

OAK RIDGES MORaine CONSERVATION PLAN

Technical Paper Series

4 - Landform Conservation

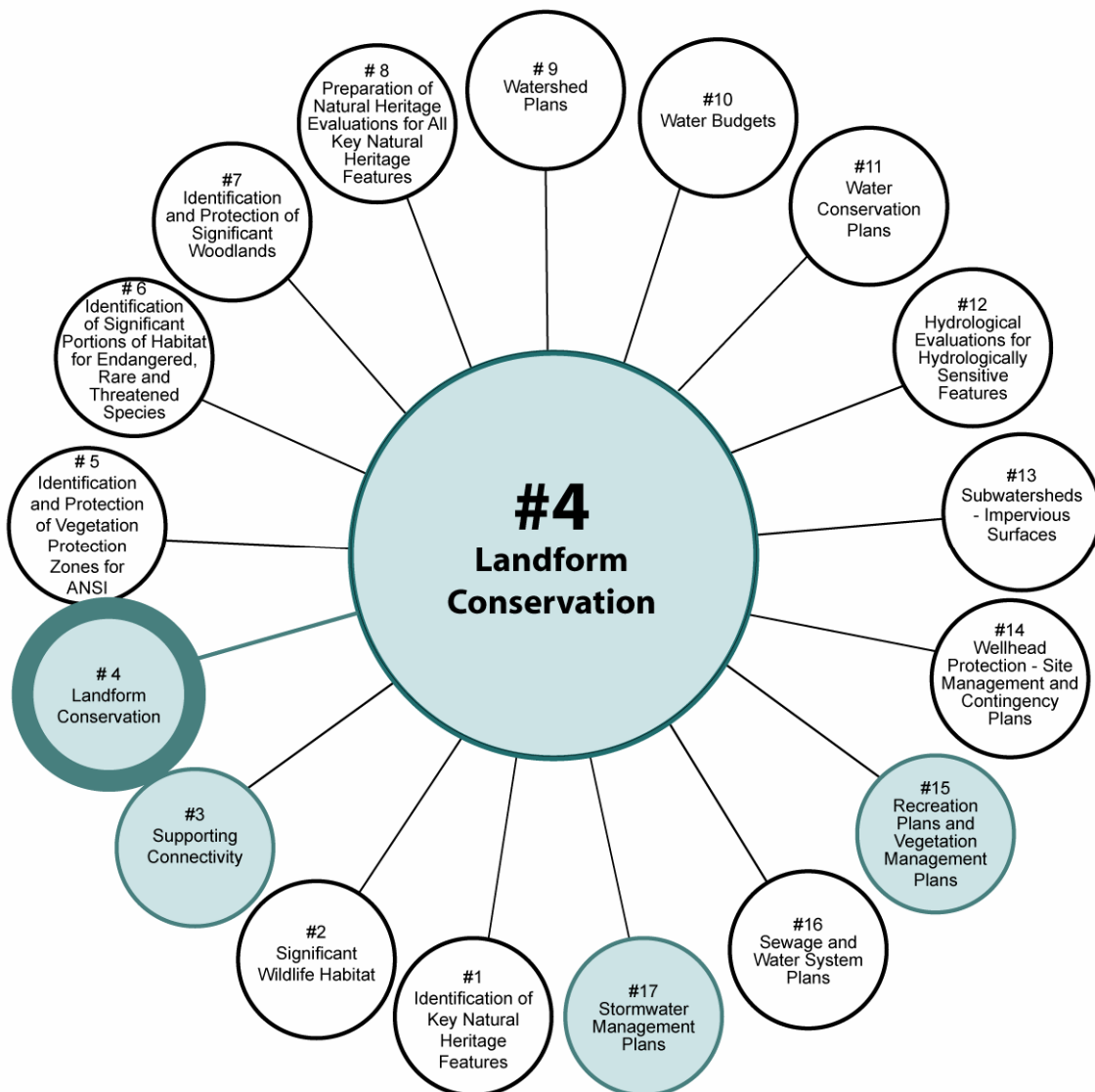
1 Purpose

This paper provides assistance in the interpretation and application of the landform conservation policies of the Oak Ridges Moraine Conservation Plan (ORMCP).

2 Related Considerations

It is suggested that the reader also review the associated topic areas as discussed in the ORMCP, shown highlighted in Figure 1 below.

Figure 1 ORMCP Topic Areas and Linkages with Technical Paper 4 - Landform Conservation



3 Background

The Oak Ridges Moraine (ORM) contains a diversity of landform types that directly affect the complex ecological and hydrological character of the Moraine.

In areas of the ORM with complex landform patterns, the ORMCP requires the adoption of landform conservation practices that minimize the impact of development or site alteration on the character of the landform and hence the impact on related ecological features and functions. Landform conservation is seen as an integral component of an ecosystem approach intended to maintain and where possible enhance the ecological integrity of the ORM.

Section 30 and parts of Section 35 of the ORMCP provide direction on how landform conservation principles will be applied in the ORM.

3.1 What is Landform Conservation?

Landform conservation is the protection and wise use of the land base including its form, soils and associated biophysical processes. It is an approach that encourages planning, design and construction practices which:

- minimize disruption to natural form and related ecological processes; and
- enhance protection of biophysical features in a natural state and keep a greater portion of a site in an open-space character.

Although not an explicit target or objective of the ORMCP, landform conservation practices also indirectly maintain the visual character and identity of the landscape.

Landform conservation can be achieved through the use of a wide range of planning, design and construction tools including:

- cluster development;
- intensification;
- flexible site design; and
- the employment of natural/low maintenance engineering approaches (e.g. artificial wetland in stormwater ponds, bioengineering, etc.).

In the rapidly urbanizing areas in southern Ontario, some modifications or changes to the landform is inevitable. In such cases, wise use may mean avoiding unnecessary landform modification, and ensuring the conversion of lands to new uses (e.g. farmland to golf courses) occurs in an environmentally responsible manner, taking advantage of design opportunities provided by the natural landform.

In the ORM, the purpose of landform conservation is to require planning, design and construction practices that:

- minimize disruption to the ecological integrity of the ORM;
- enhance restoration opportunities where degraded landscapes may be returned to a more natural state; and

- facilitate the ability of landowners to meet the protection standards required to protect key natural heritage features, hydrologically sensitive features and connectivity.

3.2 Policies of the ORMCP Pertaining to Landform Conservation

Sections 30 and parts of 35 of the ORMCP provide direction for how landform conservation principles will be applied on the ORM.

Section 30(5) requires:

“An application for development or site alteration with respect to land in a landform conservation area (Category 1) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including,

- (a) maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
- (b) limiting the portion of the net developable area of the site that is disturbed to not more than 25 percent of the total area of the site; and*
- (c) limiting the portion of the net developable area of the site that has impervious surfaces to not more than 15 percent of the total area of the site.”*

Section 30(6) requires:

“An application for development or site alteration with respect to land in a landform conservation area (Category 2) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including,

- (a) maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
- (b) limiting the portion of the net developable area of the site that is disturbed to not more than 50 per cent of the total area of the site; and*
- (c) limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 percent of the total area of the site.”*

Section 30(7) stipulates that:

“Subsections (5) and (6) do not apply in respect of mineral aggregate operations.”

Section 30(8) requires that:

“An application for major development with respect to land in a landform conservation area of either category shall be accompanied by a landform conservation plan that shows, on one or more maps,

- (a) elevation contours in sufficient detail to show the basic topographic character of the site, with an interval of not more than two metres;*
- (b) analysis of the site by slope type (for example, moderate or steep);*
- (c) significant landform features such as kames, kettles, ravines and ridges; and*
- (d) all water bodies including intermittent streams and ponds.”*

Section 30(9) requires that:

“The landform conservation plan shall also include a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including,

- (a) retention of significant landform features in an open, undisturbed form;*
- (b) road alignment and building placement to minimize grading requirements;*
- (c) concentration of development on portions of the site that are not significant;*
- (d) use of innovative building design to minimize grading requirements; and*
- (e) use of selective grading techniques.”*

Section 30(10) requires that:

“An application for development or site alteration that does not constitute major development with respect to land in a landform conservation area of either category, shall be accompanied by a site plan that,

- (a) identifies the areas within which all building, grading and related construction will occur;*
- (b) demonstrates that buildings and structures will be located within the areas referred to in clause (a) so as to minimize the amount of site alteration required; and*
- (c) provides for the protection of areas of natural and scientific interest (earth science) in accordance with subsection (12).”*

Section 30(11) stipulates that:

“Subsection (10) does not apply in respect of mineral aggregate operations.”

Section 30(12) requires that:

“An application for development or site alteration with respect to land in an area of natural and scientific interest (earth science) or the related minimum area of influence shall be accompanied by an earth science heritage evaluation that,

- (a) identifies planning, design and construction practices that will ensure protection of the geological or geomorphological attributes for which the area of natural and scientific interest was identified; and*
- (b) determines whether a minimum vegetation protection zone is required, and if so, specifies the dimensions of that zone and provides for maintenance and where possible, improvement or restoration of natural self-sustaining vegetation within it.”*

Section 30(13) requires that:

“With respect to land in Settlement Areas, in considering applications for development or site alteration within landform conservation areas (Category 1 and 2) the approval authority shall consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum, so as to satisfy the requirements of subsection (5) and (11) if possible.”

Section 35(1)(d) requires that:

“In respect to a mineral aggregate operation if there are areas of natural and scientific interest (earth science) on the site or on adjacent land, that the geological or geomorphological attributes for which they were identified will be protected.”

Section 35(6) requires that:

“An application for a mineral aggregate operation or wayside pit with respect to land in landform conservation area (Category 1 or 2) shall not be approved unless the applicant demonstrates,

(a) that the area from which mineral aggregates are extracted will be rehabilitated to establish a landform character that blends in with the landform patterns of the adjacent land; and

(b) that the long-term ecological integrity of the Plan Area will be maintained, or where possible improved or restored.”

The ORMCP defines “area of natural and scientific interest (earth science)” as an area:

(a) identified as having earth science values related to protection, scientific study or education, and

(b) further identified by the Ministry of Natural Resources using evaluation procedures established by that Ministry, as amended from time to time.”

4 Identification of the Landform Conservation Features of the Oak Ridges Moraine

For the purpose of applying the policies of the ORMCP, the ORM has been divided into the following two landform conservation categories

4.1 Landform Conservation Areas - Category 1 (Complex Landform)

Landform conservation areas – Category 1 are land areas within the ORM that are dominated by steeply sloping or complex landform patterns. They have been identified by the Province as areas having 50% or more of the land surface comprised of:

- lands with slopes in excess of 10%;
- land with distinctive landform features such as ravines, kames and kettles; and/or
- land with a high diversity of land slope classes.

4.2 Landform Conservation Areas - Category 2 (Moderately Complex Landform)

Landform conservation areas – Category 2 are land areas within the ORM that have significant portions of their land surface dominated by complex landform patterns. They have been identified by the province as areas having 20% to 50% of the land surface comprised of:

- lands with slopes in excess of 10%;
- land with distinctive landform features such as ravines, kames and kettles; and/or
- land with a diversity of land slope classes*.

* For analysis purposes, the determination of landform conservation areas, Categories 1 and 2, was based on the ORMCP area being divided up into 5 slope classifications (0 to 2%, 2 to 5%, 5 to 10%, 10 to 25%, and greater than 25%).

Other land areas within the ORM not dominated by complex or distinctive landform features, are not subject to the landform conservation requirements of Section 30 and 35(6) of the ORMCP. Such features constitute less than 20% of the land surface.

The province has prepared 1:50,000 scale mapping that identifies the two landform categories occupying the ORM. This mapping can be used as a basis for determining where and how landform conservation policies should be applied to planning or development applications within the ORM.

As an alternative to using mapping provided by the province to identify Category 1 and 2 landform conservation areas, the municipality may develop more detailed landform conservation mapping provided:

- the mapping is prepared at a scale of 1:10,000 or greater; and
- the mapping is developed on the basis of comprehensive planning for landform units identified and/or approved by MNR.

The more detailed evaluation may be used to:

- refine the boundaries of the landform conservation areas (Category 1 and 2) identified by MNR in accordance with the criteria outlined in Section 30(3) of the ORMCP;
- demonstrate how the municipality will meet the impervious cover and disturbance requirements of Section 30(5) and 30(6) on a landscape rather than site specific basis; and/or
- develop a comprehensive landform conservation strategy consistent with the intent of the ORMCP to guide development.

Prior to developing such a strategy, the municipality must develop a terms of reference that will be reviewed and approved by the province.

5 Application of Landform Conservation Policies in the Review of Planning Applications

In order to meet the requirements of Section 30 of the ORMCP, the approval authority and the proponent of the development application should proceed through the seven-step process (see Figure 2) as outlined in this section.

While other approaches are acceptable provided they meet the intent of the ORMCP with respect to landform conservation, following these seven steps will ensure that all requirements of the Plan that relate to landform conservation will have been considered.

5.1 Step 1 – Applicability

The proponent must first determine if the lands subject to the development application are located within a landform conservation area category, Category 1 or 2, or within an earth science area of natural and scientific interest (ANSI).

Landform conservation areas can be determined from:

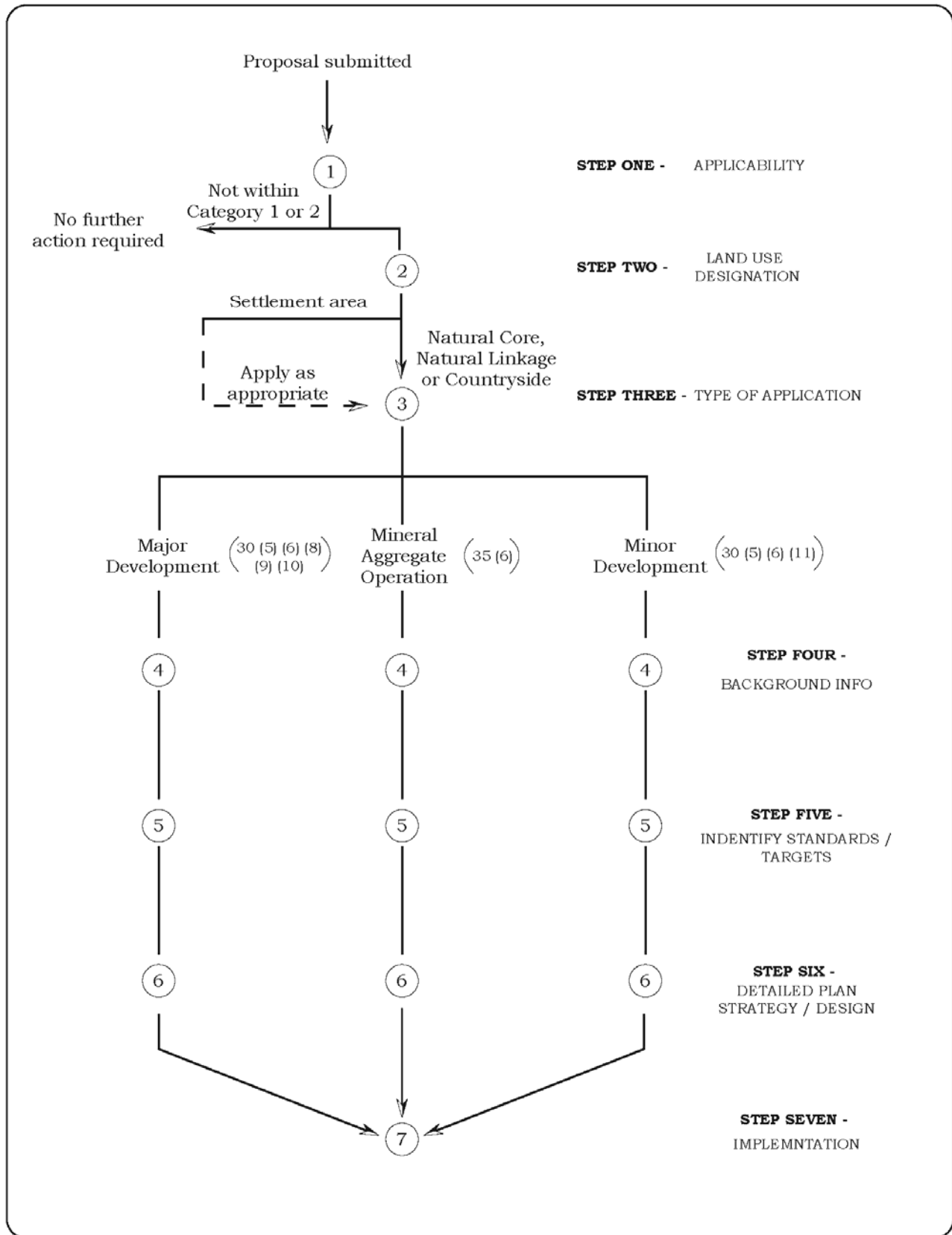
- landform conservation maps identified in (Section 30(1)) of the ORMCP; or
- a comprehensive municipal landform conservation strategy prepared by the municipality in accordance with provisions of section 2 of this technical paper.

Earth science ANSI locations can be found in municipal official plans and/or mapping and information can be found through the local MNR District office.

If the subject lands or any portion of the lands do not fall within a landform conservation area, Category 1 or Category 2, or an earth science ANSI, the requirements of Section 30 of the ORMCP do not apply and no further consideration of landform conservation policies are necessary.

If any or a portion of the lands fall within Category 1 or Category 2 or an earth science ANSI, portions of Section 30 apply and the proponent should proceed to Step 2.

Figure 2 Application of Landform Conservation policies for the review of planning applications.



5.2 Step 2 – Determine Land Use Designation

The proponent must check to determine what land use designation the subject lands fall into.

This can be determined by:

- referring to the land use map as identified in Section 2 of the ORMCP; or
- referring to the appropriate schedule on the land use map to the municipal official plan, provided the official plan has been brought into conformity with the ORMCP.

If the lands subject to the application occur within a Natural Core, Natural Linkage or Countryside designation or the applicable equivalent in the official plan, the applications are subject to the policies contained in Section 30 or 35 of the ORMCP and should proceed to Step 3 of the process.

If the lands fall in the Settlement Area designation, they are subject to Section 30(13) of the ORMCP which requires the approval authority to consider the importance of adopting planning, design and construction practices to meet the intent of landform conservation. In some circumstances, it may be necessary to waive these requirements in order to meet the main objectives and purpose of the Settlement Areas designation. Proponents with development applications in Settlement Areas should consult with the approval authority to determine the need to proceed to Step 3 of this process and/or determine situations or circumstances where adherence to Section 30 is not justified.

5.3 Step 3 – Determine Type of Application

A development application will fall into one of three types of planning applications:

1. Major development;
2. Minor development; and
3. Mineral aggregate operations

Major development means development consisting of:

- the creation of four or more lots;
- the construction of a building or buildings with a ground floor area of 500 m² or more; or
- the establishment of a major recreational use as described in Section 38 of the ORMCP.

Development proposals of this nature must:

- meet the design, planning and construction standards specified in Section 30(5) and 30(6) of the ORMCP;
- prepare a landform conservation plan as specified in Section 30(8) of the Plan;

- prepare a development strategy as specified in Section 30(9) of the Plan; and
- prepare an earth science heritage evaluation where the proposal is located wholly or partially on an earth science ANSI in accordance with Section 30(12) of the Plan.

Minor development is any other planning application that is not a major development, or a mineral aggregate or wayside pit operation.

Due to the relatively small, low impact nature of minor developments, requirements to meet the landform conservation policies of the ORMCP are less detailed than for major development. A proponent for a minor development must meet the planning, design and construction standards specified in 30(5) and (6) of the ORMCP but is only required to demonstrate this through a site plan prepared in accordance to 30(10) of the ORMCP.

If a minor development is located within an earth science ANSI, the applicant is required to carry out an earth science heritage evaluation in accordance with Section 30(12) of the ORMCP.

Mineral aggregate operations means:

- (a) an operation, other than a wayside pit, conducted under a license or permit under the *Aggregate Resources Act*, and
- (b) associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.

Due to their nature, these uses are not subject to planning design and construction standards specified in Section 30(5), (6), (8), (9) and (10) of the ORMCP.

A mineral aggregate or wayside pit operation, however, is subject to:

- the requirement to prepare an earth science heritage evaluation where the proposal occurs in a earth science ANSI in accordance with Section 30(12) of the ORMCP; and
- the requirement to blend with the surrounding landform portion and maintain ecological integrity in accordance with Section 35(6) of the ORMCP.

Once the type of applicable policies has been determined proceed to Step 4.

5.4 Step 4 – Background Information

The next step in the process is the collection and portrayal of background information needed to support the application.

Major development:

For major development, the applicant is required to collect the following information in meeting the requirements of Section 30(8) of the ORMCP:

- elevation contours in sufficient detail to show basic topographic character of the site, with intervals of not more than two metres. It is recommended that topographic mapping at a scale of 1:2000 or larger be used;
- an analysis of the site by slope type (for example – moderate or steep); Slope classes should be divided as follows:

| Slope |
|----------|
| 0 – 2% |
| 2 – 5% |
| 5 – 15% |
| 15 – 25% |
| > 25% |

- significant landform features such as kames, kettles, ravines and ridges;
- all water bodies including intermittent and permanent streams and ponds;
- the location of all known key natural heritage features, the location of all known earth science ANSIs on site and hydrologically sensitive features including their associated minimum vegetation protection zones;
- identify areas of steeply sloping lands considered to be lands with slopes 15% or greater; a vertical height of 5 metres or greater; and a continuous distance of 50 metres or greater. (See Figure 3).

Minor development:

Minor development applications need to be accompanied by information that can be derived from Ontario Base Mapping (OBM), existing mapping products and air photographs. The proponent would also be encouraged to identify:

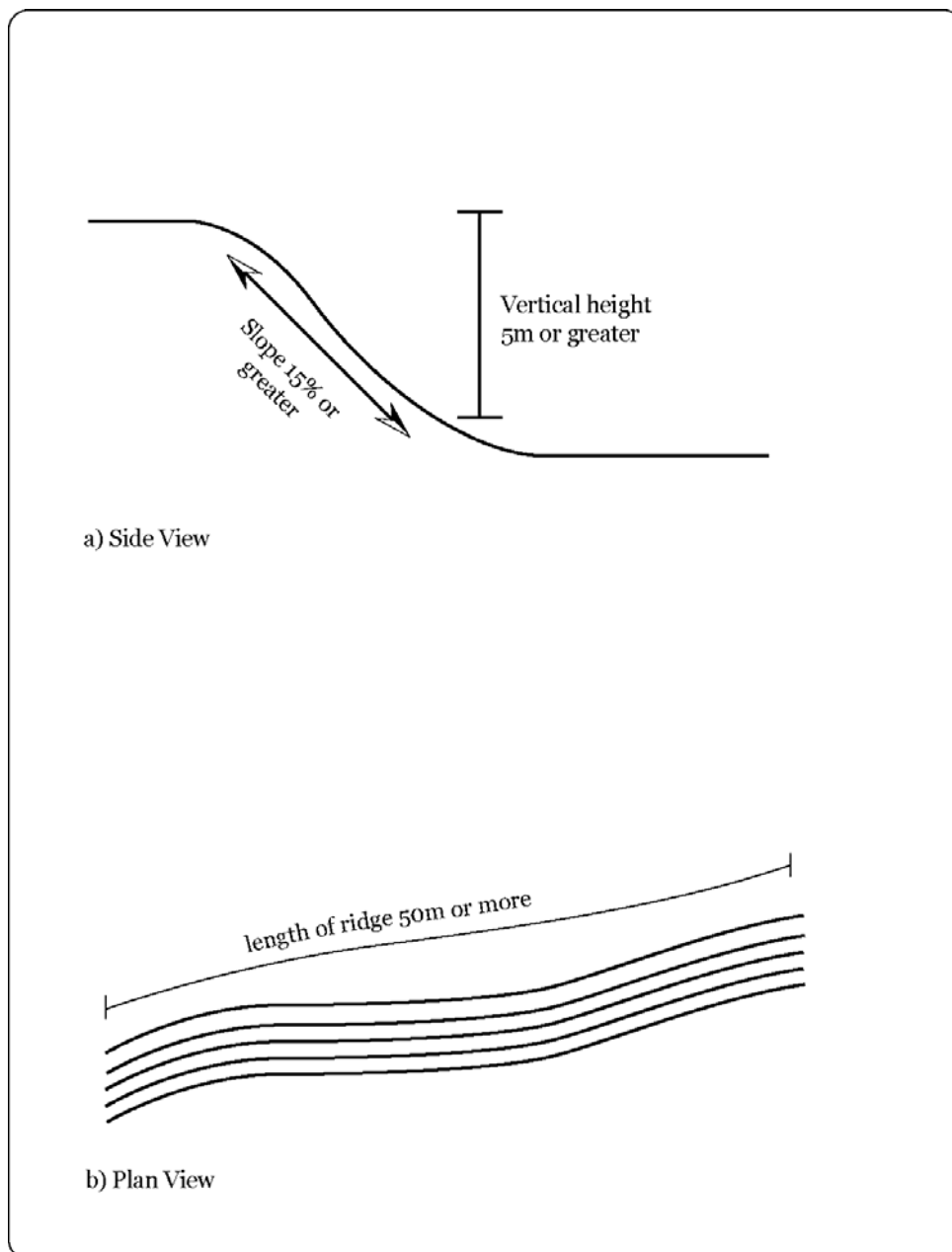
- prominent landform features known to exist on site;
- areas of steeply sloping land (15% or greater slope)
- areas that are relatively flat or gently sloped; and
- location of all known key natural heritage features, hydrologically sensitive features and earth science ANSIs.

Mineral aggregate operations:

Although not required by the ORMCP, it is recommended that a similar range of information be provided for mineral aggregate operations for the purpose of preparing a rehabilitation plan under the *Aggregate Resources Act*.

Once all relevant background information has been collected, proceed to Step 5.

Figure 3 Steeply sloping lands.



5.5 Step 5 – Identify Planning Design and Construction Standards and Targets

Steps 3 and 4 will have recorded sufficient information for the proponent to identify, in a general way, the basic limitations and opportunities that exist on the site.

Major development:

Applications for Major development will be required to:

- identify the policies of Section 30 of the ORMCP that apply to the application;

- identify the areas of the subject lands that are subject to the design standards specified in Section 30(5) and (6) of the ORMCP;
- the area of the subject lands that will not be developed or altered due to:
 - (a) presence of key natural heritage features and hydrologically sensitive features including minimum vegetation protection zones ;
 - (b) presence of significant landform features including kames, kettles, ravines, and steeping sloping lands; and
 - (c) limitations passed by the connectivity requirements in Section 20 of the ORMCP;
- areas of the subject land that may be developed subject to landform conservation techniques,
- identify open space corridors that need to be set aside as areas free of buildings and structures to maintain connectivity in accordance with ORMCP Technical Paper 3.
- identify areas of the ORMCP where there is little or no landform constraints; and
- identify areas of the subject land within an earth science ANSI where an earth science heritage evaluation must be prepared.

Minor development:

Applications for minor developments will be required to:

- identify areas on site that can be used for construction and site alteration that will have minimal impact on landform character and not be located in either a key natural heritage feature or a hydrologically sensitive feature;
- identify areas of the subject lands within a earth science area of natural and scientific interest where an earth science heritage evaluation is required in accordance with Section 30(12) of the ORMCP;

Mineral aggregate operations:

An application for mineral aggregate operations will be required to:

- identify the presence of key natural heritage features, hydrologically sensitive features and significant landforms where development and site alteration will occur;
- identify earth science ANSIs where an earth science heritage evaluation must be prepared; and
- identify landform features and/or patterns that must be blended in as part of a rehabilitation plan after extraction is completed.

Once, this is completed, proceed to Step 6.

5.6 Step 6 – Prepare Development Strategy/Detailed Design

Step 6 is an extension of Step 5 that provides a more detailed description of the planning, design and construction practices that will be employed to minimize disruption to landform character.

Major development:

For major development, the development strategy will include:

- the identification of the parts of the site that will be left in an undeveloped condition where the introduction of impervious surfaces or disturbance to landform character will not occur;
- the identification of those parts of the site where disturbance to landform character will occur;
- the identification of those parts of the site where impervious surfaces will occur;
- the identification of the building and construction envelope which includes all the area of impervious surface and disturbance;
- the identification of any earth science ANSIs including an explanation of how these lands will be managed to maintain the educational, scientific and heritage appreciation values;
- the identification of both location and type of landform conservation techniques that will be employed to minimize impact on the landform character; and
- the temporary location of stormwater management facilities, construction vehicle storage and fueling areas and a site surface drainage plan.

A site plan should be provided that contains:

- final contours and drainage of the site at a map scale of 1:2000 or larger and with contour intervals of 2 metres or less;
- the final location of all roads, buildings and structures;
- areas on site where grading changes are proposed;
- representative cross sections across the site showing before and after contours;
- a detailed description of all landform conservation techniques that will be employed during the planning, design and construction phases of the development including;
- lands where disturbance to landform character is proposed including a breakdown by:
 - total area of disturbance;
 - % of total developable area;
 - lands where the introduction of impervious cover is proposed including a breakdown for each landform category;
 - total area of impervious cover; and

- % of total developable area.

Minor development:

Minor development will include a development strategy that:

- identifies the approximate location of all proposed buildings, roads and related structures; and
- identifies the proposed building envelope, which includes buildings, roads and structures, and adjacent area required for the movement of construction equipment. (Note: This will be assumed to represent the total area of disturbance to the landform character)

For minor development a site plan should be provided that includes:

- a delineation of the outside boundaries of the building envelope including buildings, structures, roads and associated land needed for the operation of construction equipment.
- the total area of building envelope expressed in hectares and % of total developable area (Note: In most cases, impervious surface should be assumed to be 50% of building envelope area.)

Mineral aggregate operations:

For mineral aggregate operations and wayside pits, the development strategy will include:

- the identification of areas where rehabilitation plans are required to address landform conservation and blend with surrounding landscapes;
- the identification of proposed final contours, landform types and landscape complexes;
- the identification of earth science ANSIs located on site and explanation of how educational, scientific and heritage appreciation value will be maintained.

For mineral aggregate operations and wayside pits a site plan in accordance with the *Aggregate Resources Act* should be prepared that contains:

- a map at a scale of 1:2000 or greater and contour intervals of 2 metres or less, showing final grades and landform features and patterns for the subject site;
- a detailed explanation as to how the final contours blend with or enhance adjacent landform character; and
- information to demonstrate to the satisfaction of the MNR that sufficient fill material will be available to achieve the proposed final contours. Where importation of fill material is required to meet rehabilitation requirements, the proponent shall be required to demonstrate to satisfaction of the MNR that the fill contains no deleterious or harmful substances in accordance with Table 1 from the "Soil, Groundwater and Sediment Standards for Use Under Part IV. 1 of the *Environmental Protection Act*", March 2004".

5.7 Step 7 – Implementation

In Step 7, the approval authority is responsible to ensure that:

- the requirements described in Steps 1 to 6 have been satisfactorily completed; and
- the specific standards in Section 30(5) and (6) of the ORMCP have been met.

NOTE: in the evaluation of compliance of an application with 30(5) or 30(6), the impervious cover or disturbance to landform calculation should be applied only within the portion of the site occupied by that particular landform conservation area.

For example, if 25 ha of a 100 ha site is located in landform conservation area Category 1, maximum limits for impervious cover and disturbance to landform character shall be calculated as follows:

Impervious Cover

25 ha (portion of site located within landform conservation area Category 1) x 15% (as specified in 30(5) of the ORMCP) = 3.75 ha

Disturbance to Landform Character

25 ha (portion of site located within landform Conservation Area Category 1) x 25% (as specified in 30(5) of the ORMCP) = 6.25 ha

NOTE: It will not be possible in all cases to achieve the maximum limits for impervious cover and disturbance to landform character, if these limits are greater than the net developable area within the relevant landform conservation area.

- the information submitted through Steps 1 to 7 demonstrates that the proposal will meet all requirements of Section 30 of the ORMCP and will ensure minimal disruption to the landform conservation of the subject site;
- all appropriate conditions, designs and measures can and will be implemented through planning, and regulation mechanisms implemented or controlled by the appropriate planning authority; and
- in the case where the subject lands occur in the Settlement Area designation, the approval authority must determine to what extent the findings developed in Steps 3 to 6 can be applied subject to the considerations identified in Step 2.

6 Preparation of an Earth Science Natural Heritage Evaluation

Earth Science areas of natural and scientific interest (ANSI): are areas that have been identified by MNR as having earth science values related to protection, scientific study or education. On the ORM these areas are identified on mapping provided by the province.

As required in Section 30(12) of the ORMCP, where a portion of or where a planning application falls under an area identified by MNR as an earth science ANSI, the applicant will be required to prepare an earth science heritage evaluation to:

- (a) identify the specific nature, type and characteristics of the earth science ANSI including its educational scientific and natural heritage appreciation value. (Note: information can be obtained from MNR);
- (b) identify the portions of the ANSI that are located on site including the geologic and geomorphic features, forms and patterns that define the earth science ANSI;
- (c) identify how the proposed development would change or modify the geologic and geomorphic features, forms and patterns on site;
- (d) identify how planning, design and construction measures will be carried out to ensure the geologic and geomorphic features, forms and patterns are protected in a manner that retains the scientific, educational and natural heritage appreciation value of the ANSI; and
- (e) identify the implementation measures required to ensure the planning, design and construction measures described in (d) will be carried out.

It will be the responsibility of the approval authority, in consultation with MNR, to review the earth science heritage evaluation and determine that the requirements of Section 30(12) of the ORMCP have been satisfied.

The approval authority, in consultation with MNR, may determine that minor development or site alteration has predictable, low level effects on an earth science ANSI and its related minimum vegetation protection zone. In these situations, the approval authority may determine that the earth science ANSI can be protected through the identification of straightforward planning, design and construction criteria and therefore a detailed earth science heritage evaluation is not required.

7 Landform Conservation – Planning, Design, and Construction Techniques

North America has a rich literature on how impacts on landform and natural resources can be minimized through innovative landform conservation approaches.

In assessing any application in landform conservation area, Category 1 or Category 2, the applicant must demonstrate that the technologies have been reviewed and considered in applying appropriate planning, design and construction techniques to ensure that impacts on landform character and related ecological processes have been minimized.

The following are some of the better known landform conservation principles that should be considered.

7.1 Land Use Planning and Design Practice that Minimize Land Requirements

The following are some examples of land use planning and design practices that can minimize the land requirements for development proposals:

- nodal growth forms instead of scattered development;
- clustered development;
- shared facilities to reduce area needed for infrastructure such as shared roads, driveways and utility easements;
- mixed land uses that provide for dual use of facilities such as parking areas, and,

- reduced construction standards such as minimum road widths and grades where they do not constitute a public safety hazard.

7.2 Siting, Design and Landscaping Techniques that Maintain, Enhance or Minimize Disruption to Landform Patterns

The following are some examples of siting, design and landscaping techniques that can maintain, enhance or minimize the disruption to landform patterns:

- split level building design that reduce grading requirements on steep slopes;
- integration of prominent natural features into final design; and
- siting road and utility crossings on portions of the land that minimize grading.

7.3 Construction Practices that Minimize Impact of Grading

The following are some examples of construction practices that can minimize the impacts of grading associated with proposed development:

- selective grading limited to areas on or immediately adjacent to areas where buildings and structures will be located instead of mass grading the entire site; and
- use of the building envelope concept.

8 Definitions

Disturbance to Landform Character:

Any development or site alterations that would result in change to the slope, elevation, grade or composition of the landform including the introduction of impervious cover, soil compaction, grading, and filling or topsoil removal.

Disturbance does not include normal farm practices as defined by the Ontario Ministry of Agriculture, Food and Rural Affairs or a change in vegetation cover including removal or addition of sod, trees or shrubs, tillage of the soil or application of materials to amend or improve the growing capacity of the soil layer. Fairways and roughs associated with golf courses are not considered disturbance if grading of the land is not required. For example, tees, greens and paved cart trails would be considered disturbance.

Disturbance does not apply to the temporary movement of construction equipment within the site.

Disturbance to landform character that occurred after November 17, 2001 should be included in any disturbance area calculations. (excluding transitional applications).

Impervious Surface:

The ORMCP defines “impervious surface” as:

“means a surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, driveway or parking lot.”

Net Developable Area

The ORMCP defines “net developable area” as:

“means the area of a lot or site, less any area that is within a key natural heritage feature or a hydrologically sensitive feature.”

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