

Golf Course and Recreational Facilities Best Management Guidelines

Regional Official Plan Guidelines



Halton Region Official Plan Guidelines

The **Regional Official Plan (ROP)** is Halton's guiding document for land use planning. It contains policies that guide decisions related to, among other things, managing growth and its effects on Halton's social, economic and natural environment.

The **ROP Guidelines** are a set of documents that clarify, inform, and aid in the implementation of the Plan's policies.

The Guidelines have been prepared in accordance with Section 192 of the ROP. They provide direction and outline approaches that can be used to satisfy the relevant policies of the Plan. They do not introduce additional policy requirements, and, in the event of a conflict between the Guidelines and the Regional Official Plan, the Plan shall prevail.

The Guidelines may be updated from time to time as required through a report to Regional Council.

For more information, visit halton.ca/ROP or halton.ca/ROPguidelines or call 311.

"This Plan calls for the preparation of certain guidelines or protocols to provide more detailed directions in the implementation of its *policies*."

Halton Region Official Plan – Section 192
as adopted by Regional Council, December 16, 2009

Golf Course and Recreational Facilities Best Management Guidelines

The **Golf Course and Recreational Facilities Best Management Guidelines** provide clear and practical direction on the expectations of Halton Region regarding development applications for new, expanded, or redeveloped golf courses or golf related recreational facilities such as driving ranges.

Purpose	<p>The purpose of the Guidelines is to:</p> <ul style="list-style-type: none">• clarify the development approvals required by the Regional Official Plan;• outline the content that should be included in the necessary studies;• establish a process for the preparation, review, and evaluation of development applications for golf courses or golf related recreational facilities; and• illustrate best management practices to minimize impacts on the natural environment.
Application & Use	<p>The Guidelines applies when a new, expanded, or redeveloped golf course or golf related recreational facility is proposed in Halton. The Guideline is not applicable to changes to existing golf courses and golf related recreational facilities, which do not require a Planning Act approval. Further, if an expansion or redevelopment is proposed, the Guideline only applies if it is determined to be “major” through the pre-consultation process.</p> <p>The Guidelines outline the Region’s expectations for these development applications and is intended to be used for this purpose by a variety of users, including:</p> <ul style="list-style-type: none">• Regional, local and external agency staff: as a resource when reviewing applications for new, expanded, or redeveloped golf courses or golf related recreational facilities.• the golf industry: for clarity on the application and approvals process and the studies required in support of this process.• the public: to understand the development approvals process as well as the use of best management practices that protect the natural environment.
Supporting Documents	<p>In addition to the policy direction provided by the Regional Official Plan, the following documents should be considered alongside this Guideline, as appropriate:</p> <ul style="list-style-type: none">• The Niagara Escarpment Plan, 2005; The Greenbelt Plan, 2005; The Growth Plan for the Greater Golden Horseshoe, 2006 ; Provincial Policy Statement, 2014• Halton Region Sustainable Golf Strategy for Existing Golf Courses• Conservation Authority regulations (Ontario Regulations 162/06, 150/06, 160/06) and relevant policies• Local Official Plan & Zoning By-law
Version	<p>Version 1.0 This version of the Guidelines was brought before the Inter-Municipal Liaison Committee on June, 18 2014 through Report No. IMLC01-14.</p>

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1.0 Introduction

1.1 Context

Golf is the number one recreational activity in Canada, and Halton Region recognizes the many social and economic benefits of the golf industry¹. These benefits are balanced by concerns with the impact of golf courses and golf related recreational facilities on the natural environment including ground and surface water systems, concerns which the golf industry has taken significant initiatives to address. In addition, the development of non-agricultural uses such as golf courses and golf related recreational facilities in the rural area of Halton Region can impact agriculture and aggregate operations, as well as increase traffic. Where new courses and golf related recreational facilities are developed, or, where existing courses and facilities are subject to major redevelopment or expansion, many of these concerns can be resolved as part of the development approval process.

The Halton Region Official Plan (Section 101(1.5)) specifically permits consideration of recreation uses, including golf courses and driving ranges, in the Agricultural Area designation through a site-specific amendment to the Plan, and, in the North Aldershot Policy Area subject to a number of criteria set out in Section 138(6). In both cases, the Plan requires that “design and construction of the use are in keeping with the Golf Course and Recreational Facilities Best Management Guidelines adopted by Regional Council”. These Guidelines provide more detailed direction on the implementation of the Regional Official Plan policies. More specifically Section 145(15) states:

“Develop Golf Course and Recreational Facilities Best Management Guidelines to promote environmental stewardship and to minimize impact to ground and surface water systems in the design, construction and operation of new or existing golf courses and driving ranges.”

1.2 Purpose

These Guidelines provide clear and practical direction on the expectations of the Region regarding applications for new golf courses and golf related recreational facilities (driving ranges) and expansions to, or the major redevelopment of, existing golf courses and facilities outside the Urban Area. They also provide clear direction on what supporting documentation is required and the general standards to which these documents should be prepared. Members of the public and stakeholder groups may also use the Guidelines to understand the approval requirements and process.

The Guidelines do not affect existing golf courses and golf related recreational facilities where no or limited changes are proposed. A separate Sustainable Golf Strategy is provided to encourage existing golf courses and golf related recreational facilities (driving ranges) to manage their facilities in the most sustainable manner possible.

1.3 Provincial Directives

The Halton Region Official Plan and the local municipal official plans, within the framework of Provincial policy, specifically the Provincial Policy Statement, the Greenbelt Plan, and the Growth Plan for the Greater Golden Horseshoe, provide the general framework for consideration of applications for new golf courses or golf related facilities and the major redevelopment or expansion of existing courses or facilities.

¹ Strategic Networks Group inc., Economic impact of golf for Canada, August 2009, p.6.

In areas subject to the Provincial Greenbelt Plan, golf course development must conform to its policies. Further, for golf course development in the Niagara Escarpment Plan (NEP) Area, a Niagara Escarpment Development Permit is also required. Such a permit must be issued prior to gaining approval of other agencies as per Part 24.3 of the Niagara Escarpment Planning and Development Act. Recognizing that within the NEP area, new golf courses are restricted to non-prime agricultural areas in the Escarpment Rural Area designation, subject to the applicable NEP Development criteria and policies. Golf courses are also not permitted on public lands within the Niagara Escarpment Parks and Open Space System (NEPOSS). However, in some cases the Regional Official Plan may be more restrictive with respect to golf course development and this will need to be recognized with respect to the application of the NEP. Detailed coordination between the agencies would be necessary as part of the review of such an application.

1.4 Guideline Format

The Guidelines identify an application review process and Regional requirements for golf course and golf related recreational facility development at each stage of the review process. These are intended to ensure the use of Best Management Practices (BMPs) which promote environmental stewardship and minimize impacts on the natural environment including ground and surface water systems. The application review process includes the following stages which are discussed in the following sections:

- Pre-Consultation;
- Complete Application;
- Application Review; and,
- Final Plan Approval.

2.0 General Planning Application Review Process

2.1 Application and Use

These Guidelines will be used to evaluate any development application for a new golf course or golf related recreational facility or for the major expansion or redevelopment of an existing golf course or golf related recreational facility in the rural area.

A major expansion or redevelopment is defined as a development which will result in a significant change to an existing course. More specifically, a significant change would involve:

- the addition of land proposed to be developed for buildings and structures and/or active golf course or golf related recreational facility area; and/or
- modifications to the course or golf related recreational facility which may impact on natural features, natural areas or natural hazards, or result in a need for significant regrading.

Further, a major expansion or redevelopment will require some or all of the following approvals under the Planning Act:

- Regional and local official plan amendments;
- a municipal zoning by-law amendment;
- a plan of subdivision, or condominium or a consent; and,
- site plan or major changes to an existing site plan.

New golf course or golf related recreational facility development is not expected in the Urban Area because of the value of urban land. In addition, it is not anticipated that there will be any major expansions or redevelopment, except redevelopment for urban uses, of existing golf courses or golf related recreational facilities in the Urban Area. However, should such development occur, it would be subject to the applicable policies of the Regional Official Plan and any portion of these Guidelines considered by the Region to be applicable.

The Guidelines are not applicable to changes to existing golf courses or golf related recreational facilities which do not require an official plan or zoning by-law amendment, plan of subdivision or condominium, a site plan or major changes to an existing site plan. Further, where an expansion or redevelopment is proposed, as part of the Regional and local municipal pre-consultation process for the proposed development application, a determination will be made as to whether the application is considered a “major” expansion or redevelopment, and consequently, whether the Guidelines will be applicable.

2.2 Application Review Process

The approval process for a golf course or golf related recreational facility may also include additional requirements outside those imposed by the Region or through the planning process such as:

- Federal Department of Fisheries and Oceans (DFO) – Fisheries Act authorization for the serious harm to fish that are part of a commercial, recreational or Aboriginal fishery, or to fish that support such a fishery;
- Provincial Ministry of Environment – Permit to Take Water (PTTW) under the Ontario Water Resources Act and Certificates of Approval for sewage disposal;
- The Provincial Endangered Species Act and Federal Species at Risk Act;

- Conservation Authority – Permits required in a regulated area for alterations to shorelines and watercourses, interference with wetlands, as well as development or site alteration (including the addition or removal of fill) in floodplains, hazard lands, wetlands and regulated adjacent lands, as well as relevant Authority policies;
- Niagara Escarpment Commission – for golf course development in the Niagara Escarpment Plan (NEP) Area, a Niagara Escarpment Development Permit is required. Such a permit must be issued prior to obtaining approval from other agencies as per Part 24.3 of the Niagara Escarpment Planning and Development Act. However, the Halton Region Official Plan is more restrictive with respect to golf course development and this will need to be recognized with respect to any application in the NEP and detailed coordination between the agencies would be necessary as part of the review of such an application; and,
- Region/local municipal – Building permit, fill and/or topsoil removal permits and woodlot and/or tree by-laws.

It is important therefore, to first address the general appropriateness of the proposed site from a planning perspective before proceeding with any detailed site specific studies. This minimizes the costs of the applicant, as well as the time and costs of the Region and agencies, for the review of the application.

The following sections of the Guidelines detail the requirements for each stage of the application process, which includes an expanded pre-consultation process to address this consideration:

- Pre-Consultation including a Site Assessment Process;
- Complete Application including all required studies;
- Application Review including agency and peer reviews; and,
- Final Plan Approval including the requirements for the final plans on which any approval will be based.

3.0 Pre-Consultation Process

The development application process is initiated through a pre-consultation meeting (as required by Section 187(3) of the Regional Official Plan). The Region and the local municipalities each have their own pre-consultation requirements, and depending on the nature of the application either the Region or the local municipality may take the lead with respect to processing the proposal. The Region will work with local municipal and agency representatives through the pre-consultation process to develop the most efficient and effective process for the review of the application. In particular, to allow the Region, local municipalities and agencies to determine what specific study requirements are necessary, the pre-consultation process will involve two phases.

3.1 Phase 1 Pre-Consultation

Prior to the first meeting, the applicant will be requested to provide the Region and the local municipality with a basic site assessment carried out by a Registered Professional Planner (RPP) with input from other specialists as necessary, including:

- location;
- site size;
- available information with respect to natural features and functions;
- available information with respect to agricultural capability;
- potential water supply; and,
- general evaluation of consistency/conformity with Provincial, Regional and local municipal planning framework under the Planning Act.

Based on the available information, the Region, in consultation with the local municipality and other agencies, will evaluate the potential for the site from a planning policy context and with respect to any physical constraints.

The initial meeting will focus on the results of the review of the background information and provide the applicant with preliminary comments regarding the feasibility of the proposal, recognizing that such comments do not guarantee the nature of the ultimate decision on the application. Requirements for the submission of additional information prior to a determination of the specific requirements for a complete application will also be established, should the applicant decide to proceed with the application. Such additional information may include, but will not be limited to, a more detailed site assessment, specific requirements for monitoring and data collection (e.g. surface and/or ground water flow monitoring), and a preliminary site plan and routing plan.

3.2 Phase 2 Pre-Consultation

Based on all the information submitted, the Region and the local municipality will establish the applicant's submission requirements. In particular, detailed direction will be given on the content and analysis which is to be provided in each of the required background studies based on the nature of the proposed course or facility, the site and adjacent lands. This process will include co-ordinating and integrating the requirements of the Region, the local municipality and agencies. As part of this process, the lead agency will also require the submission of information demonstrating the relevant expertise of the consultants retained to carry out the required studies, including the planning consultant retained to ensure a comprehensive and coordinated approach to the background review and planning evaluation.

4.0 Complete Application

4.1 General Requirements

The requirements for a complete application for a golf course or golf related recreational facility will be determined through the pre-consultation process and will include a golf course or facility plan, as well as studies and background information relevant to the issues of greatest priority with respect to golf courses or golf related recreational facilities including, but not limited to:

- planning justification;
- agricultural impact;
- environmental impact;
- ground and surface water impacts with respect to quantity and quality;
- stormwater management;
- transportation; and,
- visual impacts on the Niagara Escarpment environment where the development is located in the Niagara Escarpment Plan Area in accordance with the policies and guidelines of the Niagara Escarpment Commission.

The necessary studies should be carried out by a consultant team including a range of experts with the education and experience to address the full range of issues. In particular, the applicant's consultant team should be led by a Registered Professional Planner (RPP) and include at a minimum a geotechnical engineer, a hydrogeologist, terrestrial, wetland and aquatic biologists, a water resources engineer, a transportation engineer and a golf course architect/designer with recognized professional credentials (e.g. P.Eng, OALA).

The following sections discuss in greater detail the objectives which each study should achieve and the study requirements. However, as part of the pre-consultation process, studies may be scoped as deemed appropriate by the Region or local municipality.

4.2 Golf Course or Golf Related Recreational Facility Plan

4.2.1 Objective

To develop a Golf Course or Golf Related Recreational Facility Plan, which will provide the Region with all necessary information to evaluate the application including forming part of the basis for:

- establishing the amount of land required for the golf course or golf related recreational facility and associated uses;
- demonstrating that the buildings and structures are minor in scale relative to the extent of the proposed golf course or golf related recreational facility and located in a manner which will secure the open space character of the areas;
- demonstrating that any changes to the natural topography are being kept to a minimum and that there are generally no changes to the catchment areas of retained or adjacent significant natural heritage features subject in the NEP Area to the policies of the NEP;
- demonstrating that there will be a net gain, or at the minimum no net loss, of overall natural features and areas or their functions, as a result of the development, through appropriate studies, site designs, and mitigative measures;
- ensuring the use of Best Management Practices (BMPs) which promote environmental stewardship and minimize impacts on the natural environment including ground and surface water systems;
- ensuring no negative impacts on surrounding agricultural and aggregate uses; and,

- demonstrating, within the NEP Area, that the impact on the natural and physical Escarpment environment is minimized (e.g. minimum regrading, maximum incorporation of natural vegetation, undisturbed and rough areas, minimum fertilizer and irrigation demands).

4.2.2 Plan Requirements

The Golf Course or Golf Related Recreational Facility Plan should be prepared by a recognized golf course architect/designer with demonstrated experience in sustainable golf course development. It will reflect the general layout and extent of the proposed golf course or golf related recreational facility and related facilities and the results of the other background studies submitted as part of the application including, but not limited to:

- identification of uses and location of buildings, structures, service infrastructure (e.g. septic systems, fuel depots, cart washing facilities, pesticide/fertilizer storage), parking areas and driving ranges;
- roadways, internal accesses and watercourse crossings;
- routing plan for all tees, greens and fairways;
- location of all water taking facilities (e.g. wells, irrigation ponds and associated infrastructure);
- preliminary grading and stormwater management (pre- and post-drainage patterns), including preliminary sediment and erosion plans and the extent of grading and fill;
- any required buffers and setbacks including buffers and setbacks from natural hazards and natural heritage features; and,
- location of natural heritage features and areas to be protected and any tree removal or disturbance to natural heritage features and areas.

It should also address how Best Management Practices (BMP's) will be used to minimize the impact of the development on the environment.

4.3 Planning Justification

4.3.1 Objective

To prepare a comprehensive planning report which will establish whether the proposed development is in the public interest through:

- the determination of whether the proposed land use is appropriate for the site and represents good land use planning; and,
- the provision of an opinion with respect to the consistency/conformity of the proposed golf course with Provincial plans and legislation and Regional and local municipal planning policies under the Planning Act.

4.3.2 Report Requirements

The intent of this evaluation, which will be carried out by a Registered Professional Planner, is to look at the proposed development in the context of the Region as a whole, and the local municipality, and analyze the appropriateness of the use from a land use planning perspective. The report should:

- provide a complete description of the proposal;
- review and summarize the relevant findings of the required background studies including the Agricultural Impact Assessment, Environmental Impact Assessment and any required Hydrogeological Studies and integrate their findings into the analysis;

- review all applicable Provincial, Regional and local municipal planning policies and establish consistency/conformity with Provincial, Regional and local land use policies under the Planning Act; and,
- review the specific features of the proposed course, including need, the rationale for the location and proposed size of the course and related facilities and the positive attributes of the design.

4.4 Agriculture

4.4.1 Objective

To carry out an Agricultural Impact Assessment (AIA) to evaluate the impact the proposed golf course or golf related recreational facility will have on the Regional agricultural land base and agricultural community, and whether the impact is acceptable within the context of established planning policies.

4.4.2 Agricultural Impact Assessment

The Region has developed Agricultural Impact Assessment (AIA) Guidelines. Based on the existing information overview provided as part of the pre-consultation process, the Agricultural Impact Assessment (AIA) Guidelines will be used to define the type and extent of the required AIA. This will include preparation of minimum distance separation calculations. The AIA should be prepared by an expert, or a study team including a range of experts, with the education and experience to address the full range of issues related to agriculture.

4.5 Natural Heritage and Natural Hazards

4.5.1 Objective

To carry out an integrated assessment of the natural environment in its entirety, including water resources, through an Environmental Impact Assessment (EIA) to demonstrate that there will be a net gain, or at a minimum no net loss, of overall natural features and functions, as a result of the golf course or golf related recreational facility development through appropriate studies, site designs and mitigative measures; and that there is sufficient ground and surface water supply to support the proposed use such that the water resource in the general area will not be adversely affected.

4.5.2 Environmental Impact Assessment

An Environmental Impact Assessment will need to be prepared in accordance with the Regions Environmental Impact Assessment Guidelines. The purpose of an Environmental Impact Assessment (EIA) is to demonstrate that the golf course or golf related recreational facility proposal will result in a gain, or at a minimum no loss, of natural features and functions, as a result of the development through appropriate studies, site designs and mitigative measures subject in the NEP Area to the policies of the NEP. The EIA should also address other natural heritage features including Environmentally Sensitive Areas (ESAs), corridors, linkages, cultural vegetation communities, hedgerows, existing trees, and swales and how they will be incorporated into the design and landscaping of the golf course or golf related recreational facility.

However, it is equally important that there be an integrated assessment of the natural environment in its entirety, including water resources specifically the quantity and quality of ground and surface water resources. Consequently, it is critical that the Environmental Impact Assessment reflect the results of a range of supporting environmental reports and provide an overarching analysis which integrates all of the findings and makes appropriate recommendations for the development of the site with respect to the protection of the natural environment including water resources.

The supporting reports will generally include, but will not be limited to:

- Biophysical inventories for earth, water, vegetation, fisheries and wildlife resources (e.g. Ecological Land Classification, wetland evaluation, fish habitat surveys, breeding bird, reptile, insect and amphibian surveys);
- Water budget report, including a hydrogeological study prepared in accordance with the Region's Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection;
- Conservation plan demonstrating how water use and nutrient and biocide (i.e. chemical agents, such as pesticides or herbicides, capable of killing living organisms) will be kept to a minimum, including the establishment and monitoring of targets;
- Water quality assessment, including baseline water quality, nutrient management and wastewater servicing;
- Flood plain hydraulic analysis mapping;
- Geotechnical slope stability report;
- Fluvial geomorphic review of watercourse(s);
- Sediment and erosion control report/plans;
- Restoration and/or enhancement plans (e.g. bioengineering of existing erosion problems, riparian vegetation, buffer plantings);
- Pre and post-development monitoring reports including on-site monitoring to determine if there is sufficient water for irrigation requirements and the Region will encourage as much pre-development monitoring as possible with a target of two years of data;
- Fish compensation package where authorized for serious harm to fish that are part of a commercial, recreational or Aboriginal fishery, or to fish that support a fishery; and,
- Vegetation enhancement plan including a tree/vegetation salvage and transplant plan.

In addition, the supporting reports will include a stormwater management report with a Best Management Practice (BMP) Plan outlining mitigative BMPs. The plan shall be designed to ensure that:

- post-development flows are maintained at pre-development levels;
- the capture of stormwater on site is maximized prior to considering surface and/or groundwater for irrigation purposes;
- stormwater facilities are located and designed with regard to natural heritage features, functions and hazardous areas; as well as contributing to these features and processes;
- ponds are included in the golf course or golf related recreational facility design; located off-line to a watercourse and/or drainage feature and designed with a bottom draw to maintain/enhance water quality, including temperature, and lined in areas of coldwater fish habitat; and,
- Water quality in ponds is maintained and enhanced by planting submergent, emergent and riparian vegetation in golf course or golf related recreational facility ponds.

Further, issues related to hazard lands will be addressed, including:

1. development setbacks;
2. any grading; and,
3. opportunities to restore and/or remediate past engineering impacts.

The Region has developed:

- Environmental Impact Assessment (EIA) Guidelines; and,
- Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection (Guidelines for Hydrogeological Studies) that contain guidelines for undertaking the preparation of hydrogeological and/or hydrological studies, best management practices for groundwater protection,

design standards for private services and procedures for processing development applications on private services.

Based on the information provided as part of the pre-consultation process, the Environmental Impact Assessment Guidelines and Guidelines for Hydrogeological Studies will be used to scope the type and extent of supporting reports and information required to ensure the protection of the natural environment including, but not limited to, water resources and hazardous areas. These studies will be prepared by a study team including a range of experts with the education and experience to address the full range of issues including terrestrial, wetland and aquatic biologists, hydrogeologists and hydrologists.

Further, the review will consider the use of Best Management Practices (BMPs) which promote environmental stewardship and minimize impacts on the natural environment including ground and surface water systems. BMPs include, but are not limited to the use of native plantings; creation of wildlife habitats; conservation of water; enhanced energy efficiency; maximization of naturalized, unmaintained areas; green parking areas; and erosion control measures.

4.6 Other Supporting Studies

4.6.1 Objective

To carry out any other studies required to evaluate issues related to the proposed application identified through the pre-consultation process including, but not limited to, archaeological, cultural heritage and transportation.

4.6.2 Other Studies

The Regional Official Plan identifies specific study requirements related to matters such as heritage, archaeology, environmental site screening and transportation. In addition, through the pre-consultation process, in accordance with Section 187(10) of the Plan, additional studies may be required depending on the nature of the proposal and the site including consideration of any impacts on adjacent aggregate operations either existing or proposed and an assessment of visual impacts on the Escarpment environment where an application is located in the Niagara Escarpment Plan Area. Specific terms of reference may be developed to reflect the circumstances of each application to address the identified issues. The studies will be prepared by professionals in the specific field. Archaeologists shall be licensed under the Ontario Heritage Act.

5.0 Application Review & Final Plan

5.1 Objective

The objective through the review of the application will be to ensure that the location of the development and the proposed golf course or golf related recreational facility plan is:

- consistent/conforms with Provincial plans and legislation and Regional and local municipal planning policy under the Planning Act; and,
- will not have any negative impacts on the rural area and specifically on agriculture and the natural environment, including ground and surface water.

5.2 Review Process

The complexity of the issues which must be considered in the evaluation of a golf course or golf related recreational facility development requires an integrated review with detailed coordination between the Region, the local municipality and partner agencies. In addition, the nature of the required studies may necessitate, in some cases, a peer review approach. The pre-consultation process is the key to establishing a process that is also efficient and effective by allowing early identification of the necessary studies and the appropriate approach to their analysis.

Ultimately, if recommended for approval, the development should result in a final plan that includes the following:

- Site Plan illustrating the golf course or golf related recreational facility layout and related infrastructure including existing and new buildings and structures labeled as to use, parking areas and related service facilities (e.g. cart washing areas, fuel storage), as well as any works that impact any abutting municipal land or right-of-way;
- Site Development Plan including servicing plans and a Sediment and Erosion Control Plan to address all aspects of construction including grading, access, watercourse crossings and bioengineering;
- timing guidelines to be implemented during construction to protect fish habitat, migratory birds in accordance with the Migratory Bird Convention Act, other wildlife habitat;
- Fish Habitat Compensation Plans;
- Restoration/enhancement plans such as:
 - forest improvement (including edge management and enhancement);
 - tree/vegetation salvage and transplant plan;
 - stream bank stabilization and re-vegetation where required;
 - valley land restoration;
 - riparian habitat enhancement;
 - Woodlot Management Plan;
 - Turf Management Plan that includes an Integrated Pest Management Plan which meets the requirements of The Pesticides Act (e.g. detailing scheduling and monitoring of herbicides and pesticides usage) with a monitoring program; and
 - Wildlife habitat structures (e.g. snake hibernacula and hot rocks, turtle nesting areas, raptor perching structures, brush piles, etc.).
- final Stormwater Management Plan including a Best Management Practice plan outlining appropriate mitigative BMPs; and,
- Monitoring Plan which identifies monitoring requirements before and during construction and post construction.

