

completed by a qualified professional to confirm the presence/absence of significant wildlife habitat, to determine if the proposed development and/or site alteration within or adjacent to (within 120 metres) of the valleyland will result in negative impact on the valleyland or its ecological functions, and to recommend appropriate mitigative measures. These studies should reference MNR's Significant Wildlife Habitat Technical Guide for study requirements and guidance.

Development and/or site alteration shall not be permitted in or adjacent to (within 120 metres) significant valleylands, unless it has been demonstrated that there will be no negative impacts on the valleyland or its ecological functions.

### **3.9.13 Definitions of Development and Site Alteration**

For the purposes of this Plan, the following definitions of “development” and “site alteration” shall apply:

**Development** means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include:

- Activities that create or maintain infrastructure authorized under an environmental assessment process;
- or
- Works subject to the *Drainage Act*.

**Site alteration** means activities such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site, but does not include works directly associated with the continuation of existing agricultural uses.

### **3.10 ENERGY CONSERVATION**

It is the intent of this Plan to provide for energy conservation through effective land use planning in all areas of the Municipality. Wherever feasible and practicable, development will be encouraged which serves to minimize energy related costs and which emphasizes the use of renewable energy sources.

### **3.10.1 Policies**

- i) Council shall encourage the proponents of future development and/or redevelopment to adopt energy efficient designs which will result in energy savings and the optimum use of energy sources;
- ii) Council shall, in reviewing development and/or redevelopment applications, have regard for energy conservation, wherever practicable and feasible, by promoting a compact urban settlement pattern which minimizes transportation related costs;
- iii) In accordance with the land use designations and related policies of this Plan, Council shall encourage mixed use development and/or redevelopment proposals within the Core Area;
- iv) Council shall co-operate with the appropriate public and private agencies to inform the public of the energy concerns and promote energy conservation; and,
- v) Council shall encourage the development of a contiguous urban structure where the concentration of activities results in fewer and shorter trips and a greater frequency of pedestrian movements.

### **3.11 WATER**

The Council of the Municipality recognizes the importance of protecting surface water and groundwater resources, hydrologic functions and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watersheds within the Municipality (Butler Creek, Marsh Creek), and the long-term benefits of its residents.

Development of land can affect the quantity and quality of ground and surface water resources, which can, in turn have impacts on the land resources on which these water resources depend. There are also direct inter-relationships between surface and ground water features and areas. Many surface-water features are supplied, at least in part, by groundwater which is being discharged from below the surface, through springs and seeps. In other instances surface-water features may act as recharge areas for ground-water aquifers. Withdrawal of water from