing opportunities for increased energy generation, supply and conservation including alterative/renewable energy systems  | The winery enhances the vitality and viability of the Village centre and provides for sustainable economic development. The winery protects agricultural land that has been farmed for over 100 years. The continued agricultural use will not cause land use conflicts. The structures are buffered from the surroundings by their location and the vineyards. |
| 1.8 Energy and Air Quality – Planning Authorities shall support energy efficiency and improved air quality | No adverse impacts associated with energy efficiency and air quality.  |
| **2. WISE USE AND MANAGEMENT OF RESOURCES** |  |
| 2.1 Natural Heritage – natural features/areas shall be protected for the long term; provide diversity and connectivity of natural features; maintain ecological function and biodiversity of natural heritage systems; development an site alteration shall not be permitted in significant endangered/threatened species habitats, significant wetlands, significant coastal wetlands, significant wildlife habitats, areas of natural and scientific interest, fish habitats except in accordance with provincial and federal requirement; natural heritage features unless the it has been demonstrated that there will be no negative impacts on natural features or ecological functions |  The proposal will not affect endangered/threatened species, significant wetlands, fish and wildlife habitats, woodlands, valley lands or natural heritage areas.  |
|   2.2 Water – Planning Authorities shall protect, improve or restore the quality and quantity of water; development/site alteration in or near sensitive water features shall be restricted |  Site currently designed to mitigate environmental impacts on the Lowery Drain.  |
| 2.3 Agriculture – Prime Agricultural areas shall be protected for long-term use for agriculture  | Winery protects the agricultural use of the land.  |
| 2.4 Minerals and Petroleum – Minerals and petroleum resources shall be protected for long-term use | Minerals and petroleum not identified on site. |
| * 1. Mineral Aggregate Resources – Shall be protected for long-term use
 | Minerals not identified on site.  |
| 2.6 Cultural Heritage and Archaeology – Significant built heritage resources and significant cultural heritage landscapes shall be conserved | The winery will conserve significant heritage resources and significant cultural heritage landscapes. An archaeological assessment has previously been completed on the site. |
| **3. PROTECTING PUBLIC HEALTH AND SAFETY** |  |
| 3.1 Natural Hazards – Development will generally be directed to areas outside of: hazardous lands adjacent to shorelines of the Great Lakes-St Lawrence River System and large inland lakes; hazardous lands; hazardous sites | This property is not in an area associated with natural hazards. |
| 1. Human-Made Hazards – Development on, abutting or adjacent to lands affected by mine hazards, oil, gas salt hazards or former mineral resource operations will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. Contaminated sites shall be re-mediated as necessary prior to any activity on site.
 | This property is not in an area associated with human made hazards. |