



## **LUCAN BIDDULPH COUNCIL AGENDA**

TUESDAY, OCTOBER 1, 2019 6:30 PM

Granton Fire Hall Station

511 Station Street, Granton, ON

## **AGENDA**

### **1. Call to Order**

### **2. Disclosure of Pecuniary Interest & Nature Thereof**

### **3. In-Camera Session**

### **4. Petitions & Delegations**

Chris Bailey and Morgan Calvert, County of Middlesex IT Department

Sheila Hodgins, Lucan Area Heritage

[Lucan and Area Heritage Society Financial Statements](#)

### **5. Adoption of Minutes**

[Council Minutes - Sept 17](#)

### **6. Business Arising From the Minutes**

[BA - October 1 2019](#)

### **7. Communications Reports**

1. [Letter to council re Santa Claus Parade 2019 \(donation and road closure\)](#)
2. Balance of Communications
  - a. [Fall Agri-Business Tour](#)
  - b. [Federal Gas Tax Surplus administration funds](#)
  - c. [MMAH - Building Code Services Transformation](#)
  - d. [Proposed Changes to the Provincial Policy Statement - Durk Vanderwerff, Director of Planning](#)
  - e. [Proposed Changes to Aggregate Resources Act](#)
  - f. [Resolution - Township of North Glengarry - Pupil Accommodation Review Guideline 2016](#)

- g. [BRA Meeting Highlight Notes - Sept 19](#)
- h. [UTRCA Board of Directors Meeting, Agenda and Reports](#)
- i. [ABCA Board of Directors Agenda Reports - Sept 19](#)
- j. [Lake Huron & Elgin Water Supply Agenda - Oct 3](#)
- k. [AMO Watchfile Sept 19](#)                      [AMO Watchfile Sept 26](#)

## **8. Committee Reports**

- a) CEDC
- b) Bluewater Recycling
- c) Lake Huron
- d) Fire Boards
- e) ABCA
- f) UTRCA
- g) Parks & Recreation
- h) Canada Day

## **9. Staff Reports**

- a) CAO/Clerks Office
- b) Building/By-law Enforcement
- c) Finance
- d) Planning
  - [Request for Condominium Exemption - Ridge Crossing Phase 2](#)
- e) Public Works
  - [Household Hazardous Waste Disposal](#)
- f) Parks & Recreation
  - [Benn Drain - ABCA Vegetation and Growth Maintenance Plan](#)

## **10. Councillor's Comments**

## **11. Changes to Budget**

## **12. Notice of Motions**

## **13. Motions and Accounts**

[Motions - Oct 1 2019](#)

## **14. By-laws**

[50-2019 Remembrance Day Road Closure](#)

[51-2019 Temporary Road Closure By-law \(Santa Clause Parade\)](#)

[52-2019 Confirming](#)

## **15. Adjournment**



171 Main Street, P.O. Box 427,  
Lucan, Ontario N0M 2J0

**LUCAN AND AREA HERITAGE SOCIETY  
FINANCIAL STATEMENTS  
DECEMBER 31, 2018  
(UNAUDITED)**

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	<u>Page</u>
OPERATING STATEMENT	1
BALANCE SHEET	2
STATEMENT OF CASH FLOW	3

Sheila Hodgins  
Sheila Hodgins, Treasurer

April 4, 2019  
Date

*This report is mailed to Canada Revenue Agency each year to keep our Registered Charitable status. Deadline June -*



**LUCAN AND AREA HERITAGE SOCIETY  
OPERATING STATEMENT  
FOR YEAR-END DECEMBER 31, 2018**

Page 1.

	<u>2017</u>	<u>2018</u>
<b>Revenue:</b>		
Donations (no tax receipt)	10,914	10,977
Donations (tax receipt)	2,100	6,615
Grants:		
Ministry of Culture (HODG)	1,545	1,545
Grants - TD Canada Trust	500	500
Canada Summer Jobs (CSJ)	9,130	7,398
Young Canada Works (YCW)	7,984	14,688
JCP Grant	1,917	0
Membership Fees	360	0
Fund Raising Receipts	53,958	26,073
Books, Souvenir Sales, Misc	12,355	9,309
Miscellaneous	201	746
Museum Admissions	<u>17,457</u>	<u>13,155</u>
	<b>118,421</b>	<b>91,006</b>
HST Rebate	<u>1,794</u>	<u>1,400</u>
<b>Total Revenue</b>	<b>120,215</b>	<b>92,406</b>
<b>EXPENSES:</b>		
Advertising, Promotions, New Exhibits	378	4,374
Interest & Bank Charges	1,058	1,118
Office Supplies	946	1,110
Occupancy Expenses:		
Insurance	1,974	2,028
Repairs and Maintenance	466	4,068
Property Taxes	1,248	1,313
Bell Telephone	1,070	1,108
Union Gas	1,820	2,298
Hydro One	4,939	5,078
Water/Sewage	899	928
Associations/Memberships	542	542
Wages	32,711	52,028
JCP Expenses	1,665	1,911
Books and Souvenirs	11,742	6,917
Fund Raising & Society Activities	33,451	9,545
Technology	755	1,057
Miscellaneous	1,349	3,305
HST Rebate	<u>-1,794</u>	<u>-1,400</u>
	<b>95,219</b>	<b>97,328</b>
HST Rebate reported in Revenue Above	<u>1,794</u>	<u>1,400</u>
<b>Total Expenses</b>	<b>97,013</b>	<b>98,728</b>
<b>Total Net Profit (Loss)</b>	<b>\$23,202</b>	<b>-\$6,322</b>

**LUCAN AND AREA HERITAGE SOCIETY  
BALANCE SHEET  
FOR YEAR-END DECEMBER 31, 2018**

Page 2.

**ASSETS:**

	<u>2,017</u>	<u>2,018</u>
<b>Current Assets:</b>		
Cash	70,851	63,896
Investment	38,170	38,108
<b>Total Current Assets</b>	109,021	102,004
<b>Long-Term Assets:</b>		
Equipment	7,371	7,371
Museum *	0	0
Log Cabin	40,384	40,384
Barn	5,000	5,000
Land	39,500	39,500
<b>Total Long-Term Assets</b>	92,255	92,255
<b>Total Assets</b>	<b>201,276</b>	<b>194,259</b>

**LIABILITIES:**

<b>Current Liabilities:</b>		
Accounts Payable	0	0
<b>Long-Term Liabilities:</b>		
Long-Term Debt	0	0
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>

**MEMBERS EQUITY:**

<b>Members Equity:</b>		
Retained Income	<b>201,276</b>	<b>194,259</b>

<b>Total Liabilities and Member's Equity</b>	<b>\$201,276</b>	<b>\$194,259</b>
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**LUCAN AND AREA HERITAGE SOCIETY  
STATEMENT OF CASH FLOW  
FOR YEAR-END DECEMBER 31, 2018**

Page 3.

	<u>2017</u>	<u>2018</u>
Cash at the Beginning of the Year	44,505	67,775
Increase/(Decrease) Investment	228	-62
Purchase of Capital Assets	0	0
Excess of Revenue Over Expenditures for the Year	23,202	-6,322
Cash Balance Year-End December 31, 2017	\$67,935	\$61,391

# The Corporation of the Township of Lucan Biddulph Council Minutes

**Present:** Deputy Mayor D. Manders, Councillors D. Regan, P. Mastorakos and A. Westman

**Absent:** Mayor C. Burghardt-Jesson

**Also Present:** R. Reymer-CAO/Clerk, T. Merner-Deputy Clerk, K. Langendyk-Treasurer, J. Little-Public Works Manager

**Call To Order**

Deputy Mayor D. Manders called the meeting to order at 6:15 pm. He began by noting that Mayor C. Burghardt-Jesson is absent due to attendance at the Kraft Hockeyville celebration in Renous, New Brunswick.

Deputy Mayor D. Manders thanked local volunteers, Diane Freiter, Leslie Papple and Keith Robson for their efforts and success in organizing the Shamrock Cup road hockey tournament which took place this past weekend.

**Declaration of Pecuniary Interest & Nature Thereof**

None.

**1/ In-Camera Session**

*Moved by D. Regan*

*Seconded by A. Westman*

*Resolved that Council adjourn to Committee of the Whole in camera at 6:15 pm in regards to a potential sale of a lot at the Township Industrial Park Subdivision with R. Reymer, T. Merner and K. Langendyk remaining.*

CARRIED

**2/ Rise from In-Camera Session**

*Moved by D. Regan*

*Seconded by A. Westman*

*Resolved that the Committee of the Whole in camera does now rise and Council reconvene at 6:28 p.m.*

CARRIED

**Delegations**

*Aggregate Ontario, Gavin Houston*

Mr. Houston attended on behalf of Aggregate Ontario to request support and participation in the Aggregate Summit being held on November 5, 2019 at Embro Recreation Centre. Mr. Houston advised that Aggregate Ontario is an organization dedicated to helping improve the aggregate industry by providing products and services related to improving rehabilitation and the sustainability of the industry. He further noted that there is a huge disconnect between local governments and aggregate producers and their goal is to help each work together to ultimately protect source water, contribute to natural heritage goals, create public green spaces and provide opportunities for returning aggregate lands back to agriculture. A few questions were raised by council and Deputy Mayor D. Manders thanked Mr. Houston for his presentation and advised that we will wait until the presentation has been made to County Council and a decision is made at the upper-tier level.

**Business Arising**

Councillor P. Mastorakos raised a few concerns with exceptions and the exemption listed under the General Provisions paragraph of the procurement policy. Some discussion took place regarding the exceptions and Councillor P. Mastorakos requested removal of the first paragraph under General Provisions. T. Merner advised that comparisons were made with the exceptions contained within the County of Middlesex Procurement Policy as well as Municipality of Middlesex Centre. Council had no objections to P. Mastorakos request to remove the exemption request paragraph under General Provisions. No further changes were requested.

**Communications Reports**

R. Reymer reviewed the request received from Lucan Estates. He advised that the building permit fee applicable for the park pavilion structure in Olde Clover Village is \$1,700.00 and the developer is requesting that fee be waived considering the pavilion will become part of the Township's infrastructure. No concerns were raised from council.

R. Reymer commented on the letter received from a resident regarding feral cats in downtown Lucan. He noted that while there is no perfect solution to this problem, council will need to decide how they wish to proceed given the information that was brought forward regarding cats at the August 13<sup>th</sup> meeting.

**Staff Reports***CAO/Clerk*

R. Reymer advised we have received updated drawings of the exterior views of the Community Centre once the Phase 2 project has been completed. He noted these drawings will be available to the public and a newsletter will go out in the next few weeks giving residents an update to the plans for this project.

R. Reymer advised he attended a Hydro One planning session meeting in the Municipality of South Huron last week. He noted these meetings take place every 4-5 years in order that Hydro One can get information and updates on future development plans from municipalities in the area.

R. Reymer gave an update on the proposal from the County IT department regarding updates to our server. He advised the County has proposed hosting the server from their location which will save costs on the initial server replacement and on-going back-ups required. He further noted a stronger internet connection will be required however to increase download speeds.

*Public Works*

J. Little gave an update on the public works department, including quotations for sidewalk repairs/replacement, paving projects beginning in October, progress on new gateway entrance signs, fall roadside grass cutting and a recent watermain break on William Street.

**Councillor's Comments**

Councillor A. Westman advised hydro one is working on pole replacement on Granton Line and noted some upcoming events in the area including the Memory Café and Curiosity Café hosted by the London and Middlesex Alzheimer Society which take place this Thursday and Saturday.

Councillor D. Regan noted he attended the Farmer's Market held at MJ's Roadhouse this past Sunday which appeared to be going well. He reminded everyone this takes place Sunday mornings and encouraged all to attend and support local.

Councillor P. Mastorakos advised he has received some concerns from residents regarding the use and storage of bio solids in our area. Deputy Mayor D. Manders advised this topic was discussed in detail during last term of council and there is provincial policy in place regarding Bio solids. He further advised that residents should contact OMAFRA if they have any

questions or concerns as they have specialists who are well informed on the topic.

**3/ Minutes**

Moved by D. Regan

Seconded by A. Westman

Resolved that the Council of the Township of Lucan Biddulph authorizes staff to waive the building permit fee for the park pavilion located on Block 45, Plan 33M653 of Olde Clover Village subdivision.

CARRIED

**4/ Accounts Paid**

Moved by A. Westman

Seconded by D. Manders

Resolved that the council of the Township of Lucan Biddulph approve the accounts as listed below, as paid:

July 2019	\$ 642,952.55
August 2019	<u>\$ 888,619.81</u>
	\$1,531,572.36

CARRIED

**5/ Olde Clover Village – park pavilion building permit fee**

Moved by D. Regan

Seconded by A. Westman

Resolved that the Council of the Township of Lucan Biddulph authorizes staff to waive the building permit fee for the park pavilion located on Block 45, Plan 33M653 of Olde Clover Village subdivision.

CARRIED

**6/ Remove Tendering Policy**

Moved by D. Regan

Seconded by P. Mastorakos

Resolved that the Council of the Township of Lucan Biddulph approves removal of the following policy:

- Policy No. 200-05 Tendering Policy

CARRIED

**7/ By-Laws**

Moved by D. Regan

Seconded by A. Westman

That if no one cares to speak to these By-laws on their First, Second and Third Reading, that they be considered to have been read a First time and Passed, read a Second time and Passed, read a Third time and Passed, that they be numbered:

- 47-2019 Execution of Confidential Agreement of Purchase and Sale
- 48-2019 Procurement Bylaw
- 49-2019 Confirming Bylaw

CARRIED

**8/ Adjournment**

Moved by D. Regan

Seconded A. Westman

Resolved that the Council meeting be adjourned at 8:00 p.m.

CARRIED

MAYOR

CLERK

**Business Arising – Minutes of September 17, 2019**

Discussion Item	Minutes Action	Follow-up	Date to be Completed/or Update on Status

**Previous Meetings**

Discussion Item	Minutes Action	Follow-up	Date to be Completed/or Update on Status
Feral Cats	Consider options for regulating cats	Staff to consult with surrounding municipalities and provide report to council with options for consideration	Fall 2019
Future Development Lands	Proceed with comprehensive review	Staff to provide updates	ongoing
Strategic Plan Review	Review and update Strategic Plan	Staff to arrange meeting	Fall 2019
Roads Analysis	Cost benefit analysis	Staff complete a cost benefit analysis report for council	Fall 2019
Nagle Drive	Majority of Nagle Drive residents are in favour to proceed with the waterline extension.	Staff were given direction to keep moving forward and develop a report for Council.	Ongoing

Santa Claus Parade Committee  
165 Main Street, Box 207  
Lucan, Ontario  
N0M 2J0



Township of Lucan Biddulph  
270 Main Street, Box 190  
Lucan, Ontario  
N0M 2J0

Dear Sir or Madame:

On Saturday, December 7th, 2019, Lucan-Biddulph's Santa Claus Parade is twenty-six years old! Every year we work hard to make the parade a night to remember, and we couldn't do it without your help.

In the past, Council has generously supported the Parade with a donation and we would like to take this opportunity to ask you to once again consider supporting this worthwhile event.

We would also like to invite both the Mayor and Deputy Mayor of Lucan Biddulph to participate in the parade. In order to ensure appropriate transportation has been arranged, we would appreciate if you could advise as soon as possible of the Mayor and Deputy Mayor's participation.

In accordance with the regulations of the Ministry of Transportation, we are letting you know about the festivities and events of the night.

We would like to request Saintsbury Line be closed from Airport Road to Richmond Street from 4:30-6:30 to accommodate the floats and if possible a road closure sign at Elginfield Road and Saintsbury Line indicating "local traffic only".

At 5:00pm the parade will begin to form south of Richmond Street on Saintsbury Line (beside the OPP and Tim Hortons) and continue southward down Saintsbury Line towards Elginfield Road. Saintsbury Line will be closed from Airport Road to Hwy #4 (Main Street) to accommodate the floats. The parade will begin at 6:00pm and will proceed down Main Street to the Lucan Community Centre where the parade should end at approximately 7:30pm. Main St. (Hwy #4) will remain closed to Chestnut Street for the duration of the parade.

There will be a detour for emergency vehicles and all other vehicular traffic along Saintsbury Line to Kent/Walnut Street to Chestnut Street and finally back to Main Street. Please see map attached.

As in prior years we have requested the OPP monitor and direct the traffic flow and with this we anticipate no problems with traffic. The OPP will be available to assist with movement should the need arise during the parade.

If you would like any additional information, please feel free to contact: Kim at 519-949-4522 or Meg at 519-719-3931. Thank you for your time and cooperation.











Sincerely,  
Kim Gooding & Meg U'Ren  
Santa Claus Parade Committee

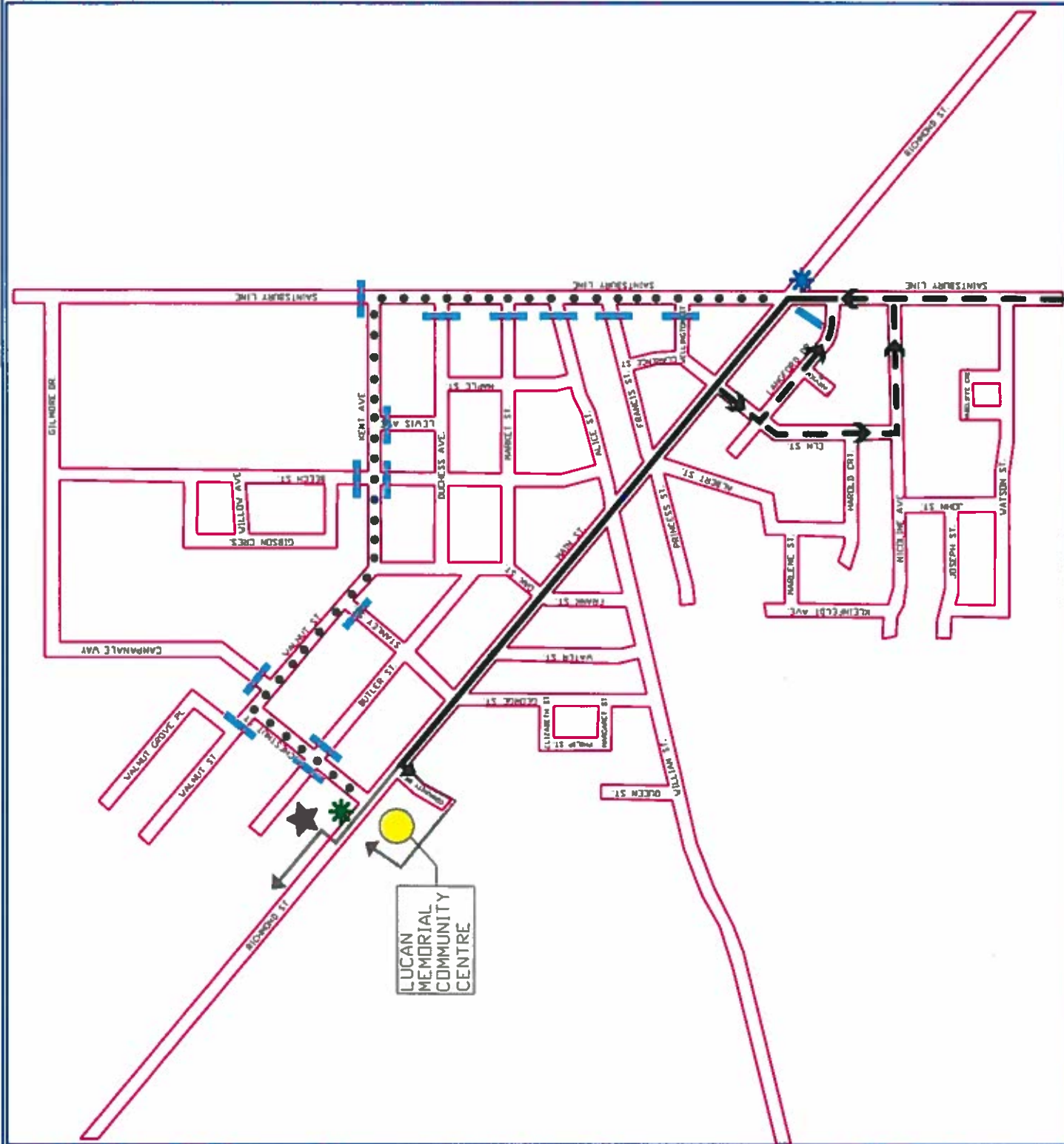




2019 SANTA CLAUS  
PARADE ROUTE

## LEGEND

-  TOWNSHIP LIBRARY & MUNICIPAL OFFICE  
 LUCAN MEMORIAL COMMUNITY CENTRE  
 PARADE ROUTE  
 DETOUR  
 FLOAT WAITING AREA  
 BIG FLOAT ENDING  
 LITTLE FLOAT ENDING  
 BARRICADE  
 MAIN ST CLOSED AT CHESNUT ST  
 DEC 1 - 6PM - 7:30PM  
 MAIN ST CLOSED AT SAINTSURY LN  
 DEC 1 - 6PM - 7:30PM





Proudly Sponsored by:



# Invites Community Leaders, Educators, Elected Officials and Media to attend their **FALL AGRI-BUSINESS TOUR**



**Thursday, October 17, 2019**  
**7:30 a.m. - 1:30 p.m.**

**Bus departs Fanshawe College, Z Block  
1764 Oxford St., E., London, ON  
at 8:00 a.m. SHARP**

**A continental breakfast and lunch will  
be provided to all attendees**

**Tickets are free however, seating is  
limited and must be reserved**

**[CLICK HERE TO REGISTER ONLINE](#)**  
**by October 10, 2019**

From: "Federal Gas Tax Program" <[GasTax@amo.on.ca](mailto:GasTax@amo.on.ca)>  
Date: Fri, Sep 13, 2019 at 12:43 PM -0400  
Subject: Federal Gas Tax surplus administration funds  
To: "Cathy Burghardt-Jesson" <[cbjesson@lucanbiddulph.on.ca](mailto:cbjesson@lucanbiddulph.on.ca)>  
Cc: "Ron Reymer" <[rreymer@lucanbiddulph.on.ca](mailto:rreymer@lucanbiddulph.on.ca)>, "Kathryn Langendyk" <[klangendyk@lucanbiddulph.on.ca](mailto:klangendyk@lucanbiddulph.on.ca)>

Dear Mayor Burghardt-Jesson,

As I announced at the AMO conference in August, AMO will distribute over \$12 million in surplus federal Gas Tax administration fees to municipalities in October.

Your municipality will receive \$2,573.33. A brief Q&A regarding the release of these funds can be found [here](#).

This is in addition to the \$138,169.44 you received in July as part of the one-time doubling of the Fund, and the \$142,580.30 for your regular 2019 amount.

As a sector we are proud of how we have been able to use federal Gas Tax funding for priority projects. However, municipalities should delay any announcements about projects that received federal funding until after the election on October 21.

Sincerely,  
Jamie McGarvey  
AMO President

cc: Ron Reymer  
CAO/Clerk

Kathryn Langendyk  
Treasurer

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M5G 2E5  
Tel.: 416 585-7000**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M5G 2E5  
Tél. : 416 585-7000

Ontario

19-4232

September 24, 2019

**RE: Building Code Services Transformation**

Dear Head of Council,

I am writing today to announce that my ministry is launching a consultation on potential changes to the delivery of building code services. On September 24, 2019, I released a discussion paper: *Transforming and Modernizing the Delivery of Ontario's Building Code Services*.

Our government has heard from stakeholders about the need for better, modern, and timely services to support the building sector's ability to understand and apply building code requirements. To do this, the ministry is proposing to establish a new administrative authority to deliver a suite of enhanced and new user-driven services. Modernized service delivery will ensure that the sector has the supports it needs to continue growing Ontario's economy, while protecting public health and safety.

Your feedback is important and will help inform enhancements to current building code services and the development of new services, which would:

- strengthen public safety
- streamline customer service and approval processes
- deliver sector-driven services
- provide timely and modern tools and products
- promote consistency across the province
- enhance integrity in the system.

.../2

-2-

We will also be hosting regional information sessions that will include an informational session for the sector earlier in the afternoon (1:00 - 3:00 p.m.) and a public open house in the evening (5:30 - 7:00 p.m.). Sessions will be held on the following dates:

1. City of Belleville: Friday, October 4, 2019  
Belleville Lions Club, 119 Station St., Belleville
2. City of North Bay: Monday, October 7, 2019  
North Bay Memorial Gardens, 100 Chippewa St. W., North Bay
3. Municipality of Chatham-Kent: Wednesday, October 9, 2019  
Chatham-Kent Cultural Centre, 75 William Street, Chatham-Kent
4. City of Vaughan: Wednesday, October 16, 2019  
Vellore Hall, 9541 Weston Road, Woodbridge

For more information about this consultation and for additional ways to participate, please visit [www.ontario.ca/buildingtransformation](http://www.ontario.ca/buildingtransformation) where you will find:

- A link to the discussion paper
- Information about how to provide feedback
- A short optional survey

The consultation will close on November 25, 2019.

I look forward to your feedback on the transformation of building code service delivery. Please note that Chief Building Officials will also receive notification of this transformation initiative and associated opportunities for engagement.

If you have any questions about the consultation, please contact ministry staff at [buildingtransformation@ontario.ca](mailto:buildingtransformation@ontario.ca).

Sincerely,



Steve Clark  
Minister

c: Municipal Clerks





## Committee of the Whole

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**Meeting Date:** September 24, 2019

**Submitted by:** Abby Heddle, Planner, and Durk Vanderwerff, Director of Planning

**SUBJECT:** PROPOSED CHANGES TO THE PROVINCIAL POLICY STATEMENT

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### BACKGROUND:

On July 22, 2019, the Province released draft changes to the Provincial Policy Statement (PPS) for a 90-day consultation, closing October 21, 2019. As noted by the Province, the changes are intended to work together with other recent changes to the land use planning system – including changes to the Planning Act through the More Homes, More Choice Act – to support the goals of increasing housing supply, supporting jobs and reducing red tape.

Issued under Section 3 of the Planning Act, the Provincial Policy Statement (PPS) is a consolidated statement of the government's policies on land use planning. The PPS provides Provincial direction on key land use planning issues and sets out the minimum requirements that apply across the Province. All planning decisions 'shall be consistent with' the PPS, and municipalities use official plans and zoning by-laws to implement the PPS.

The consultation is structured in a way that the Province is asking for comment on five questions in relation to the proposed changes:

- Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?
- Do the proposed policies strike the right balance? Why or why not?
- How do these policies take into consideration the views of Ontario communities?
- Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?
- Are there other tools that are needed to help implement the proposed policies?

Planning staff recently participated in a Municipal Regional Technical Meeting hosted by the Ministry of Municipal Affairs and Housing to review and discuss the draft changes.

The draft changes can be grouped under five areas: increasing the supply and mix of housing, protecting the environment and public safety, reducing barriers and costs, supporting rural, northern and Indigenous communities, and supporting certainty and economic growth. This report will examine each of these areas by providing the Provincial preamble as background and then providing a summary of the proposed changes that are anticipated to most affect land use planning in Middlesex County.

## **ANALYSIS:**

### Increasing the Supply and Mix of Housing

Provincial Preamble *“A stable housing market with sufficient supply will help make housing more attainable and affordable for the people of Ontario. It will also attract new investment and create investment-ready communities that are attractive to employers and provide workers with places to live.”*

### **Planning Horizon**

The draft policies would increase the ‘planning horizon’ from 20 to 25 years, and make corresponding changes to the ‘housing supply’ and ‘serviced land’ requirements thereby increasing the amount of land that municipalities could designate for growth. The policies would also reference an updated provincial guidance document to support ‘land budgeting’ however that document has not been released.

The increase in the ‘planning horizon’ from 20 to 25 years would give municipalities additional flexibility to ensure that lands are designated and available for growth. This may be of assistance as municipalities, especially smaller municipalities, can at times face near monopoly ownership situations where large components of the land designated for development are owned by only a few people.

### **Settlement Area Boundary Adjustments**

The draft changes would permit settlement area boundary adjustments outside of the Municipal Comprehensive Review subject to evaluation criteria and where there is no net increase in overall land within the settlement area. This change would provide municipalities with additional flexibility to address limited settlement area boundary adjustments without undertaking as extensive of a planning exercise but likely will also lead to additional pressure on municipalities from the development industry to consider such proposals.

## **Housing Affordability**

The proposed housing policies would recognize a greater mix of housing types through the addition of the term 'housing options'. The definition provides an extensive list of housing types including single and semi-detached, rowhouses, townhouses, multiplexes, tiny homes, as well as housing for people with special needs and housing related to employment, institutional and educational uses.

The proposed policies would also require that municipalities align official plan housing policies with applicable Housing and Homelessness Plans. While this makes sense, it would be challenging to align the documents as Housing and Homelessness Plans are very separate in structure, content and process from municipal planning documents.

It is noted that for Middlesex, the Housing Plan is authored by the City of London as the CMSM in part based on input received from the County whereas the Homelessness Plan is authored by the County. The City of London is currently undertaking a Housing Service Review that likely will further impact the Housing Plan.

## **Housing to Meet Market Based Needs**

The draft changes reference the undefined term 'market based needs' in relation to the provision of housing and development for long-term economic prosperity. Although the meaning of this is not entirely clear, there is some concern that this policy could be interpreted to put emphasis on housing types that are easy to build and market, and therefore preferred by the development industry.

This could be in opposition to municipal planning policies which may seek to encourage housing of different forms. It is also important to note that while the provision of housing is an important policy goal, there are infrastructure and other pressures that come with growth that must be addressed by municipalities. The provision of housing to meet the current market is one of many inter-related municipal priorities.

## **Protect the Environment and Public Safety**

Provincial Preamble "*The Made-in-Ontario Environment Plan includes a commitment to review land use policies that are critical to managing the impacts of a changing climate. Planning for extreme weather events helps protect people and property and makes financial sense.*"

## **A Changing Climate**

The proposed policies in respect to the protection of the environment and public safety provide greater direction on preparing for the impacts of climate change and increasing protection for the environment and human health. This includes policies to ensure that municipalities prepare for the impacts of climate change through enhanced sewage, water and stormwater management policies.



## **Servicing Hierarchy**

The draft changes to the servicing hierarchy would continue to place full municipal services as the preferred form of servicing for settlement areas but would make the wording more permissive to allow municipalities to consider the use of other servicing options where municipal services are not available, planned or feasible.

The proposed policies also suggest that municipalities should assess the long-term impacts of individual on-site services on the environmental health and character of rural settlement areas and assess the feasibility of private communal services or the extension of municipal services to rural settlement areas at the time of an official plan review or update.

## **Reduced Cost and Barriers**

Provincial Preamble “*A streamlines land use planning and development process which protects what is important – while reducing barriers and costs – supports economic growth and investment and the continued prosperity of Ontarians.*”

## **Mineral Aggregate Resources**

The proposed policies would allow planning authorities to consider aggregate extraction in natural heritage areas (outside of the Greenbelt) provided that the long-term rehabilitation can demonstrate no negative impacts on the natural features or their ecological functions. Aggregate mineral operations would be required to use rehabilitation plans to demonstrate that extraction will have no negative impacts on the natural heritage features.

## **Fast-Track Priority Development**

In order to support development and reduce costs, the province has proposed to add a policy that requires municipalities to facilitate a timely and streamlined process for development. The proposed policy states that municipalities shall identify and fast-track ‘priority development applications’, which support housing and job-related growth and development. The proposed changes call on municipalities to reduce the time needed to process priority development applications.

There is no guidance on what it means to fast-track priority development applications or how to identify ‘priority’ vs. ‘non-priority’ applications. Overall, the timely processing of development applications is less of a concern in southwestern Ontario compared to larger urban areas.

It is noted that provincial approval processes (Environmental Compliance Approvals, Environmental Assessments, etc) are often significantly longer than municipal planning approval processes. For example, the lengthy Environmental Assessment process that municipalities must undertake related to servicing infrastructure improvements are at times considered to be a constraint on the timely provision of additional housing.

### Supporting Rural, Northern and Indigenous Communities

Provincial Preamble *"Rural, northern and Indigenous communities are vital to Ontario's continued prosperity and overall well-being"*

#### **Agriculture**

The protection of agricultural lands has long been a matter of provincial interest that supports the rural economy in Ontario. While most of the policies in this regard remain unchanged, the province has proposed changes to introduce the concept of an 'agricultural systems' approach to enhance and maintain the geographic continuity of the agricultural land base and the economic connections of the 'agri-food network' which includes infrastructure, services and assets important to the viability of the agri-food sector.

#### **Indigenous Community Engagement**

The draft changes would recognize and encourage the important role Indigenous communities have in land use planning and development, as well as the contribution of Indigenous communities' perspectives and traditional knowledge on land use planning decisions. The proposed changes encourage municipalities to consult with Indigenous communities on land use matters that may affect their Section 35 treaty rights and to build constructive, cooperative relationships with Indigenous communities through meaningful engagement that will facilitate knowledge sharing to inform decision making.

To implement this policy change, it would be important for the Province to assist municipalities and Indigenous communities to make the necessary connections and to ensure a practical and effective consultation process is put in place that considers municipal and Indigenous community capacity and resources.

### Supporting Certainty and Economic Growth

Provincial Preamble *"Economic opportunities and continued investment are vital to supporting jobs and the continued economic well-being of all Ontarians. Supporting jobs is a key priority of Ontario's Open for Business agenda"*

#### **Economic Development**

The draft changes provide policy direction to municipalities to plan for and facilitate conditions for economic investment. The proposed policies require that municipalities identify strategic sites for investment, monitor the availability and suitability of employment sites, and address potential barriers to investment. The changes propose to allow planning authorities to plan, but not designate, beyond 25 years for the long-term protection of employment areas.

In addition, the proposed policies require the protection of industrial and manufacturing uses by planning for separation and mitigation between sensitive land uses and employment areas as well as prohibiting residential and institutional uses within employment areas. Where sensitive land uses (such as residential) are permitted in proximity to employment uses potential impacts are to be 'minimized and mitigated'.

### **Employment Land Conversions**

The draft changes propose to permit employment area conversions outside of the Municipal Comprehensive Review, subject to criteria. This may give municipalities additional flexibility to consider such proposals but will also likely result in greater pressure from the development industry to consider such proposals outside of a larger planning exercise.

### **Regional Employment Lands**

Reference is made to the identification of regionally-significant employment lands by a 'regional economic development corporation' working together with an affected upper-tier municipality. The reference to a 'regional economic development corporation' would benefit from clarification.

### **CONCLUSION:**

The draft changes are relatively focused and as such, the overall direction of the PPS is not proposed to change. In some respects, the proposed changes would give municipalities additional flexibility. For example, there are several cases where the wording is proposed to be changed with 'shall' being replaced with 'should' and with the addition of qualifying language such as 'where appropriate'.

Staff will submit comments based on the above, as well as any other matters identified by Council, to the Provincial consultation, which can be accessed through the Environmental Registry of Ontario webpage until October 21st.

Attachments

**NEWS**

Ministry of Municipal Affairs and Housing

## Proposed Changes to the Provincial Policy Statement

July 22, 2019 8:15 A.M.

The Provincial Policy Statement (PPS) sets out Ontario's land use planning direction for:

- Managing growth and development;
- Ensuring the wise use and management of resources, such as farmland and natural features; and
- Ensuring that public health and safety are protected - such as directing development away from flood-prone areas.

Municipalities implement the PPS through policies included in their official plans, zoning by-laws and local land use planning decisions.

We are holding a 90-day consultation on proposed changes to the PPS. The proposed changes are focused to help:

- **Increase the supply and mix of housing** by increasing land supply for housing to help people find homes close to where they work and give municipalities more flexibility to plan for a range of homes, like single-detached, townhouses, mid-rises and duplexes that meet people's needs.
- **Protect the environment and public safety** by encouraging transit-oriented development and ensuring municipalities prepare for the impacts of a changing climate while continuing to protect important natural features, including wetlands, wildlife habitat, and the Greenbelt.
- **Support certainty and economic growth** by giving more flexibility to municipalities to ensure areas designated for employment are planned to reflect local needs and to help facilitate the conditions for economic investment, and to ensure that local infrastructure investments are efficiently used, and that protections for transportation and energy corridors for future needs are in place.
- **Reduce barriers and costs** by proposing to add new policies that require municipalities to take action to streamline and fast-track development applications for housing and economic development proposals.
- **Support rural, northern and Indigenous communities** by providing more flexible sewage and water servicing policies, enhancing municipal engagement with Indigenous communities on land use planning matters, and continuing to support the agricultural sector.

The consultation closes on October 21, 2019. Feedback is encouraged and may be sent by:

- Submitting an email to [planningconsultation@ontario.ca](mailto:planningconsultation@ontario.ca)

- Submitting comments on the [Environmental Registry of Ontario](http://ero.ontario.ca) at <http://ero.ontario.ca/pps> in response to posting #019-0279
- Writing us at:  
Provincial Policy Statement Review  
Ministry of Municipal Affairs and Housing  
Provincial Planning Policy Branch  
777 Bay St., 13th Floor  
Toronto, ON M5G 2E5  
Fax: (416) 585-6870

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**Julie O'Driscoll** Minister's Office  
Julie.O'Driscoll@ontario.ca  
**Conrad Spezowka** Communications Branch  
MMA.media@ontario.ca  
416-585-7066

[Available Online](#)  
[Disponible en Français](#)



# Provincial Policy Statement Review – Proposed Policies

ERO (Environmental Registry of Ontario) number	019-0279
Notice type	Policy
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	July 22, 2019
Comment period	July 22, 2019 - October 21, 2019 (91 days) Open
Last updated	July 22, 2019

This consultation closes at 11:59 p.m.  
on:

**October 21, 2019**

## Proposal summary

The government is proposing changes to the Provincial Policy Statement to help increase the supply of housing, support jobs and reduce barriers and costs in the land use planning system

## Proposal details

### Proposal details

Increasing housing supply, supporting jobs and streamlining development approvals are top priorities for the government.

On May 2, 2019, the government released “More Homes, More Choice: Ontario’s Housing Supply Action Plan”. The Action Plan includes a series of distinct but coordinated initiatives to address housing supply, including a review of the Provincial Policy Statement (PPS) – the foundation for land use planning in the province.

The government is consulting on proposed changes to the Provincial Policy Statement to support the government's Housing Supply Action Plan and other land use planning related priorities.

## About the Provincial Policy Statement

The Provincial Policy Statement is a consolidated statement of the government's policies on land use planning and is issued under section 3 of the *Planning Act*. It applies province-wide and sets out the provincial policy direction for:

- The efficient use and management of land and infrastructure
- Ensuring the provision of sufficient housing to meet changing needs, including affordable housing
- Protecting the environment and resources including farmland, natural resources (e.g. (for example), wetlands and woodlands) and water
- Ensuring opportunities for economic development and job creation
- Ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs
- Protecting people, property and community resources by directing development away from natural or human-made hazards – such as flood prone areas

The PPS (Provincial Policy Statement) is the primary provincial land use policy document guiding municipal decision-making. The *Planning Act* requires that decisions on land use planning matters be “consistent with” the PPS (Provincial Policy Statement)

Municipalities are the primary implementers of the PPS (Provincial Policy Statement) through policies in their local official plans, zoning by-laws and other planning related decisions.

## Proposed Policy Changes

The government is proposing policy changes to:

- Encourage the development of an increased mix and supply of housing
- Protect the environment and public safety
- Reduce barriers and costs for development and provide greater predictability
- Support rural, northern and Indigenous communities
- Support the economy and job creation

## 1. Increasing Housing Supply and Mix

The proposed draft policies for consultation would:

- Increase land supply requirements municipalities must meet:
  - Increase planning horizon from 20 to 25 years
  - Increase housing land supply from 10 to 12 years
  - Allow higher minimum requirement for serviced residential land (5 years) for upper- and single-tier municipalities
- Update provincial guidance to support land budgeting (i.e. (in other words) Projection Methodology)
- Increase flexibility for municipalities related to the phasing of development and compact form
- Add flexibility to the process for settlement area boundary expansions (e.g. (for example) allow minor adjustments subject to specific tests, highlight that study requirements should be proportionate to the size/scale of development)
- Require transit-supportive development and prioritize intensification, including potential air rights development, in proximity to transit, including corridors and stations
- Support the development of housing to meet current and future housing needs, and add reference to housing options
- Support municipalities in achieving affordable housing targets by requiring alignment with Housing and Homelessness Plans
- Broaden PPS (Provincial Policy Statement) policies to enhance support for development of long-term care homes

## 2. Protecting the Environment and Public Safety

The proposed draft policies for consultation would:

- Enhance direction to prepare for impacts of a changing climate
- Enhance stormwater management policies to protect water and support climate resiliency
- Promote the on-site local reuse of excess soil
- Maintain current policies related to natural and human made hazards which directs development away from hazardous areas including flood-prone areas in order to protect public health and safety, while work by the Special Advisor on Flooding is underway
- Maintain current policies that require municipalities in southern Ontario to identify natural heritage systems, and provide flexibility as to how to achieve this outcome



- Maintain protections for the Greenbelt

### 3. Reducing Barriers and Costs

The proposed draft policies for consultation would:

- Require municipalities to take action to fast-track development applications for certain proposals (e.g. (for example) housing)
- Allow mineral aggregate operations to use rehabilitation plans to demonstrate that extraction will have no negative impacts
- Align policies and definition of cultural heritage with recent changes to the *Ontario Heritage Act*
- Refocus PPS (Provincial Policy Statement) energy policies to support a broad range of energy types and opportunities for increased energy supply
- Direct large ground-mounted solar facilities away from prime agricultural and specialty crop areas
- Make minor changes to streamline development approvals and support burden reduction

### 4. Supporting Rural, Northern and Indigenous Communities

The proposed draft policies for consultation would:

- Allow flexibility for communities by clarifying perceived barriers to sewage and water servicing policies for lot creation and development in rural settlement areas
- Enhance municipal engagement with Indigenous communities on land use planning to help inform decision-making, build relationships and address issues upfront in the approvals process
- Enhance agricultural protections to support critical food production and the agricultural sector as a significant economic driver

### 5. Supporting Certainty and Economic Growth

The proposed draft policies for consultation would:

- Encourage municipalities to facilitate conditions for economic investment, and at the time of official plan review or update, assess locally-identified employment areas to ensure designations are appropriate
- Provide municipalities with greater control over employment area conversions to support the forms of development and job creation that

suit the local context (current and future)

- Provide stronger protection for major facilities such as manufacturing and industrial uses where non-employment uses are planned nearby (i.e. (in other words) buffering uses from new sensitive uses).

As you read through the proposed PPS (Provincial Policy Statement) changes, we would appreciate hearing your views on the following questions:

- Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?
- Do the proposed policies strike the right balance? Why or why not?
- How do these policies take into consideration the views of Ontario communities?
- Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?
- Are there other tools that are needed to help implement the proposed policies?

## Supporting materials

### Related files

PPS Proposed Policies ([https://prod-environmental-registry.s3.amazonaws.com/2019-07/EN\\_PPS%20Proposed%20Policies\\_July2019.pdf](https://prod-environmental-registry.s3.amazonaws.com/2019-07/EN_PPS%20Proposed%20Policies_July2019.pdf))  
pdf (Portable Document Format file) 1.07 MB

### Related links

Provincial Policy Statement, 2014  
(<https://www.ontario.ca/document/provincial-policy-statement-2014>)

A Place to Grow (<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>)

Planning Act (<https://www.ontario.ca/laws/statute/90p13>)

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Bill 108 - (Schedule 12) – the proposed More Homes, More Choice Act: Amendments... (<https://www.ola.org/en/legislative-business/bills/parliament-42/session-1/bill-108>)

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Citizens' Guides to Land Use Planning  
(<http://www.mah.gov.on.ca/Page338.aspx>)

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Housing Supply Action Plan (<https://www.ontario.ca/page/more-homes-more-choice-ontarios-housing-supply-action-plan>)

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A Made-in-Ontario Environment Plan  
(<https://www.ontario.ca/page/made-in-ontario-environment-plan>)

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## Related ERO (Environmental Registry of Ontario) notices

Bill 108 - (Schedule 12) – the proposed More Homes, More Choice Act: Amendments to the Planning Act (/notice/019-0016)


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## View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Provincial Planning Policy Branch  
777 Bay Street  
13th floor  
Toronto, ON  
M5G 2E5  
Canada

 [877-711-8208](tel:877-711-8208)

Let us know what you think of our proposal.

## Comment

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](/page/commenting-privacy)


## Submit by mail

Planning Consultation  
Provincial Planning Policy Branch  
777 Bay Street  
13th floor  
Toronto, ON  
M5G 2E5  
Canada

## Connect with us

### Contact

#### Planning Consultation

 [416-585-6014](tel:416-585-6014)

 [planningconsultation@ontario.ca](mailto:planningconsultation@ontario.ca)

# **Provincial Policy Statement Review Proposed Policies**

July 2019

## Highlights of the proposed Policy Changes

The proposed Provincial Policy Statement changes work together with other recent changes to the land use planning system – including changes to the Planning Act through [Bill 108, More Homes, More Choice Act, 2019](#) (once proclaimed) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#) - to support overall goals related to increasing housing, supporting jobs and reducing red tape.

The government is seeking feedback on proposed changes to the **Provincial Policy Statement**. At this time, we are proposing policy changes to:

- encourage the development of an increased mix and supply of housing
- protect the environment and public safety
- reduce barriers and costs for development and provide greater predictability
- support rural, northern and Indigenous communities
- support the economy and jobs

## Seeking Feedback

The government wants your feedback on proposed PPS changes to support Ontario communities that provide housing choices for all residents, are investment-ready, and protect the environment and important resources such as water and farmland.

As you read through the proposed PPS changes, we would appreciate hearing your views on the following questions:

- **Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?**
- **Do the proposed policies strike the right balance? Why or why not?**
- **How do these policies take into consideration the views of Ontario communities?**
- **Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining of development approvals?**
- **Are there any other tools that are needed to help implement the proposed policies?**

Please submit written comments by:

- Emailing us at [planningconsultation@ontario.ca](mailto:planningconsultation@ontario.ca)
- Submitting comments or questions on the Environmental Registry of Ontario (ERO) at <https://ero.ontario.ca/pps> in response to posting #019-0279
- Writing us at:

**Provincial Policy Statement Review**

Ministry of Municipal Affairs and Housing  
Provincial Planning Policy Branch  
777 Bay St., 13th Floor  
Toronto, ON M5G 2E5

**The deadline for written comments is October 21, 2019.**

Please note: All comments and submissions received will become part of the public record and could be released.

Any collection of personal information is in accordance with subsection 39(2) of the Freedom of Information and Protection of Privacy Act. It is collected under the authority of the Ministry of Municipal Affairs and Housing Act for the purpose of obtaining input on this initiative. If you have any questions about the collection, use and disclosure of this information please contact:

Ministry of Municipal Affairs and Housing  
Senior Information and Privacy Advisor  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M5G 2E5  
(416) 585-7094

## Table of Contents

<b>Part I:</b>	<b>Preamble</b>	<b>1</b>
<b>Part II:</b>	<b>Legislative Authority</b>	<b>2</b>
<b>Part III:</b>	<b>How to Read the Provincial Policy Statement</b>	<b>3</b>
<b>Part IV:</b>	<b>Vision for Ontario's Land Use Planning System</b>	<b>6</b>
<b>Part V:</b>	<b>Policies</b>	<b>8</b>
<b>1.0</b>	<b>Building Strong Healthy Communities</b>	<b>8</b>
1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns	8
	Settlement Areas	9
	Rural Areas in Municipalities	12
	Rural Lands in Municipalities	13
	Territory Without Municipal Organization	14
1.2	Coordination	15
	Land Use Compatibility	16
1.3	Employment	17
	Employment Areas	17
1.4	Housing	19
1.5	Public Spaces, Recreation, Parks, Trails, and Open Space	20
1.6	Infrastructure and Public Service Facilities	21
	Sewage, Water and Stormwater	21
	Transportation Systems	24
	Transportation and Infrastructure Corridors	24
	Airports, Rail and Marine Facilities	25
	Waste Management	26
	Energy Supply	26
1.7	Long-Term Economic Prosperity	26
1.8	Energy Conservation, Air Quality, and Climate Change	27
<b>2.0</b>	<b>Wise Use and Management of Resources</b>	<b>28</b>
2.1	Natural Heritage	28
2.2	Water	29
2.3	Agriculture	30
2.4	Minerals and Petroleum	33
2.5	Mineral Aggregate Resources	34
2.6	Cultural Heritage and Archaeology	37
<b>3.0</b>	<b>Protecting Public Health and Safety</b>	<b>38</b>
3.1	Natural Hazards	38
3.2	Human-Made Hazards	40
<b>4.0</b>	<b>Implementation and Interpretation</b>	<b>41</b>
<b>5.0</b>	<b>Figure 1</b>	<b>43</b>
<b>6.0</b>	<b>Definitions</b>	<b>45</b>



## **Part I: Preamble**

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.

The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The policies of the Provincial Policy Statement may be complemented by provincial plans or by locally-generated policies regarding matters of municipal interest. Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term.

Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement.

Zoning and development permit by-laws are also important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement.

## Proposed Provincial Policy Statement – July 2019

Land use planning is only one of the tools for implementing provincial interests. A wide range of legislation, regulations, policies and programs may apply to decisions with respect to *Planning Act* applications and affect planning matters, and assist in implementing these interests.

In some cases, a *Planning Act* proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply. In addition to land use approvals under the *Planning Act*, infrastructure may also require approval under other legislation and regulations. An environmental assessment process may be applied to new infrastructure and modifications to existing infrastructure under applicable legislation.

There may be circumstances where land use approvals under the *Planning Act* may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the *Environmental Assessment Act* and the *Planning Act*, provided the intent and requirements of both Acts are met.

Within the Great Lakes – St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes – St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario and Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.

## Part II: Legislative Authority

The Provincial Policy Statement is issued under the authority of section 3 of the *Planning Act* and came into effect on <DATE>.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.

## **Part III: How to Read the Provincial Policy Statement**

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

### **Read the Entire Provincial Policy Statement**

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole.

There is no implied priority in the order in which the policies appear.

### **Consider Specific Policy Language**

When applying the Provincial Policy Statement it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Provincial Policy Statement, and how it relates to other policies.

Some policies set out positive directives, such as “settlement areas shall be the focus of growth and development.” Other policies set out limitations and prohibitions, such as “development and site alteration shall not be permitted.” Other policies use enabling or supportive language, such as “should,” “promote” and “encourage.”

The choice of language is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

**Geographic Scale of Policies**

The Provincial Policy Statement recognizes the diversity of Ontario and that local context is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

While the Provincial Policy Statement is to be read as a whole, not all policies will be applicable to every site, feature or area. The Provincial Policy Statement applies at a range of geographic scales.

Some of the policies refer to specific areas or features and can only be applied where these features or areas exist. Other policies refer to planning objectives that need to be considered in the context of the municipality or planning area as a whole, and are not necessarily applicable to a specific site or development proposal.

**Policies Represent Minimum Standards**

The policies of the Provincial Policy Statement represent minimum standards.

Within the framework of the provincial policy-led planning system, planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Policy Statement.

**Defined Terms and Meanings**

Except for references to legislation which are italicized, other italicized terms in the Provincial Policy Statement are defined in the Definitions section. For non-italicized terms, the normal meaning of the word applies. Terms may be italicized only in specific policies; for these terms, the defined meaning applies where they are italicized and the normal meaning applies where they are not italicized. Defined terms in the Definitions section are intended to capture both singular and plural forms of these terms in the policies.

**Guidance Material**

Guidance material and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Provincial Policy Statement. Information, technical criteria and approaches outlined in guidance material are meant to support but not add to or detract from the policies of the Provincial Policy Statement.

Proposed Provincial Policy Statement – July 2019

### **Relationship with Provincial Plans**

The Provincial Policy Statement provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario, and applies province-wide, except where this policy statement or another provincial plan provides otherwise.

Provincial plans, such as the Greenbelt Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Growth Plan for Northern Ontario, build upon the policy foundation provided by the Provincial Policy Statement. They provide additional land use planning policies to address issues facing specific geographic areas in Ontario.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

Where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the Provincial Policy Statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the Provincial Policy Statement. In contrast, where matters addressed in the Provincial Policy Statement do not overlap with policies in provincial plans, the policies in the Provincial Policy Statement must be independently satisfied.

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Policy Statement. Where provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.

## **Part IV: Vision for Ontario's Land Use Planning System**

The long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.

Ontario is a vast province with diverse urban, rural and northern communities which may face different challenges related to diversity in population, economic activity, pace of growth and physical and natural conditions. Some areas face challenges related to maintaining population and diversifying their economy, while other areas face challenges related to accommodating and managing the development and population growth which is occurring, while protecting important resources and the quality of the natural environment.

The Province's rich cultural diversity is one of its distinctive and defining features. Indigenous communities have a unique relationship with the land and its resources, which continues to shape the history and economy of the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their section 35 Aboriginal or treaty rights. Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.

The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.

## Proposed Provincial Policy Statement – July 2019

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. They support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. They also permit better adaptation and response to the impacts of a changing climate, which will vary from region to region. Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.

The Province's natural heritage resources, water resources, including the Great Lakes, agricultural resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize environmental and social impacts, provide for recreational opportunities (e.g. fishing, hunting and hiking) and meet its long-term needs.

It is equally important to protect the overall health and safety of the population. The Provincial Policy Statement directs development away from areas of natural and human-made hazards. This preventative approach supports provincial and municipal financial well-being over the long term, protects public health and safety, and minimizes cost, risk and social disruption.

Taking action to conserve land and resources avoids the need for costly remedial measures to correct problems and supports economic and environmental principles.

Strong communities, a clean and healthy environment and a strong economy are inextricably linked. Long-term prosperity, human and environmental health and social well-being should take precedence over short-term considerations.

The fundamental principles set out in the Provincial Policy Statement apply throughout Ontario. To support our collective well-being, now and in the future, all land use must be well managed.

## Part V: Policies

### 1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Accordingly:

#### 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting the integration of land use planning, growth management, *transit-supportive* development, *intensification* and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;



## Proposed Provincial Policy Statement – July 2019

- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local *impacts of a changing climate*.

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

Within *settlement areas*, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*.

Nothing in policy 1.1.2 limits the planning for *infrastructure* and *public service facilities* and *employment areas* beyond a 25-year time horizon.

### 1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 *Settlement areas* shall be the focus of growth and development.

1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

## Proposed Provincial Policy Statement – July 2019

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the *impacts of a changing climate*;
- e) support *active transportation*;
- f) are *transit-supportive*, where transit is planned, exists or may be developed; and
- g) are *freight-supportive*.

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *transit-supportive* development, accommodating a significant supply and range of *housing options* through *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.
- 1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

## Proposed Provincial Policy Statement – July 2019

1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:

- a) that specified targets for *intensification* and *redevelopment* are achieved prior to, or concurrent with, new development within *designated growth areas*; and
- b) the orderly progression of development within *designated growth areas* and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.

1.1.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:

- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
- b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- c) in *prime agricultural areas*:
  - 1. the lands do not comprise *specialty crop areas*;
  - 2. alternative locations have been evaluated, and
    - i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
    - ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
- e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are avoided, and where avoidance is not possible, impacts are minimized and mitigated to the extent feasible in accordance with provincial guidelines.

In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.

## Proposed Provincial Policy Statement – July 2019

1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of *settlement area* boundaries outside a *comprehensive review* provided:

- a) there would be no net increase in land within the *settlement areas*;
- b) the adjustment would support the municipality's ability to meet *intensification* and *redevelopment* targets established by the municipality;
- c) *prime agricultural areas* are addressed in accordance with 1.1.3.8 (c), (d) and (e); and
- d) the *settlement area* to which lands would be added is appropriately serviced and there is sufficient reserve *infrastructure* capacity to service the lands.

#### 1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

1.1.4.1 Healthy, integrated and viable *rural areas* should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of *brownfield sites*;
- c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
- d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
- e) using rural *infrastructure* and *public service facilities* efficiently;

## Proposed Provincial Policy Statement – July 2019

- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.

1.1.4.2 In *rural areas*, *rural settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in *rural settlement areas* in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.1.4.4 Growth and development may be directed to *rural lands* in accordance with policy 1.1.5, including where a municipality does not have a *settlement area*.

### 1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) limited residential development;
- d) home occupations and home industries;
- e) cemeteries; and
- f) other rural land uses.

*Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices* should be promoted and protected in accordance with provincial standards.

## Proposed Provincial Policy Statement – July 2019

- 1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.
- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- 1.1.5.5 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.
- 1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.
- 1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
- 1.1.5.8 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

**1.1.6 Territory Without Municipal Organization**

- 1.1.6.1 On *rural lands* located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).
- 1.1.6.2 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.
- 1.1.6.3 The establishment of new permanent townsites shall not be permitted.
- 1.1.6.4 In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if:
  - a) the area forms part of a planning area;

## Proposed Provincial Policy Statement – July 2019

- b) the necessary *infrastructure* and *public service facilities* are planned or available to support the development and are financially viable over their life cycle; and
- c) it has been determined, as part of a *comprehensive review*, that the impacts of development will not place an undue strain on the *public service facilities* and *infrastructure* provided by adjacent municipalities, regions and/or the Province.

## 1.2 Coordination

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

- a) managing and/or promoting growth and development that is integrated with *infrastructure* planning;
- b) economic development strategies;
- c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- d) *infrastructure, multimodal transportation systems, public service facilities* and *waste management systems*;
- e) ecosystem, shoreline, watershed, and Great Lakes related issues;
- f) natural and human-made hazards;
- g) population, housing and employment projections, based on *regional market areas*; and
- h) addressing housing needs in accordance with provincial policy statements such as the Policy Statement: Service Manager Housing and Homelessness Plans.

1.2.2 Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters.

1.2.3 Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.

1.2.4 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:

## Proposed Provincial Policy Statement – July 2019

- a) identify and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect *provincial plans* where these exist and informed by provincial guidelines;
- b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;
- c) identify targets for *intensification* and *redevelopment* within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8;
- d) where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8; and
- e) provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.

1.2.5 Where there is no upper-tier municipality, planning authorities shall ensure that policy 1.2.4 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.

## 1.2.6 Land Use Compatibility

1.2.6.1 *Major facilities* and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall ensure that the planning and *development of sensitive land uses* adjacent to existing or planned industrial, manufacturing, or other uses that are particularly vulnerable to encroachment are only permitted if:

- a) alternative locations for the proposed *sensitive land uses* have been evaluated and there are no reasonable alternative locations; and
- b) potential impacts of these uses are minimized and mitigated in accordance with provincial guidelines, standards and procedures.



## 1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ensuring the necessary *infrastructure* is provided to support current and projected needs.

### 1.3.2 Employment Areas

1.3.2.1 Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.

1.3.2.2 At the time of the official plan review or update, planning authorities should assess *employment areas* identified in local official plans to ensure that this designation is appropriate to the planned function of the *employment area*.

*Employment areas* planned for industrial and manufacturing uses shall provide for separation or mitigation from *sensitive land uses* to maintain the long-term operational and economic viability of the planned uses and function of these areas.

## Proposed Provincial Policy Statement – July 2019

- 1.3.2.3 Within *employment areas* planned for industrial and manufacturing uses, planning authorities shall prohibit residential and institutional uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

*Employment areas* planned for industrial and manufacturing uses, should include an appropriate transition to adjacent non-*employment areas*.

- 1.3.2.4 Planning authorities may permit conversion of lands within *employment areas* to non-employment uses through a *comprehensive review*, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

- 1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing *employment areas* may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally-significant by a regional economic development corporation working together with affected upper- and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- b) the proposed uses would not adversely affect the overall viability of the *employment area*; and
- c) existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses.

- 1.3.2.6 Planning authorities shall protect *employment areas* in proximity to *major goods movement facilities and corridors* for employment uses that require those locations.

- 1.3.2.7 Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.

## 1.4 Housing

1.4.1 To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 12 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

1.4.2 Where planning is conducted by an upper-tier municipality:

- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and
- b) the allocation of population and units by the upper-tier municipality shall be based on and reflect *provincial plans* where these exist.

1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based needs of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable* to *low and moderate income households* and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

## Proposed Provincial Policy Statement – July 2019

- b) permitting and facilitating:
  - 1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and
  - 2. all types of *residential intensification*, including additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;
- e) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

## 1.5 Public Spaces, Recreation, Parks, Trails, and Open Space

### 1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

## 1.6 Infrastructure and Public Service Facilities

- 1.6.1 *Infrastructure and public service facilities* shall be provided in an efficient manner that prepares for the *impacts of a changing climate* while accommodating projected needs.

Planning for *infrastructure*, and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

- 1.6.2 Planning authorities should promote *green infrastructure* to complement *infrastructure*.

- 1.6.3 Before consideration is given to developing new *infrastructure* and *public service facilities*:

- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
- b) opportunities for adaptive re-use should be considered, wherever feasible.

- 1.6.4 *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services.

- 1.6.5 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

### 1.6.6 Sewage, Water and Stormwater

- 1.6.6.1 Planning for *sewage and water services* shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
  - 1. *municipal sewage services* and *municipal water services*; and

## Proposed Provincial Policy Statement – July 2019

2. *private communal sewage services and private communal water services*, where *municipal sewage services and municipal water services* are not available or feasible;
  - b) ensure that these systems are provided in a manner that:
    1. can be sustained by the water resources upon which such services rely;
    2. prepares for the *impacts of a changing climate*;
    3. is feasible and financially viable over their lifecycle; and
    4. protects human health and safety, and the natural environment;
  - c) promote water conservation and water use efficiency;
  - d) integrate servicing and land use considerations at all stages of the planning process; and
  - e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where *municipal sewage services and municipal water services* are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.
- 1.6.6.2 *Municipal sewage services and municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. Within *settlement areas* with existing *municipal sewage services and municipal water services*, *intensification and redevelopment* shall be promoted wherever feasible to optimize the use of the services.
- 1.6.6.3 Where *municipal sewage services and municipal water services* are not available, planned or feasible *private communal sewage services and private communal water services* are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.
- 1.6.6.4 Where *municipal sewage services and municipal water services* or *private communal sewage services and private communal water services* are not available, planned or feasible, *individual on-site sewage services and individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, *individual on-site sewage services and individual on-site water services* may be used for infilling and minor rounding out of existing development.

## Proposed Provincial Policy Statement – July 2019

At the time of the official plan review or update, planning authorities should assess the long-term impacts of *individual on-site sewage services* and *individual on-site water services* on the environmental health and the character of rural *settlement areas*. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of *individual on-site sewage services* and *individual on-site water services* on the environmental health and the desired character of rural *settlement areas* and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

1.6.6.5 *Partial services* shall only be permitted in the following circumstances:

- a) where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing development; or
- b) within *settlement areas*, to allow for infilling and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

Where *partial services* have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in *rural areas* in municipalities may be permitted where this would represent a logical and financially viable connection to the existing *partial service* and provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In accordance with subsection (a), the extension of *partial services* into *rural areas* is only permitted to address failed *individual on-site sewage* and *individual on-site water services* for existing development.

1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. The determination of sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.

## Proposed Provincial Policy Statement – July 2019

## 1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for *sewage and water services* and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the *impacts of a changing climate* through the effective management of stormwater;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

**1.6.7 Transportation Systems**

- 1.6.7.1 *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.
- 1.6.7.2 Efficient use should be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.
- 1.6.7.3 As part of a *multimodal transportation system*, connectivity within and among *transportation systems* and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.
- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and *active transportation*.

**1.6.8 Transportation and Infrastructure Corridors**

- 1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.



## Proposed Provincial Policy Statement – July 2019

1.6.8.2 *Major goods movement facilities and corridors* shall be protected for the long term.

1.6.8.3 Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New *development* proposed on *adjacent lands* to existing or *planned corridors* and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

1.6.8.4 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.

1.6.8.5 The co-location of linear *infrastructure* should be promoted, where appropriate.

1.6.8.6 When planning for corridors and rights-of-way for significant transportation, electricity transmission, and *infrastructure* facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.

## 1.6.9 Airports, Rail and Marine Facilities

1.6.9.1 Planning for land uses in the vicinity of *airports, rail facilities* and *marine facilities* shall be undertaken so that:

- a) their long-term operation and economic role is protected; and
- b) *airports, rail facilities* and *marine facilities* and *sensitive land uses* are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6.

1.6.9.2 *Airports* shall be protected from incompatible land uses and development by:

- a) prohibiting new residential *development* and other sensitive land uses in areas near *airports* above 30 NEF/NEP;

- b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the *airport*; and
- c) discouraging land uses which may cause a potential aviation safety hazard.

### 1.6.10 Waste Management

- 1.6.10.1 *Waste management systems* need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives.

*Waste management systems* shall be located and designed in accordance with provincial legislation and standards.

### 1.6.11 Energy Supply

- 1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and *renewable energy systems* and *alternative energy systems*, to accommodate current and projected needs.

## 1.7 Long-Term Economic Prosperity

- 1.7.1 Long-term economic prosperity should be supported by:
- a) promoting opportunities for economic development and community investment-readiness;
  - b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of *housing options* for a diverse workforce;
  - c) optimizing the long-term availability and use of land, resources, *infrastructure* and *public service facilities*;
  - d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
  - e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;

- f) promoting the redevelopment of *brownfield sites*;
- g) providing for an efficient, cost-effective, reliable *multimodal transportation system* that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;
- h) providing opportunities for sustainable tourism development;
- i) sustaining and enhancing the viability of the *agricultural system* through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the *agri-food network*;
- j) promoting energy conservation and providing opportunities for increased energy supply;
- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- l) encouraging efficient and coordinated communications and telecommunications infrastructure.

## 1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for *impacts of a changing climate* through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;
- b) promote the use of *active transportation* and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
- c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;
- d) focus freight-intensive land uses to areas well served by major highways, *airports, rail facilities* and *marine facilities*;
- e) encourage *transit-supportive* development and *intensification* to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and
- g) maximize vegetation within *settlement areas*, where feasible.

## 2.0 Wise Use and Management of Resources

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

Accordingly:

### 2.1 Natural Heritage

- 2.1.1 Natural features and areas shall be protected for the long term.
- 2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.
- 2.1.3 *Natural heritage systems* shall be identified in Ecoregions 6E & 7E<sup>1</sup>, recognizing that *natural heritage systems* will vary in size and form in *settlement areas*, *rural areas*, and *prime agricultural areas*.
- 2.1.4 *Development and site alteration* shall not be permitted in:
  - a) *significant wetlands* in Ecoregions 5E, 6E and 7E<sup>1</sup>; and
  - b) *significant coastal wetlands*.
- 2.1.5 *Development and site alteration* shall not be permitted in:
  - a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E<sup>1</sup>;
  - b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;
  - c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;
  - d) *significant wildlife habitat*;
  - e) *significant areas of natural and scientific interest*; and

## Proposed Provincial Policy Statement – July 2019

- f) *coastal wetlands* in Ecoregions 5E, 6E and 7E<sup>1</sup> that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.

- 2.1.6 *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.
- 2.1.7 *Development and site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.
- 2.1.8 *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.
- 2.1.9 Nothing in policy 2.1 is intended to limit the ability of *agricultural uses* to continue.
- 2.1.10 Municipalities may choose to manage *wetlands* not subject to policy 2.1.4 and 2.1.5, in accordance with guidelines developed by the Province.

## 2.2 Water

- 2.2.1 Planning authorities shall protect, improve or restore the *quality and quantity of water* by:
- a) using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
  - b) minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
  - c) evaluating and preparing for the *impacts of a changing climate* to water resource systems at the watershed level;

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<sup>1</sup> Ecoregions 5E, 6E and 7E are shown on Figure 1.

## Proposed Provincial Policy Statement – July 2019

- d) identifying water resource systems consisting of *ground water features, hydrologic functions, natural heritage features and areas*, and *surface water features* including shoreline areas, which are necessary for the ecological and hydrological integrity of the *watershed*;
  - e) maintaining linkages and related functions among *ground water features, hydrologic functions, natural heritage features and areas*, and *surface water features* including shoreline areas;
  - f) implementing necessary restrictions on *development* and *site alteration* to:
    - 1. protect all municipal drinking water supplies and *designated vulnerable areas*; and
    - 2. protect, improve or restore *vulnerable surface and ground water, sensitive surface water features* and *sensitive ground water features*, and their *hydrologic functions*;
  - g) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
  - h) ensuring consideration of environmental lake capacity, where applicable; and
  - i) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
- 2.2.2 *Development and site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore *sensitive surface water features, sensitive ground water features*, and their *hydrologic functions*.

## 2.3 Agriculture

- 2.3.1 *Prime agricultural areas* shall be protected for long-term use for agriculture.

*Prime agricultural areas* are areas where *prime agricultural lands* predominate. *Specialty crop areas* shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.

## Proposed Provincial Policy Statement – July 2019

- 2.3.2 Planning authorities shall designate *prime agricultural areas* and *specialty crop areas* in accordance with guidelines developed by the Province, as amended from time to time.

Planning authorities are encouraged to use an *agricultural system* approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the *agri-food network*.

### 2.3.3 Permitted Uses

- 2.3.3.1 In *prime agricultural areas*, permitted uses and activities are: *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

- 2.3.3.2 In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.

- 2.3.3.3 New land uses, in *prime agricultural areas*, including the creation of lots, and new or expanding livestock facilities shall comply with the *minimum distance separation formulae*.

### 2.3.4 Lot Creation and Lot Adjustments

- 2.3.4.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:

- a) *agricultural uses*, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
- c) *a residence surplus to a farming operation* as a result of farm consolidation, provided that:

## Proposed Provincial Policy Statement – July 2019

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
  2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

2.3.4.2 Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.

2.3.4.3 The creation of new residential lots in *prime agricultural areas* shall not be permitted, except in accordance with policy 2.3.4.1(c).

### 2.3.5 Removal of Land from Prime Agricultural Areas

2.3.5.1 Planning authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with policy 1.1.3.8.

### 2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

2.3.6.1 Planning authorities may only permit non-agricultural uses in *prime agricultural areas* for:

- a) extraction of *minerals, petroleum resources and mineral aggregate resources*; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
  1. the land does not comprise a *specialty crop area*;
  2. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to accommodate the proposed use; and
  3. alternative locations have been evaluated, and
    - i. there are no reasonable alternative locations which avoid *prime agricultural areas*; and



- ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

2.3.6.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be avoided, and where avoidance is not possible, minimized and mitigated to the extent feasible and informed by provincial guidelines.

## 2.4 Minerals and Petroleum

2.4.1 *Minerals and petroleum resources* shall be protected for long-term use.

### 2.4.2 Protection of Long-Term Resource Supply

2.4.2.1 *Mineral mining operations and petroleum resource operations* shall be identified and protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

2.4.2.2 Known *mineral deposits*, known *petroleum resources* and *significant areas of mineral potential* shall be identified and *development* and activities in these resources or on *adjacent lands* which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

### 2.4.3 Rehabilitation

2.4.3.1 Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.

#### **2.4.4 Extraction in Prime Agricultural Areas**

- 2.4.4.1 Extraction of *minerals* and *petroleum resources* is permitted in *prime agricultural areas* provided that the site will be rehabilitated.

### **2.5 Mineral Aggregate Resources**

- 2.5.1 *Mineral aggregate resources* shall be protected for long-term use and, where provincial information is available, *deposits of mineral aggregate resources* shall be identified.

#### **2.5.2 Protection of Long-Term Resource Supply**

- 2.5.2.1 As much of the *mineral aggregate resources* as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

- 2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

Outside of the *Greenbelt Area*, extraction may be considered in the natural heritage features listed in section 2.1.5, 2.1.6 and 2.1.7, provided that the long-term rehabilitation can demonstrate no *negative impacts* on the natural features or their *ecological functions*.

- 2.5.2.3 *Mineral aggregate resource conservation* shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

## Proposed Provincial Policy Statement – July 2019

2.5.2.4 *Mineral aggregate operations* shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the *Planning Act*. Where the *Aggregate Resources Act* applies, processes under the *Aggregate Resources Act* shall address the depth of extraction of new or existing *mineral aggregate operations* or their expansions. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.

2.5.2.5 In known *deposits of mineral aggregate resources* and on *adjacent lands, development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environmental impact are addressed.

### 2.5.3 Rehabilitation

2.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

2.5.3.2 *Comprehensive rehabilitation* planning is encouraged where there is a concentration of mineral aggregate operations.

2.5.3.3 In parts of the Province not designated under the *Aggregate Resources Act*, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.

## 2.5.4 Extraction in Prime Agricultural Areas

- 2.5.4.1 In *prime agricultural areas*, on *prime agricultural land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that the site will be rehabilitated back to an *agricultural condition*.

Complete rehabilitation to an *agricultural condition* is not required if:

- a) outside of a *specialty crop area*, there is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- b) in a *specialty crop area*, there is a substantial quantity of *high quality mineral aggregate resources* below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;
- c) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as *designated growth areas*, and resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: *specialty crop areas*, Canada Land Inventory Class 1, 2 and 3 lands; and
- d) agricultural rehabilitation in remaining areas is maximized.

## 2.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants

- 2.5.5.1 *Wayside pits and quarries, portable asphalt plants and portable concrete plants* used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

## 2.6 Cultural Heritage and Archaeology

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 Planning authorities shall not permit *development and site alteration* on *adjacent lands to protected heritage property* except where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

### 3.0 Protecting Public Health and Safety

(Note: policies in this section related to natural hazards are subject to ongoing review by the Province's Special Advisor on flooding. Further changes may be considered as a result of this review)

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Accordingly:

#### 3.1 Natural Hazards

3.1.1 Development shall generally be directed to areas outside of:

- a) *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards, erosion hazards* and/or *dynamic beach hazards*;
- b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
- c) *hazardous sites*.

3.1.2 *Development* and *site alteration* shall not be permitted within:

- a) the *dynamic beach hazard*;
- b) *defined portions of the flooding hazard along connecting channels* (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
- c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
- d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

## Proposed Provincial Policy Statement – July 2019

- 3.1.3 Planning authorities shall prepare for the *impacts of a changing climate* that may increase the risk associated with natural hazards.
- 3.1.4 Despite policy 3.1.2, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard* along river, stream and small inland lake systems:
- a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or
  - b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
- 3.1.5 *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:
- a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
  - b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; or
  - c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
- 3.1.6 Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources.
- 3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

## Proposed Provincial Policy Statement – July 2019

- a) *development and site alteration* is carried out in accordance with *floodproofing standards, protection works standards, and access standards*;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

3.1.8 *Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*.

*Development* may however be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

## 3.2 Human-Made Hazards

3.2.1 Development on, abutting or adjacent to lands affected by *mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effects*.

3.2.3 Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.



## 4.0 Implementation and Interpretation

- 4.1 This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after <DATE>.
- 4.2 This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.
- 4.3 This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.
- 4.4 This Provincial Policy Statement shall be implemented in a manner that is consistent with Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.
- 4.5 In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.
- 4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

- 4.7 Planning authorities shall take action to support increased housing supply and facilitate a timely and streamlined process for local development by:
- a) identifying and fast-tracking priority applications which support housing and job-related growth and development; and

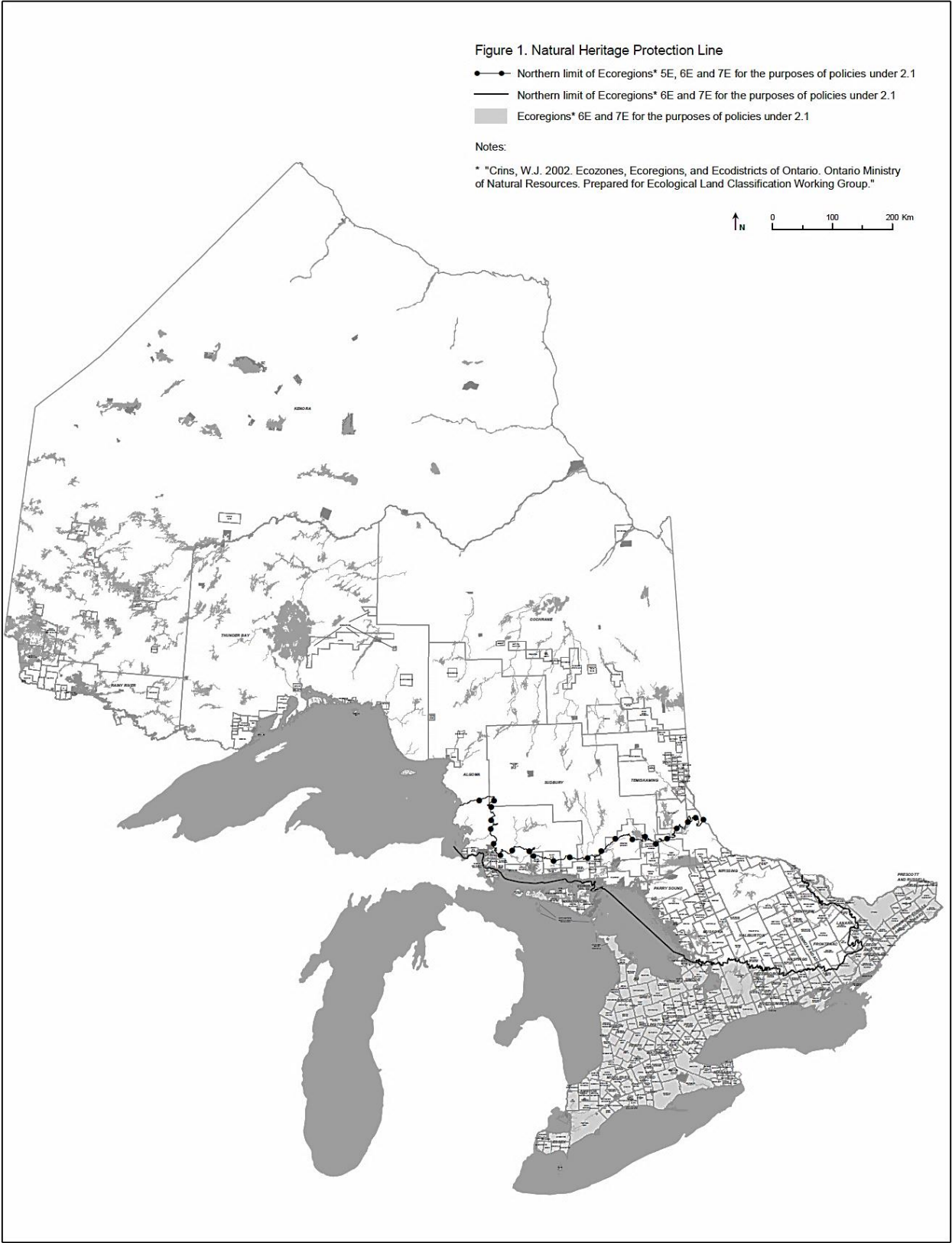
Proposed Provincial Policy Statement – July 2019

- b) reducing the time needed to process residential and priority applications to the extent practical.

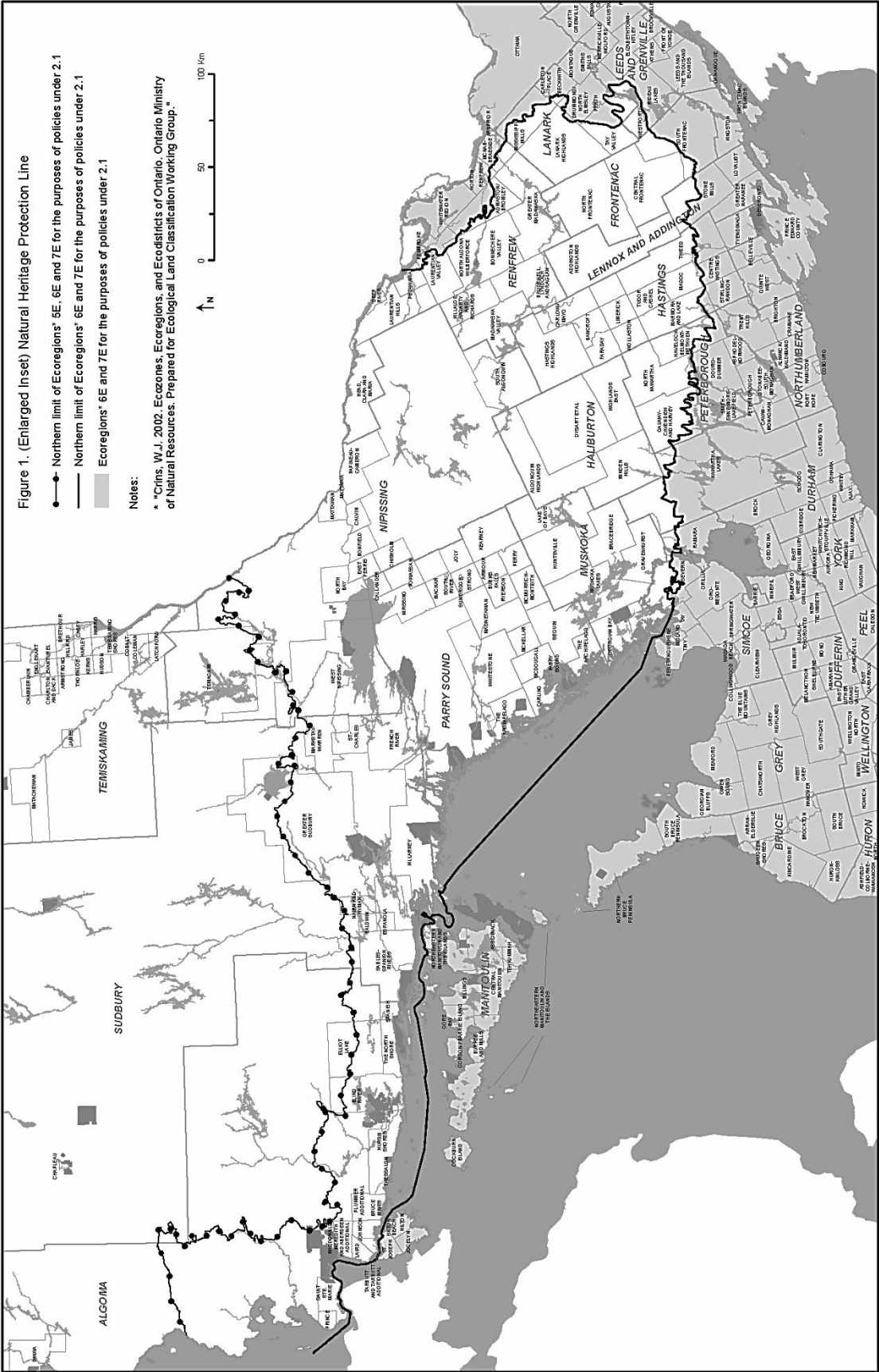
4.8 The Province, in consultation with municipalities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.

4.9 Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Minister.

5.0 Figure 1



Proposed Provincial Policy Statement – July 2019



## 6.0 Definitions

**Access standards:** means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards, erosion hazards and/or other water-related hazards*.

**Active transportation:** means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

**Adjacent lands:** means

- a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 2.1.8, those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;

- c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and
- d) for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.

**Adverse effects:** as defined in the *Environmental Protection Act*, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.



**Affordable:** means

- a) in the case of ownership housing, the least expensive of:
  1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
  2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area*;
- b) in the case of rental housing, the least expensive of:
  1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
  2. a unit for which the rent is at or below the average market rent of a unit in the *regional market area*.

**Agricultural condition:** means

- a) in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and

- b) in regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

**Agricultural System:** A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) an agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands* that together create a continuous productive land base for agriculture; and
- b) an *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

**Agricultural uses:** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**Agri-food network:** Within the *Agricultural System*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

**Agri-tourism uses:** means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

**Agriculture-related uses:** means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

**Airports:** means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

**Alternative energy system:** means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment

(air, earth and water) when compared to conventional energy systems.

**Archaeological resources:** includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

**Areas of archaeological potential:** means areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist through archaeological assessment and/or fieldwork.

**Areas of mineral potential:** means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

**Areas of natural and scientific interest (ANSI):** means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

**Brownfield sites:** means undeveloped or previously developed properties that may be contaminated. They are usually,

but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

**Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Most built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or has been included on local, provincial, federal and/or international registers.

**Coastal wetland:** means

- a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

**Comprehensive rehabilitation:** means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in

an area where there is a high concentration of *mineral aggregate operations*.

**Comprehensive review:** means

- a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
  1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
  2. utilizes opportunities to accommodate projected growth or development through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;
  3. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;



4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
  5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
  6. considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
1. addresses long-term population projections, *infrastructure* requirements and related matters;
  2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and
  3. considers cross-jurisdictional issues.

In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

**Conserved:** means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or

heritage impact assessment that has been approved or adopted by the planning authority or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, or protected through official plan, zoning by-law, or other land use planning mechanisms.

**Defined portions of the flooding hazard along connecting channels:** means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or *site alteration* will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

**Deposits of mineral aggregate**

**resources:** means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

**Designated and available:** means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

**Designated growth areas:** means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.

**Designated vulnerable area:** means areas defined as vulnerable, in accordance with provincial standards,

by virtue of their importance as a drinking water source.

**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:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

**Dynamic beach hazard:** means areas of inherently unstable accumulations of shoreline sediments along the *Great Lakes - St. Lawrence River System* and *large inland lakes*, as identified by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

**Ecological function:** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

**Employment area:** means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

**Endangered species:** means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

**Erosion hazard:** means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

**Essential emergency service:** means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

**Fish:** means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

**Fish habitat:** as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on

which *fish* depend directly or indirectly in order to carry out their life processes.

**Flood fringe:** for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the *floodway*.

**Flood plain:** for *river, stream and small inland lake systems*, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

**Flooding hazard:** means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave uprush* and *other water-related hazards*;
- b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
  1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm

event could have potentially occurred over watersheds in the general area;

2. the *one hundred year flood*; and
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

**Floodproofing standard:** means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flood hazards, wave uprush and other water-related hazards* along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, and *flood hazards* along *river, stream and small inland lake systems*.

**Floodway:** for *river, stream and small inland lake systems*, means the portion of the *flood plain* where *development and site alteration* would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

**Freight-supportive:** in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

#### **Great Lakes - St. Lawrence River**

**System:** means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

**Greenbelt Area:** means the area identified in Ontario Regulation 59/05, as amended from time to time.

**Green infrastructure:** means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

**Ground water feature:** means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

**Habitat of endangered species and threatened species:** means habitat within the meaning of Section 2 of the *Endangered Species Act, 2007*.

**Hazardous forest types for wildland fire:** means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

**Hazardous lands:** means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the *Great Lakes - St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward

limit of the *flooding hazard, erosion hazard* or *dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard* or *dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.

**Hazardous sites:** means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

**Hazardous substances:** means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

**Heritage attributes:** means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and that must be retained. Attributes may include the property's built, constructed, or manufactured elements, as well as natural landforms,

vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a *protected heritage property*).

**High quality:** means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

**Housing options:** means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings and uses such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, *affordable* housing, housing for people with *special needs*, and housing related to employment, institutional or educational uses.

**Hydrologic function:** means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

**Impacts of a changing climate:** means the potential for present and future consequences and opportunities from changes in weather patterns at local and regional levels including extreme

weather events and increased climate variability.

**Individual on-site sewage services:** means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

**Individual on-site water services:** means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

**Infrastructure:** means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

**Institutional use:** for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.



**Intensification:** means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

**Large inland lakes:** means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

**Legal or technical reasons:** means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

#### **Low and moderate income**

**households:** means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or
- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

**Major facilities:** means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

#### **Major goods movement facilities and**

**corridors:** means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are *freight-supportive* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

**Marine facilities:** means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

**Mine hazard:** means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

**Minerals:** means metallic minerals and non-metallic minerals as herein defined,

but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

**Mineral aggregate operation:** means

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

**Mineral aggregate resources:** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material

prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

**Mineral aggregate resource**

**conservation:** means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to development occurring.

**Mineral deposits:** means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

**Mineral mining operation:** means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.



**Minimum distance separation**

**formulae:** means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

**Multimodal transportation system:**

means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

**Municipal sewage services:** means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality, including centralized and decentralized systems.

**Municipal water services:** means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*, including centralized and decentralized systems.

**Natural heritage features and areas:** means features and areas, including *significant wetlands, significant coastal wetlands*, other *coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat, significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), *habitat of endangered species and threatened species, significant wildlife habitat*, and *significant areas of natural and scientific*

*interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

**Natural heritage system:** means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

**Negative impacts:** means

- a) in regard to policy 1.6.6.4 and 1.6.6.5, potential risks to human health and safety and degradation to the *quality and quantity of water, sensitive surface water features* and *sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through

- environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy 2.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development or site alteration* activities;
  - c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
  - d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development or site alteration* activities.

**Normal farm practices:** means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient*

*Management Act, 2002* and regulations made under that Act.

**Oil, gas and salt hazards:** means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

**On-farm diversified uses:** means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in *prime agricultural areas* and *specialty crop areas* only as *on-farm diversified uses*.

**One hundred year flood:** for *river, stream and small inland lake systems*, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

- One hundred year flood level:** means
- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
  - b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and

St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and

- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

**Other water-related hazards:** means water-associated phenomena other than *flooding hazards* and *wave uprush* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

**Partial services:** means

- a) *municipal sewage services* or *private communal sewage services* combined with *individual on-site water services*; or
- b) *municipal water services* or *private communal water services* combined with *individual on-site sewage services*.

**Petroleum resource operations:** means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

**Petroleum resources:** means oil, gas, and salt (extracted by solution mining method) and formation water resources

which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

**Planned corridors:** means corridors or future corridors which are required to meet projected needs, and are identified through *provincial plans*, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor. Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the Province.

**Portable asphalt plant:** means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

**Portable concrete plant:** means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

**Prime agricultural area:** means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province.

**Prime agricultural land:** means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

**Private communal sewage services:** means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or

more lots or private residences and is not owned by a municipality.

**Private communal water services:** means a non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

**Protected heritage property:** means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

**Protection works standards:** means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards, erosion hazards* and *other water-related hazards*, and to allow access for their maintenance and repair.

**Provincial and federal requirements:** means

- a) in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically

established standards such as water quality criteria for protecting lake trout populations; and

- b) in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

**Provincial plan:** means a provincial plan within the meaning of section 1 of the *Planning Act*.

**Public service facilities:** means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. *Public service facilities* do not include *infrastructure*.

**Quality and quantity of water:** is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

**Rail facilities:** means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

**Recreation:** means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

**Redevelopment:** means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

**Regional market area:** refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

**Renewable energy source:** means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

**Renewable energy system:** means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

**Reserve sewage system capacity:**

means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

**Reserve water system capacity:**

means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

**Residence surplus to a farming**

**operation:** means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

**Residential intensification:** means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;

- c) infill development;
- d) development and introduction of new *housing options* within previously developed areas;
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other *housing options*.

**River, stream and small inland lake**

**systems:** means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

**Rural areas:** means a system of lands within municipalities that may include *rural settlement areas*, *rural lands*, *prime agricultural areas*, natural heritage features and areas, and resource areas.

**Rural lands:** means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

**Sensitive:** in regard to *surface water features* and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.



## Proposed Provincial Policy Statement – July 2019

**Sensitive land uses:** means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

**Settlement areas:** means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated.

**Sewage and water services:** includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

**Significant:** means

- a) in regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, an area identified

as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;

- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;
- c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes

for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. National and international criteria are established by the certifying bodies.

Criteria for determining significance for the resources identified in sections (c)-(d) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

**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.

For the purposes of policy 2.1.4(a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

**Special needs:** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic

needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

**Special Policy Area:** means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are established by the Province.

A *Special Policy Area* is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the *flood plain*.

**Specialty crop area:** means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums),



grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

**Surface water feature:** means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

**Threatened species:** means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

**Transit-supportive:** in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities,

including air rights development, in proximity to transit stations, corridors and associated elements within the *transportation system*. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

### **Transportation demand**

**management:** means a set of strategies that result in more efficient use of the *transportation system* by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

**Transportation system:** means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports*, *marine facilities*, ferries, canals and associated facilities such as storage and maintenance.

**Two zone concept:** means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

**Valleylands:** means a natural area that occurs in a valley or other landform depression that has water flowing

## Proposed Provincial Policy Statement – July 2019

through or standing for some period of the year.

**Vulnerable:** means surface and/or ground water that can be easily changed or impacted.

**Waste management system:** means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

**Watershed:** means an area that is drained by a river and its tributaries.

**Wave uprush:** means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

**Wayside pits and quarries:** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

**Wetlands:** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant

plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

**Wildland fire assessment and mitigation standards:** means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

**Wildlife habitat:** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

**Woodlands:** means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational

## Proposed Provincial Policy Statement – July 2019

opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest."

Ministry of Municipal Affairs and Housing

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07/19

Disponible en français

**From:** Aggregates (MNRF) [<mailto:Aggregates@ontario.ca>]

**Sent:** Friday, September 20, 2019 10:37 AM

**Subject:** Proposed changes to the Aggregate Resources Act / Projet de modification de la Loi sur les ressources en agrégats



**Ministry of Natural Resources and Forestry**  
Natural Resources Conservation Policy  
Branch  
Policy Division  
300 Water Street  
Peterborough, ON K9J 8M5

**Ministère des Richesses naturelles et de la Foresterie**  
Direction des politiques de conservation  
des richesses naturelles  
Division de l'élaboration des politiques  
300, rue Water  
Peterborough (Ontario) K9J 8M5

**Subject: Proposed changes to the Aggregate Resources Act**

Dear Head of Council and Clerk,

The Ministry of Natural Resources and Forestry recognizes the critical role Ontario's municipalities play in the lives of Ontarians. We value our strong collaborative partnership with municipalities and the associations that represent their interests.

We want to advise you that the Ministry of Natural Resources and Forestry is proceeding with changes to the way aggregates are managed in Ontario and would like to invite municipal input on the changes we are proposing.

We have released an aggregate proposal that aims to cut red tape, create jobs, and promote economic growth within Ontario's aggregate industry — an industry that generates \$1.6 billion in production revenue annually and supports more than 28,000 jobs in aggregate-related sectors.

The proposal draws on feedback from industry, municipalities, Indigenous communities and other stakeholders. It will create opportunities for growth while maintaining a steadfast commitment to protecting the environment and addressing impacts to communities.

A summary of the proposed legislative changes, and instructions for providing feedback, can be found on the Environmental Registry (ERO# 019-0556) at the following link:

<https://ero.ontario.ca/notice/019-0556>

My ministry is also considering some regulatory changes and would appreciate any initial feedback you have on these topics. As a next step, we expect to consult further on specific details related to regulatory proposals at a later date. I look forward to your input on these proposals and potential future changes.

If you have any questions about the proposed changes, please contact Andrew MacDonald, Resource Development Section, at 705-755-1222 or [aggregates@ontario.ca](mailto:aggregates@ontario.ca).

Kind regards,

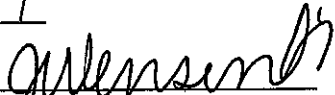
*Original signed by Ala Boyd*

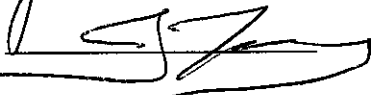
Ala Boyd  
A/Director, Natural Resources Conservation Policy Branch  
Policy Division, Ministry of Natural Resources and Forestry  
300 Water Street, 2 South  
Peterborough, ON K9J 3C7  
Telephone: 705-755-1241  
Facsimilie: 705-755-1971  
[ala.boyd@ontario.ca](mailto:ala.boyd@ontario.ca)

CORPORATION OF  
THE  
TOWNSHIP OF NORTH GLENGARRY

RESOLUTION # 7

DATE: September 23, 2019

MOVED BY: 

SECONDED BY: 

WHEREAS, the Pupil Accommodation Review Guideline (PARG) in 2016 ignored important considerations.

And WHEREAS, Glengarry District High School and Maxville Public School in the Township of North Glengarry were reviewed for possible closure in 2016.

And WHEREAS, the Government of Ontario is currently working on new PARG guidelines.

Be it resolved that the Education Subcommittee of the Community Development Committee of the Township of North Glengarry proposes the following changes to the Pupil Accommodation Review Guideline:

1. That the economic impact of a school closure on a municipality be considered before a school is closed.
2. That there be proven value to the student when considering a school closure, including greater access to amenities, services, and learning opportunities (i.e., after school work, coop programs etc.)
3. That multiple options be allowed to be considered during the Pupil Accommodation Review Process.
4. That students being removed from their community be the absolute last resort, with all efforts being exhausted for school boards to share amenities and space before a child is transported out of their community.

**Carried**

**Defeated**

**Deferred**

  
MAYOR / DEPUTY MAYOR

Deputy Mayor: Carma Williams  
Councillor: Jacques Massie  
Councillor: Brenda Noble  
Councillor: Jeff Manley  
Councillor: Michel Depratto  
Councillor: Johanne Wensink  
Mayor: Jamie MacDonald

YEA	NEA
<u>          </u>	<u>          </u>
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**Board of Directors Meeting Highlights  
Held on September 19, 2019 at 8:30 AM  
at the Material Recovery Facility Board Room**



### **Why Manufacturers Might Be Better At Recycling Than Ontario Municipalities**

Ontario's new recycling program will roll out starting in 2023



Ontario's new plan for how recycling is handled in the province won't be completely in place until 2025.

Starting in 2025 Ontario's blue box program will no longer be the responsibility of municipalities across the province.

Instead, it will be run by product manufacturers, a change the Ontario government says would reduce waste and save municipalities millions of dollars each year.

Environment Minister Jeff Yurek said the transition will happen in phases starting in 2023.

He said recycling rates in the province have been stalled for 15 years and as much as 30 per cent of materials currently put in blue boxes are sent to landfills.

Sarah King, head of Greenpeace Canada's oceans and plastics campaign said "Ontario and all provinces need to make producers take full responsibility for the entire life of their products and packaging, and move towards a ban on all single-use plastics. If collection and recycling efforts aren't paired with a ban, millions of tonnes of throwaway plastics are still being produced and are flooding our communities, with continued massive costs to taxpayers and the environment."



**Why is the province moving to one streamlined recycling program?**

They want to transfer the cost from municipalities and taxpayers to the actual producers of products and the theory being that this will allow the manufacturers to simplify packaging. Change it. Streamline it. Find new ways to sell the collected material from the blue box and reduce costs and increase recycling rates.

**Well that's what we know the position is from Environment Minister Jeff Yurek who says as much as 30 per cent of what we currently throw into our blue bins ends up in landfill. How do you believe that this streamlined program, for as much as we know about how it all work, would improve our recycling rates?**

It makes sense to do this because we should include the costs of packaging in the price that is paid for goods and the producers should do that. It's going to be most economically effective and efficient for them to do it. The key here though, is we still don't know what the standards of recovery are going to be. How much waste actually has to be brought back in and how is that going to be enforced? Are there going to be incentives for the businesses to achieve those recovery rates or penalties if they don't achieve them? And then the creation of new markets for the materials that are collected is really important. So, the province is going to need to say, for example, 40 50 60 per cent of the plastic packaging sold in Ontario has to be recycled material. It can't be new material and that'll help to create a market. So, there's still a lot of work to be done here.

**What reason would you say there is to believe that manufacturers would be better at this than municipalities?**

Economies of scale and incentive to meet the targets or have to pay taxes or penalties that are imposed by the province. So, that's going to be key — to see those targets set at a high level. And, also I think the province needs to go a bit further here and stipulate some of the recovery mechanisms that companies should use. For example, every other province in Canada except for Ontario and Manitoba has a deposit return system for plastic bottles, sort of like what we have for beer bottles and we know those systems work incredibly well. You can get recovery rates up in the 80s and 90s because once something has a monetary value then it's going to get returned. So, that's something the province needs to think about. And then we have all of the commercial and industrial waste that is going to, mostly, directly into landfill in Ontario and that's about 60 percent of our waste stream and this blue box change, of course, doesn't address that in any way.

**Any indication yet from manufacturers about whether or not they're interested in running the e**

Well, they've been supportive of it and they don't have a lot of choice. Legislation was passed by the last government and now the current government is moving that program forward. This is the way that the world is going around who's responsible for waste and we know that it improves recovery rates and also recycling rates when it happens.

**Anything else you'd like to see?**

We really think that we have to move ahead on dealing with industrial waste, and waste from restaurants, etc. and also that we ensure that the list of things that goes in the blue box is as long as possible because if you shorten that list, well we know that it goes directly into the landfill or into the environment. So, that list of things in the blue box needs to be really inclusive when they wrap this all up.

## US Citizens Are World's Top Waste Producers, Report Shows

Two new indices produced by United Kingdom-based consulting firm Verisk Maplecroft that measure the waste generation and recycling tendencies of 194 countries show that the United States is the world's top waste producer.

The report notes that 2.1 billion metric tons of municipal solid waste (MSW) are generated throughout the globe annually. Only 16 percent of this waste gets recycled.

As part of the company's Waste Generation Index (WGI) that captures per capita rates of waste production, U.S. citizens were found to produce 1,704 pounds per person of MSW. In total, this accounts for 12 percent of global MSW production while representing only 4 percent of the world's population.

By contrast, the WGI found that China and India combine to account for 36 percent of the world's population, yet the population of the countries generate only 27 percent of its waste. In relation, U.S. citizens end up producing three times the waste of Chinese individuals and seven times more waste than Ethiopians, the country ranked as the "lowest risk" in the index in terms of their waste production.

The countries that are considered the highest risk after the U.S. in terms of waste produced include the Netherlands, Canada, Austria, Switzerland, Germany, France and Australia.

In the Recycling Index produced by Verisk Maplecroft, the U.S. was found to recycle 35 percent of its MSW. Germany, the most efficient recycling nation according to the index, was shown to recycle 68 percent of MSW.

According to the report, the U.S. "is the only developed nation whose waste generation outstrips its ability to recycle, underscoring a shortage of political will and investment in infrastructure."

The consultancy concludes that the U.S., along with other nations, could be poised to introduce new legislation to combat plastic waste as the ramifications of China's National Sword import ban continue to reverberate both domestically and abroad.

"Beyond the potential financial impacts, the reputational risks for business are high if they ignore intensifying interest in the issue from consumers and investors," a summary of the report concludes. "Using data from our suite of waste indices, we identify the Netherlands, the U.S. and the U.K. as the most likely countries to pass new regulations on plastic materials that could hit companies in the pocket. But, France, Canada, Australia and Belgium are also flagged as jurisdictions to watch.

"It's going to be vital for companies to get ahead of these issues. Investing in circular economy measures can not only mitigate risk but can open up new markets and improve brand reputation."



## Truck Insurance Review Underway

The Ontario Trucking Association (OTA) believes some fleets may be misrepresenting themselves when applying for Facility Association insurance.

A national review by Facility Association – an insurer of last resort for fleets that can't secure coverage elsewhere – is looking to keep trucking companies from misrepresenting themselves when negotiating insurance premiums.



The Ontario Trucking Association (OTA) and selected insurers began to shine a light on the potential challenge last year, following reports that a growing number of truck fleets were being covered by Facility Association. A formal meeting of the two groups was held in May.

Facility Association's commercial insurance premiums rose an astounding 47% in the 12 months leading up to March 2019, and those linked to interurban vehicles were up 200%.

Some of the growth is believed to be linked to carriers that are misrepresenting where they are actually based. A fleet that does most of its business in Ontario, for example, might tell Facility Association that it's based in New Brunswick.

The problem emerges because the insurance premiums are based on risk. If the high-risk fleets insured by Facility Association file more insurance claims than expected, the extra costs are absorbed by the rest of the insurance industry. Those insurance providers then need to increase the rates paid by their customers.

The national review is scheduled to conclude this fall, with revised rules to be in place by the close of the year, subject to regulatory approval, Matheson says.

The OTA's own Facility Association Commercial Underwriting Working Group began to meet in June, and will continue working throughout 2019 to review specific technical issues relating to underwriting rules and procedures. It wants to make recommendations regarding underwriting rules, documentation requirements, a fraud mitigation strategy, audit strategy, and key risk indicators.

Facility Association emerged in the 1970s, after governments began to mandate automotive insurance. The insurer of last resort now operates in Alberta, New Brunswick, Newfoundland and Labrador, the Northwest Territories, Nova Scotia, Nunavut, Ontario, P.E.I., and the Yukon.

The rising cost of truck insurance, and the challenge of getting coverage in the first place, was recently highlighted during a rolling protest by a group of Toronto-area aggregate haulers.

They're among a growing list of fleets and owner-operators who face higher premiums as insurers re-evaluate the risks they're willing to cover. Some insurers are simply stepping away from trucking industry sectors thought to represent an unacceptable risk – like the aggregate haulers serving construction activities in and around Toronto.

Truck insurance claims have generally been rising quicker than original projections because of factors such as pricey legal settlements and technology-laden trucks that can be costly to repair.

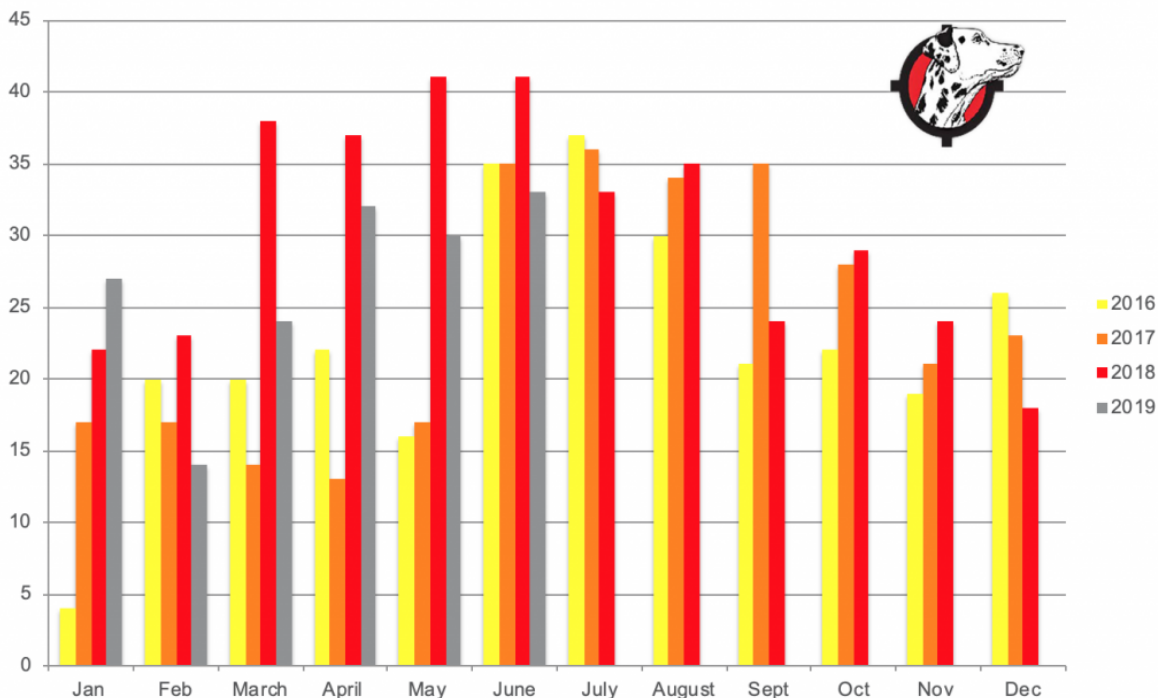
### Summertime Peak In Fires At Recycling Sites

During the past 12 months, a total of 323 fire were reported at waste and recycling facilities in both the US and Canada. ‘This June alone, there were 10 reported injuries to fire professionals,’ reports fire safety expert Ryan Fogelman of Fire Rover.

‘In June, a harsh reality hit,’ Fogelman says. He cites the traditional “summertime spike” is once again a fact. So far, April, May and June saw the highest number of fires this year.

‘Even with all of the work we are doing, the problem driven by lithium-ion batteries seems to be getting worse,’ Fogelman exclaims. If 2019 trends hold true, reported fire incidents in waste/paper/plastics facilities will have increased 14% over the 2016-2018 average by year’s end. ‘The sheer number of lithium-ion batteries that are getting into our waste and recycling streams is increasing on a daily basis,’ the fire safety specialist urges.

## REPORTED WASTE & RECYCLING FACILITY FIRES IN US/CAN FEB 2016 – JUNE 2019



Source: Ryan Fogelman, [rfogelman@firerover.com](mailto:rfogelman@firerover.com)

The good news is that the industry is making progress. For example, California Assembly Bill 1509 – the Lithium-Ion Battery Fire Prevention Act – would require any businesses selling lithium-ion batteries to offer a safe collection point for the used lithium-ion batteries. The bill highlights a fact presented by Resource Recycling Systems that estimates between 75% and 92% of lithium-ion batteries are disposed of improperly.

Fogelman points out one obvious issue: ‘The reality is that even when the public is educated on how to handle and dispose of lithium-ion batteries properly, there are not enough convenient locations to properly recycle them. I stress convenience, which is a problem that this bill is taking a first step to solve.’

## **SWANA Records 30 Solid Waste Worker Fatalities in 2019**

The Solid Waste Association of North America (SWANA) has identified at least 30 solid waste worker fatalities in 2019 in the United States and Canada. These tragic deaths make it clear that more work remains to be done to improve industry safety and is why SWANA is supporting national Safe + Sound Week, August 12–18, 2019.

An average of more than four worker fatalities has occurred each month this year through July 31. Collection remains the deadliest aspect of the job, with 19 people killed. Of those deaths, 31 percent were single-vehicle crashes and 26 percent were the result of a worker being struck by their own vehicle.

Post-collection safety remains a concern as well, with seven on-the-job fatalities at landfills, three at MRFs, and one at a transfer station. Even when not on the road, being struck by another vehicle or heavy equipment was the most common cause of death.

Texas has had the most worker deaths this year, with five as of July 31. January and June were the worst months, both seeing seven deaths each. The average age of the victim when known was 49 years old.

Fortunately, the solid waste industry is not alone in its fight to eradicate worker fatalities. The third annual OSHA Safe + Sound Week brings together more than 1,800 participants and 220 partners, including SWANA, to help raise awareness about workers' health and safety. We believe every workplace should have a safety and health program that includes management leadership, worker participation, and a systematic approach to finding and fixing hazards.

Solid waste employers can help make real change this year by participating in a local event, developing a safety and health program, engaging with SWANA Chapter Safety Ambassadors, and encouraging employees to take the SWANA Safety Pledge to show their commitment.

## **NWRA Urges California Lawmakers To Consider Incentives For Domestic Recycling Infrastructure**

In a letter to AB 1080 sponsor, California Assemblywoman Lorena Gonzalez, the National Waste and Recycling Association (NWRA) urged California lawmakers to incorporate in legislation incentives to boost domestic recycling markets and capacity. AB1080 and its companion bill SB54, legislation known as California Circular Economy and Plastic Pollution Reduction Act, would require a 75 percent reduction in waste from single-use plastic products by 2030 and requires all single-use plastic products in California to be recyclable or compostable by 2030.

"The changing nature of recycling and waste materials has made it challenging to collect and segregate items and has led to increased confusion as to what is recyclable. The ability to identify recyclability or compostability, and the ability to sort these materials must be considered. We have concerns that these bills may drive product manufacturers to label their materials as recyclable while there is no end market. We suggest that the legislation include incentives to encourage investment in domestic market development," said NWRA President and CEO Darrell Smith.

Investments in a domestic market would have the potential to create greater stability in California's existing recycling infrastructure and spur the development of domestic processing facilities, in order to solidify a closed loop for single-use plastic products.



### Phoenix Paper Invests In \$200M Expansion

The new recycling facility will have an annual capacity of 700,000 tons of postconsumer cardboard and mixed paper.

Phoenix Paper LLC, Wickliffe, Kentucky, has announced plans to invest \$200 million to build a paper recycling facility on the grounds of a Wickliffe paper mill it purchased for \$16 million about one year ago.

Kentucky Gov. Matt Bevin announced the company's investment Friday, Aug. 9, during a conference call with west Kentucky leaders at Wickliffe City Hall. The company took over the site of the former Verso paper mill in Wickliffe last year, Phoenix Paper reports in a news release announcing the investment. The mill's former owner, Verso Corp., idled the facility in late 2015 and closed the operation in July 2016.

Phoenix Paper reopened the mill this year and announced the completion of its first roll of paper at the Wickliffe mill in May. That facility currently employs more than 200 people and has an annual capacity of 300,000 tons.

Company leaders say they plan to use the existing Wickliffe site to build a paper-and-pulp recycling facility. The new recycling facility will have an annual capacity of about 700,000 tons of postconsumer cardboard and mixed paper that it will receive from various regional locations, according to a news release from Bevin's office.

Following the cleaning and screening of the raw material, the stock will be formed and dried into industrial pulp and finished paper.

Current design and equipment specifications are being finalized with construction to begin before the end of the year. The project is expected to be completed within 14 to 18 months.

Bevin adds that there will be 150 employees at the new facility. Phoenix Paper is owned by Chinese manufacturer Shanying International, and the new facility will process recycled paper and send it to China to be used for packaging.

### Indonesia Rejects Eight 'Dirty' Containers From Australia

Indonesia is returning 210 tonnes of waste to Australia. Local authorities in Jakarta and Surabaya say the material is 'too contaminated' to be recycled.

Eight containers full of used electronics, plastics, engine oil, and aluminium and steel cans are en route to Australia. The material quality is 'too low' to be accepted, according to the imports inspection crew in Indonesia's capital and the nation's second largest city.

One of the rejected containers originated from major recycler Visy Recycling. It was supposed to contain only recovered paper and cardboard, but also held a large portion of mixed plastic waste. The materials were further contaminated by household garbage that was leaking in infested with maggots. Company owner Anthony Pratt – one of the richest people in Australia – has not yet commented on the matter.

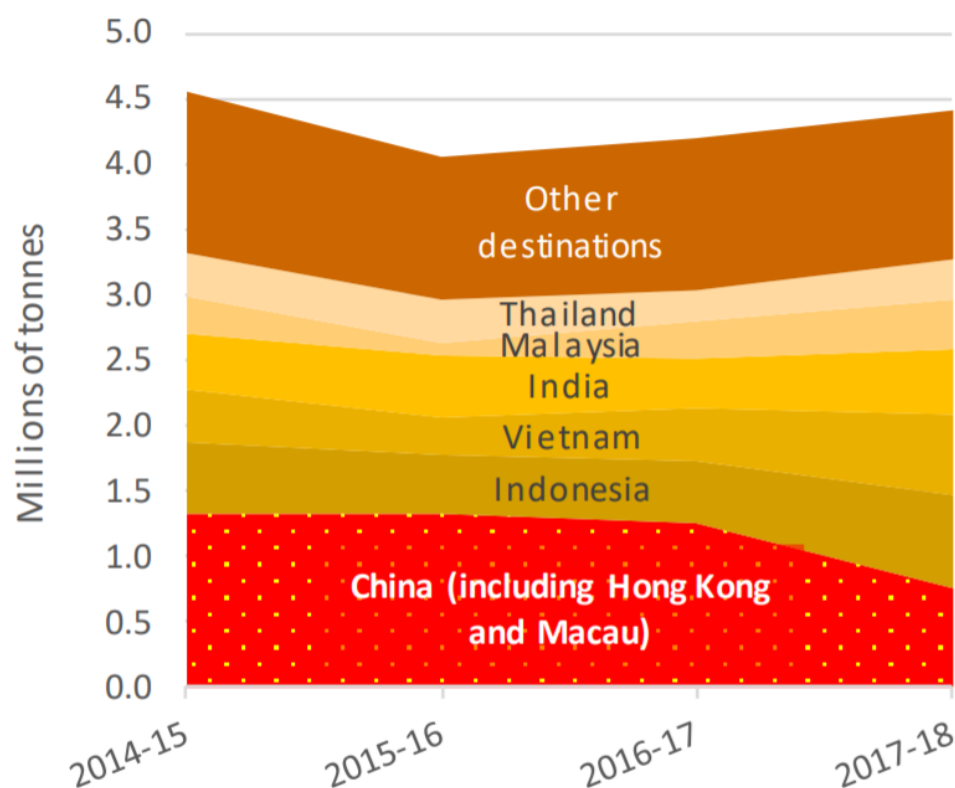
This isn't the first time shipments have been sent back to Australia; the Philippines and Malaysia have taken similar actions recently. The nations say they are stepping up their game to avoid becoming the 'dumping ground' of foreign waste following China's import ban. Ever since, Australian entrepreneurs have called for more investments in the domestic recycling industry.



These ongoing developments will have a notable impact on the economy in Australia considering its overall waste exports increased by 5% last financial year.

Figures by consulting company Blue Environment state that waste exports from Australia to China have taken a nose dive in some categories. In 2017-18, exports of waste metals fell by 23%; plastics by 77%; and paper and cardboard by 39%. Overall, waste exports to China decreased 41%. See graph for more details.

### *Exports of waste from Australia by financial year, showing the top six recipient destinations*



Australia generates around 67 million tonnes of waste per year. A total of 37 million tonnes (55%) goes to recycling, while 3% serves energy recovery, and the rest is either landfilled or incinerated.

Around 4.3 million tonnes of waste (about 12% of national recycling and 6% of national waste generation) was exported in 2017-2018. This includes 75 000 tonnes going to China (17% of all exports and 2% of national recycling).

Market analysts conclude: 'If Malaysia, Vietnam and Thailand enacted waste import bans similar to China's, Australia would need to find substitute domestic or export markets for approximately 1.29 million tonnes – worth AU\$ 530 million – of waste a year.'

The customs and excise office at Tanjung Perak Port in Surabaya, East Java, is set to send back eight containers of waste paper from Australia after finding them contaminated with toxic and dangerous materials.

## 2.6 Million Pounds Of Houston Recyclables Sent To Landfill



City records reveal Houston broke recycling rules hundreds of times.

The city of Houston has sent at least 2.6 million pounds of curbside collected recyclables to the landfill this year, breaking its own recycling rules in the process, KHOU 11 reports after analyzing city records.

A city council member called for the removal of Harry Hayes, director of Houston's Solid Waste Management Department, for failing to ensure residents' recyclables were being properly handled.

Daily collection data forms were analyzed by KHOU 11's investigative team. The forms included the type of material collected, the time it was collected and disposal site for each load. These forms were filled out daily by each truck driver responsible for the loads.

The information revealed a pattern of recycling violations occurring throughout the city, KHOU 11 reports.

KHOU 11 found that at least 123 city trucks dumped 333 loads or partial loads of recyclables at a landfill or garbage transfer facility, which ultimately ends up in a landfill.

Additionally, about 41 percent of the estimated 2.6 million pounds of recyclables sent to the landfill was dumped after Houston's new recycling center began processing recyclables March 1, KHOU 11 reports.

City records also show that 28 loads still went to the landfill after Houston Mayor Sylvester Turner ordered the Solid Waste Department to send out a memo to employees April 24 that threatened "immediate disciplinary action" if the city's recycling policy was not upheld.

Residents in the Tanglewilde neighborhood of Houston voiced their displeasure with the news that their recyclables were being sent to landfill.

KHOU 11 reports that Hayes, the head of the city's recycling program, said his agency is less than two weeks away from completing an internal audit and will comment once that report is final.



## Don't Put Bullets, Batteries Or Bear Spray On The Curb

Recycle BC is sounding the alarm over the rising number of explosive and hazardous materials British Columbia residents are placing in the province's residential packaging and paper recycling. BC's major recycling collectors and processors have seen seven fires in 2019, with several of them having endangered lives and forced the temporary closure of facilities.

"Hazardous materials present a very real danger for workers in BC's recycling industry. They can cause explosions and fires, and most of these incidents are caused by residents placing items such as lithium-ion batteries and propane or butane canisters into the residential recycling," said David Lefebvre, Director of Public Affairs for Recycle BC. "Earlier this month a resident put 58 rounds of live ammunition into their recycling. We need people to think before they put something that is potentially explosive and deadly into a recycling bin."

Recycle BC audits of materials in 2019 found two thirds of container loads had hazardous materials present, a 47 percent increase over the last five years. Hazardous materials include:

- Butane and propane canisters
- Batteries (especially lithium-ion batteries)
- Compressed gases
- Ammunition
- Knives
- Sharps
- Bear spray.



Fires are such a significant issue to recycling companies that material receiving facilities often have special teams trained to respond to fires quickly. The number of fires could be significantly higher if these teams were not on hand to manage smoldering materials. While they are able to put out the majority of incidents before they become unmanageable, the potential for injury and significant damage to the recycling system is high. Last year the waste industry reported three deaths and 13 injuries across North America due to these types of incidents.

Across North America, the industry saw a 26 percent increase in the number of fires in waste and recycling facilities in 2018, with 371 unique incidents reported between February 2018 and January 2019. The risk of fires or explosions is especially high for material collection vehicles and receiving facilities due to the presence of significant amounts of paper. The combination of easily flammable material, plenty of oxygen and large amounts of material sorted into piles where sparks can smolder for lengthy periods of time undetected makes the presence of hazardous material especially precarious.

Residents should dispose of hazardous materials properly, which means many of these items should not only be kept out of the residential packaging and paper recycling system but also out of the waste system as well.

## Eastman Makes Big Strides In Chemical Recycling Of Plastics

US chemical company Eastman has developed two circular production processes.

Eastman is building a facility, expected to be completed in 24 to 36 months, which will perform chemical recycling on a broadly mixed stream of polyester-family polymers using a process called methanolysis. The input stream includes polyesters as well as coloured, coated and contaminated polyethylene, says Holli Alexander, strategic initiatives manager for global sustainability at Eastman.

The company, which reported revenues of US\$ 10 billion (EUR 9 billion) last year, says its innovative process can break down the plastic scrap into two base monomers, dimethyl terephthalate and ethylene glycol, from which virgin polyester is made.



‘Our intention then is to use those monomers as intermediates for our co-polyester production in-house,’ Alexander explains. That would include the company’s Tritan plastic, used primarily for consumer housewares, Eastar for packaging and the Glass polymer for cosmetic packaging.

The second recycling process is based on gasification. Eastman calls this the Carbon Renewal Technology. It is described as the ‘circularisation of an existing production process’. Only now, though, the approach will take in a much broader stream of mixed plastics, not limited to polyester, and break them down into the basic chemical constituents of carbon monoxide and hydrogen. Those two chemicals, when combined, become syngas.

This isn’t the first time Eastman has backed plastics recycling. Back in the 90s, Eastman invested in a commercial line of PET materials that used 50% chemically recycled content. The ambitious project was discontinued because demand for recycled materials was not high enough at the time. It’s safe to say this has changed in recent years.

‘Eastman has a strong history in polymer science and has experience with commercialising advanced circular recycling, known in scientific terms as methanolysis,’ the company writes in its latest sustainability report. ‘We know this is a technology that works and a methanolysis facility can be developed at a scale to meet the demands of our copolyester markets. We believe this is a technology that will help close a gap in current recycling capabilities.’

## Coca-Cola Will Sell Dasani In Aluminum Cans And Bottles

Coca-Cola is giving Dasani a green makeover to help meet its environmental goals and boost interest in its biggest water brand.

Over the next year, the beverage company plans to unveil new Dasani packaging and products, including aluminum cans and bottles, "How2Recycle" labels and improved Dasani water coolers.

Coca-Cola (KO) will continue to sell Dasani in plastic bottles too, but it will reduce the amount of plastic in those containers through a process called lightweighting. Coke is also launching a new hybrid bottle made with up to 50% recycled plastic and renewable, plant-based materials.

As consumers grow concerned about plastic pollution, big companies are pledging to reduce packaging waste. Coca-Cola produced 3.3 million tons of plastic in 2017, it disclosed in a recent report by the Ellen MacArthur foundation. And environmental activists have called out the company for contributing to the problem. A recent report published by Greenpeace called Coca-Cola "the most prolific polluter" compared to other top brands because in a series of global beach cleanups, Coca-Cola branded packages were collected the most.

Environmental commitments may help protect the company's image.

Coca-Cola has promised to collect and recycle the equivalent of every bottle or can it sells by 2030. It's also committed to making its bottles and cans out of at least 50% recycled material in the next 11 years. And recently, Coca-Cola said it has withdrawn from the Plastics Industry Association because the lobbying group took positions that "were not fully consistent with our commitments and goals."

The changes to Dasani could help Coca-Cola reach those goals and remove about 1 billion virgin plastic bottles, made with non-recycled plastic, from its supply chain over the next five years.

PepsiCo (PEP) has also announced that it will start selling its Aquafina water brand in aluminum cans at US fast food and restaurant chains as soon as next year. The company is also testing out a broader rollout to retail stores.

Using aluminum bottles and cans may help increase the number of Dasani products that get recycled. Aluminum is recycled more easily than plastic, and the "How2Recycle" labels should help clarify how the package should be recycled.

The company is also launching a new version of the Dasani PureFill water dispensers, which allow people fill their own bottles or cups with Dasani products, including flavored and sparkling waters.

Environmentalists argue the best way to eliminate waste is to reuse containers. But the "solution can't be one thing," said Bruce Karas, vice president of environment and sustainability for Coca-Cola North America.



## **Auditor General of Ontario Appoints Commissioner of the Environment**

Jerry V. DeMarco as an Assistant Auditor General, will be assuming the duties of Commissioner of the Environment.

The Office of the Auditor General of Ontario assumed new environmental responsibilities on April 1, 2019 under the Restoring Trust, Transparency and Accountability Act, 2018.

The Act transferred many of the responsibilities of the Office of the Environmental Commissioner to the Auditor General's Office. The role of Commissioner of the Environment, created by the Act, is designated as an Assistant Auditor General, reporting directly to the Auditor General.

## **Ontario To Tighten Emissions Testing For Trucks**

“Part of the redesigned program will include strengthened enforcement through increased on-road inspections, which will focus on heavy-duty diesel vehicles and heavily polluting modified vehicles to ensure that emissions control components are installed and functioning,” the source at the Ministry of the Environment, Conservation and Parks said.

In December, Reg. 361/98 (Motor Vehicles) under the Environmental Protection Act was amended to make current tampering restrictions applicable to out of province vehicles on Ontario roads.

Until then, the rule was applied only to Ontario-plated vehicles.

The government said the amendment created a level playing field between all transportation companies by making all users of roads subject to on-road enforcement.

During a recent fleet inspection, the ministry reported that officers had found that pollution control equipment on 13 trucks had been tampered with by one company.

Truckers have long complained about the problem-plagued emissions aftertreatment systems (ATS), which are mandatory on all new rigs.

They say qualified ATS technicians are few and far between, and owners are forced to tow their trucks to dealerships to fix minor problems on the supersensitive ATS sensors.

Industry lobbying groups have been calling for a crackdown on service providers who offer to remove the emission control systems and reprogram the engine to make it more “fuel efficient.”

In 2014, about 23% greenhouse gas emissions in Canada came from the transportation sector, and heavy-duty vehicles accounted for about 8% of total GHG emissions in the country, according to the government.

### **ISRI Joins Industry-Led Coalition in Calls for Recycled Content Minimum in Plastic Bags**

Twenty-seven organizations call for urgent government action to help deal with the global plastic problem. The industry-led Recycle More Bags coalition proposes using legislative action and procurement policy to drive demand for a minimum of 20% post-consumer recycled content in some types of plastic bags by 2025.

The United States and Canada have been largely dependent on foreign markets for recycling plastic bags and similar plastic grades, like plastic wrap. Foreign demand for these products has decreased markedly in recent years, primarily as a result of China's "National Sword Policy," which banned the import of many recyclables. The North American recycling industry is now more dependent than ever on the health of domestic plastic film recycling end-markets. However, these domestic markets have long been impeded by the continued expansion of domestic oil and gas activity and the low-cost virgin plastic resins that are produced as co-products.

According to More Recycling, a company that tracks plastic recycling year over year in the United States and Canada, the amount of bags and wrap collected through at-store recycling programs has grown, but that growth is expected to slow or reverse if the dynamics in the marketplace continue. There is a need to recognize the value of using recycled resin in new products to mitigate plastic pollution and to encourage the expansion of the North American circular economy.

The Recycle More Bags coalition consists of stakeholders involved in the plastic recycling industry: industry associations, material recovery facility (MRF) operators, plastic reclaimers, municipalities, environmental non-profits, recycling consultants, and a film plastic stewardship organization. The coalition's signatories, who are situated at various steps along the circular economy supply chain, see a need for government to mandate an increased use of recycled resin in plastic bags. At this pivotal moment, government intervention is essential to encourage continued uptake of recycled resins by the plastic film industry, which has been slowed by low pricing of virgin plastics.

The call-to-action proposes a progressive timeline to increase the use of post-consumer recycled content in garbage bags and grocery bags. The vast majority of these two types of plastic bags are made from 100% virgin plastic resin. Incentivizing – and where needed, requiring – a minimum level of recycled content in these two applications will replace large amounts of virgin material and support the dual goals of increasing plastic recycling rates while ensuring plastic bags are managed in an environmentally responsible manner.

Increased demand for recycled plastic resin would, in turn, create a greater incentive for effective and efficient recycling of plastic products, expediting the shift to a circular economy and improved environmental outcomes. For example, if all plastic bags sold in the United States and Canada included 20% recycled content, carbon emissions savings of about 320,000 metric tonnes per year – the equivalent of the removal of 250,000 cars from the road – would result.

### **San Francisco, CA's Checkout Bag Fee to Rise to 25 Cents**

San Francisco's Board of Supervisors unanimously approved legislation that was introduced by Supervisor Vallie Brown to increase the current fee of 10 cents per bag to 25 cents, a 15 cent increase that will go into effect on July 1, 2020. The fee hike is meant to encourage more shoppers to bring their own bags to cutdown on waste. "It's time for us as a city, as a leader on the environment, to step up," Brown said.

The City doesn't know for certain how many shoppers are currently bringing their own bags and instead paying for bags, but the Department of the Environment has committed to doing a study to



figure it out before the fee hike goes into place. This would allow The City to gauge its effectiveness. The department said other places that have a 25 cent fee, like Santa Cruz, have reported that 90 percent of the shoppers bring reusable bags.

San Francisco banned single-use plastic checkout bags in 2007 and in 2012 added a 10 cent fee for allowable checkout bags, such as compostable, reusable and paper bags. The legislation also bans pre-checkout plastic bags, like those used for produce and bulk items, and requires them to be recyclable or compostable. "Recently some businesses have been using non-compostable green plastic bags in their produce aisles," Brown said.



#### **City of Victoria Vows to Find Another Way to Eliminate Single-Use Plastic Bags**

On July 11, the B.C. Court of Appeal overturned the BC Supreme Court decision and has struck down the City's Checkout Bag Regulation Bylaw.

In their reasons for judgment, the Court of Appeal found that the bylaw's dominant purpose was to protect the natural environment rather than business regulation. Therefore, in accordance with the requirements of the Community Charter, provincial approval for the bylaw was required, and since the City did not obtain such approval, the bylaw is not valid. Writing for the unanimous Court, Madam Justice Newbury stated: "While the City's intentions in passing the Bylaw were no doubt reasonable, we must give effect to the clear instructions of s. 9(3) [of the Community Charter] requiring the Minister's approval."

The bylaw, which has been in effect since July 1, 2018, banned the use of single-use plastic checkout bags and set a minimum price on paper and reusable checkout bags. It was developed with extensive input from local businesses and the community over a two-year period.

Victoria has made sustainable habits and removing single-use checkout bags the new normal. Since the bylaw's introduction, more than 17 million plastic bags have been eliminated from the community, village centres, parks and beaches - bags that otherwise would end up as litter or choke the landfill for hundreds of years.

Hundreds of B.C., Canadian and international jurisdictions are already introducing programs and regulations to eliminate single-use plastic bags.

## KFC Canada Is Removing All Plastic Straws And Bags From Restaurants This Year

Achievement advances sustainability agenda in Canada

KFC Canada today announced a series of new sustainability and environmental commitments aimed at curbing the company's use of plastics in restaurants across the country.

By October 2019, plastic straws and plastic bags will no longer be used or provided at any KFC restaurant locations across Canada. This effectively removes 50 million plastic straws and 10 million plastic bags from restaurants – and more importantly – landfills, waterways, and the communities in which KFC Canada operates.

Earlier in 2019, KFC Canada announced its alliance with KFC's across the globe on a commitment that all plastic-based, consumer-facing packaging will be recoverable or reusable by 2025. This news today marks an important – and proactive step – towards achieving this goal.



## Quebec Community Newspapers Association Rocked By Bankruptcy Protection Measures For French Dailies

Publishers across Quebec are alarmed by the bankruptcy protection news from Groupe Capitales Médias. Members of QCNA, English community newspaper publishers in Quebec, face a crisis similar to the French dailies belonging to Groupe Capitales Médias.

Local newspaper publishers have alerted levels of government to the growing crisis in news reporting if simple steps are not taken to turn the tide in Quebec and Canadian publishing.

Re-instating government advertising in newspapers is one step in the solution that provides information to the dedicated readers of local newspapers and provides financial assistance to the publishers. Taxing digital media giants is another suggestion that would help level the playing field between small publishers and online social media giants that are both cannibalizing the advertising dollars and reprinting locally-generated news articles.

Furthermore, the inequity facing publishers in matters of fees paid to the Quebec Government for newsprint recycling in itself make newspaper publishing in the province a virtually insurmountable burden. Recycling fees set by the Ministry of Environment, based on recycling numbers provided to Quebec by municipalities, has increased over 1,060 % in the last six years at a time when newspaper readers are conscientiously re-using newsprint to wrap compost waste and other uses, rather than sending it for recycling.

"Wouldn't it be interesting to know the total recycling bill amount for the Groupe Capitales Média newspapers last year? What a wasteful burden," commented QCNA President Lily Ryan. "The government's \$5 million loan to the six dailies will help them publish until the end of the year, but what is the government's plan to improve publishing in the province? Readers enjoy print over digital at a rate of about 1 to 5, so the present push to digital doesn't come from Quebec readers, it is a top-down push to web that shows the Quebec Government needs to get in touch with the population."

### Nespresso Launches Capsule Takeback Scheme In China

Consumers of the Nespresso brand of coffee capsules in China can now send them for recycling because of a tie-up with a national logistics network.

A doorstep programme has been devised by JD Logistics with capsules being collected and delivered to processing facilities in Beijing, Shanghai or Guangzhou depending on the consumer's location. Previously, this service was available only for deliveries to Nespresso Boutique locations or for selected B2B customers such as offices, restaurants or hotels.

Using an app, customers schedule a JD courier to come to their door and pick up used coffee capsules either that day or the next. The aluminium from the capsules will be made into novelty gift products such as Nespresso-branded knives, while the used coffee grounds is used as fertilizer at Nespresso's eco-farm on the Yangtze River near Shanghai.

'It's a great honour to work with JD for this project. Sustainable development is Nespresso's brand responsibility, as well as the core concept of our business strategy,' says Alfonso Troisi, Nespresso's business executive officer in Greater China. 'We believe we can achieve 100% recycling capacity all over the world in 2020.'

Last year, JD Logistics collected used clothes from Chinese households as part of an effort with the World Wide Fund for Nature to raise awareness of sustainable development in the retail industry.

### Keurig Faces Lawsuit Over Recyclable Pod Claim

The company is accused of falsely labeling its coffee pods as recyclable.

Keurig Green Mountain Inc., Reading, Massachusetts, faces a proposed class action accusing it of falsely labeling its coffee pods as recyclable despite being too small for handling by material recovery facilities (MRFs) and other recycling facilities, a federal judge in California ruled on Friday, June 28.

According to a news release from Reuters, Keurig had argued that its labels were not misleading because they told consumers to "check locally" about whether its K-Cups products were recyclable, but U.S. District Judge Haywood Gilliam in Oakland, California, has rejected that defense. Reuters reports that consumers had alleged the pods were not recyclable at any MRF or recycling facility in the country, and so the "check locally" disclaimer did not make the recyclable claims truthful, Gilliam stated.

Keurig's K-Cup pods are made from polypropylene (PP), which is a material accepted by many MRFs. A Law360report states that the defendant Kathleen Smith found that most MRFs aren't equipped to work with materials as small as K-Cup pods. "Common sense would not so clearly lead a person to believe that a package labeled 'recyclable' is not recyclable anywhere," Gilliam stated.





**2,000 Mattresses Diverted From Landfill In First Six Months Of Pilot Recycling Program**

The City of Kawartha Lakes says it diverted 2,000 mattresses from landfill in the first six months of a pilot mattress recycling program.

The program launched at the start of 2019 at the Lindsay Ops landfill. To date it's diverted over 200 tractor trailers worth of space, or roughly 955 tonnes of residential waste.

Based on that success staff brought forward a report to Council today recommending that a permanent program be adopted in the 2020 budget. The City says the estimated cost savings in landfill space is approximately \$143,000. The creation of a permanent mattress recycling program has a projected annual savings of \$273,000 in deferred landfill space, based on an annual estimate of 4000 mattresses recycled through the municipality each year according to officials.

The recommendation was approved by Council and the program will be brought forward to be considered in the upcoming 2020 budget deliberations.

Mattresses can be recycled through the program by bringing them to the Lindsay Ops landfill or alternatively, through purchasing a curbside tag for pickup at your local municipal service centre.

Mattresses are still being accepted for disposal at all other landfill sites, however due to the storage space required, Ops landfill is the only location that can currently manage to operate the mattress recycling program. Staff are currently looking at the possibility for future operations of extending the program to our additional sites.

## Revolutionary Blast Furnace Vaporizes Trash And Turns It Into Clean Energy (Without Any Emissions)

An exciting new startup can make clean energy by vaporizing heaps of trash without any waste or emissions.

The Sierra Energy company is aiming to tackle all of the non-recyclable garbage that ends up in landfills—

from hazardous wastes and plastics to everyday trash and tires.



The company's modified blast furnace uses FastOx gasification technology to heat all of the trash to 4,000 degrees Fahrenheit, which is about twice as hot as the heart of a volcano.

While it may seem like this would require large amounts of energy, the system is able to generate the heat simply by injecting pure oxygen into the furnace. The oxygen then reacts with the carbon emanating from the rotting garbage in order to create carbon monoxide and hydrogen. The steam is then pumped back into the furnace to maintain the internal temperature.

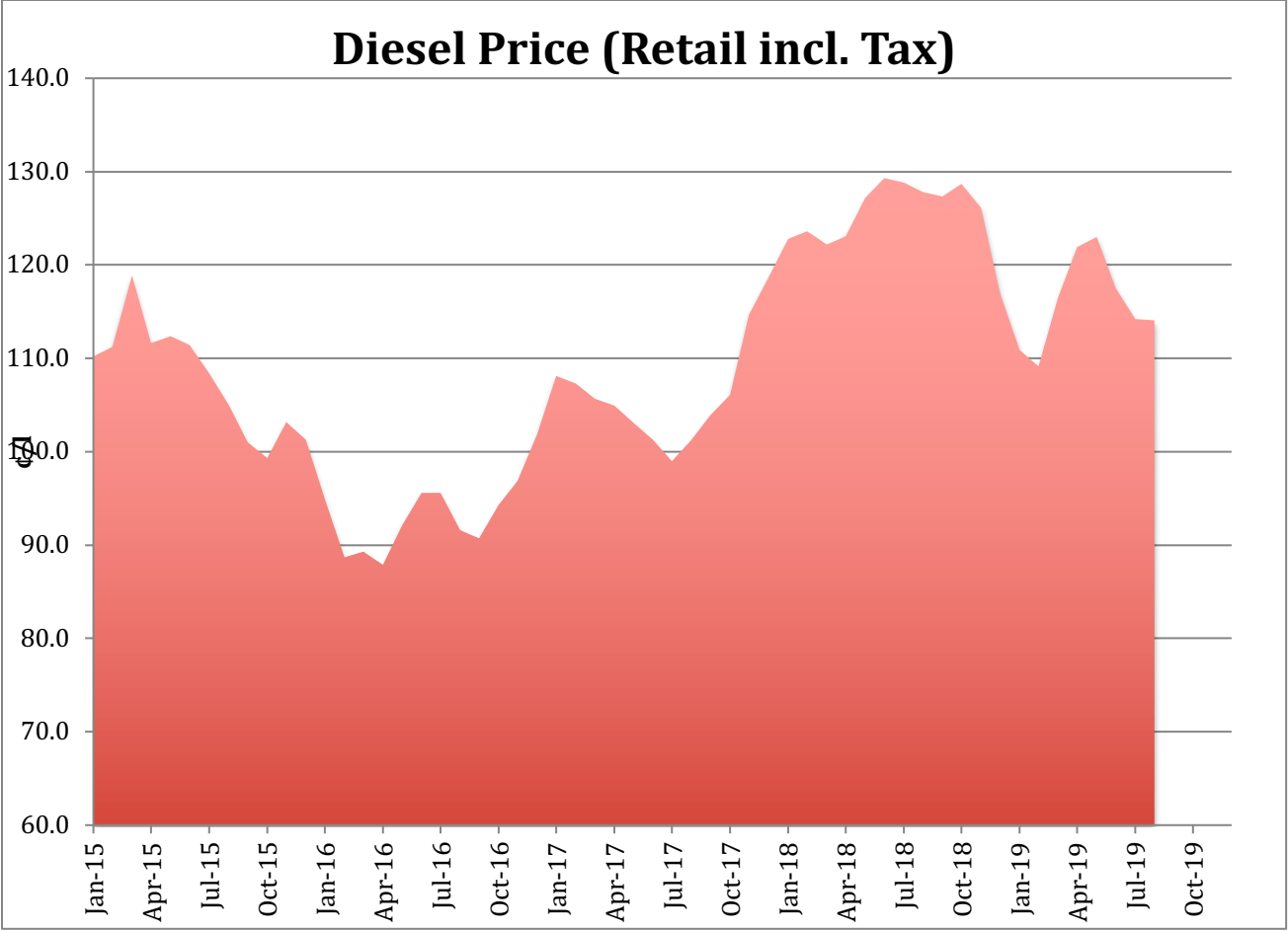
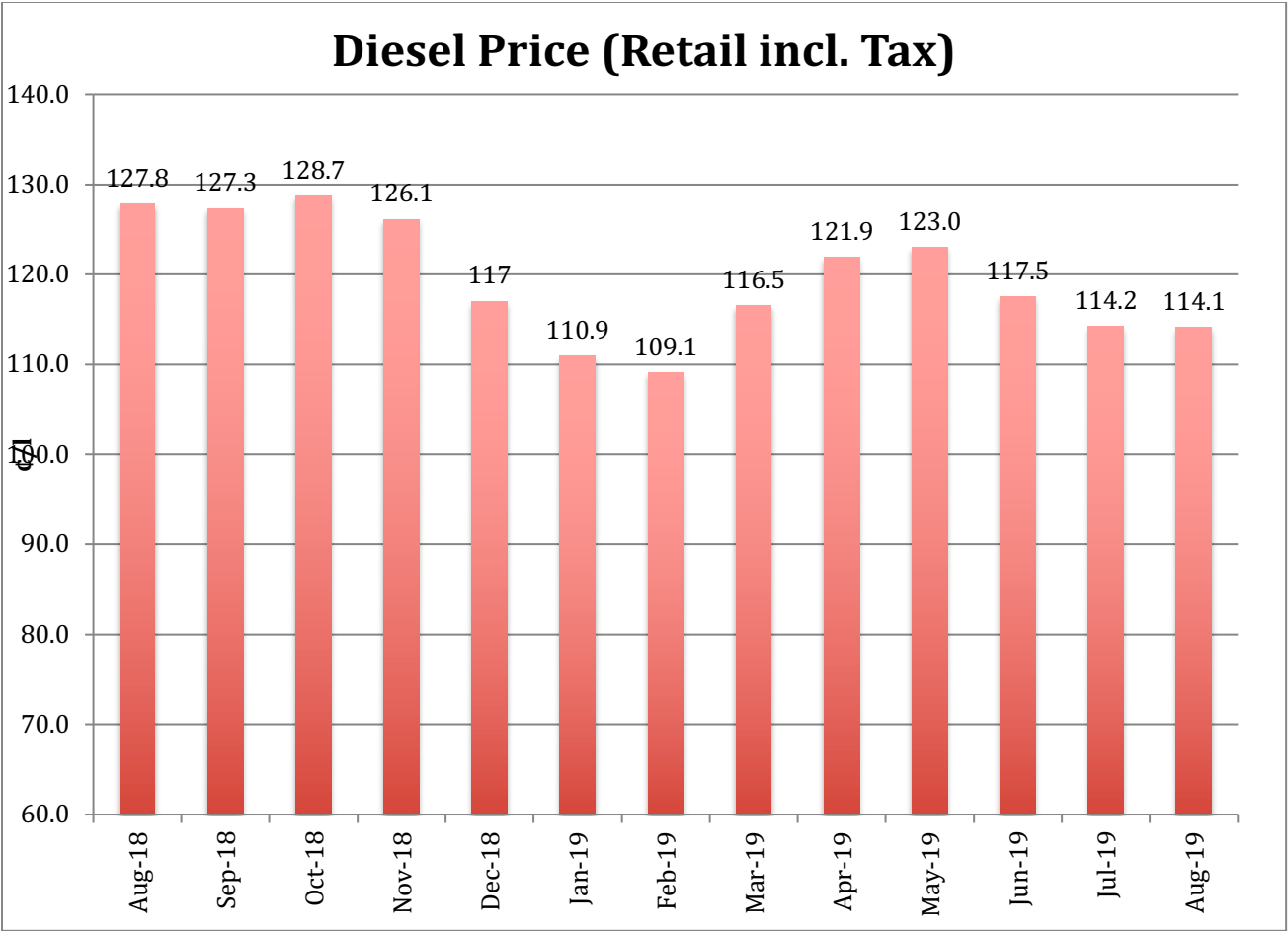
The fuel that is made from the FastOx technology is reportedly 20 times cleaner than California fuel standards. And all of the gases that are generated by the chemical process are captured for reuse—for instance, to replace fossil fuels that power airplanes or for use as fertilizer, hydrogen, or ethanol.

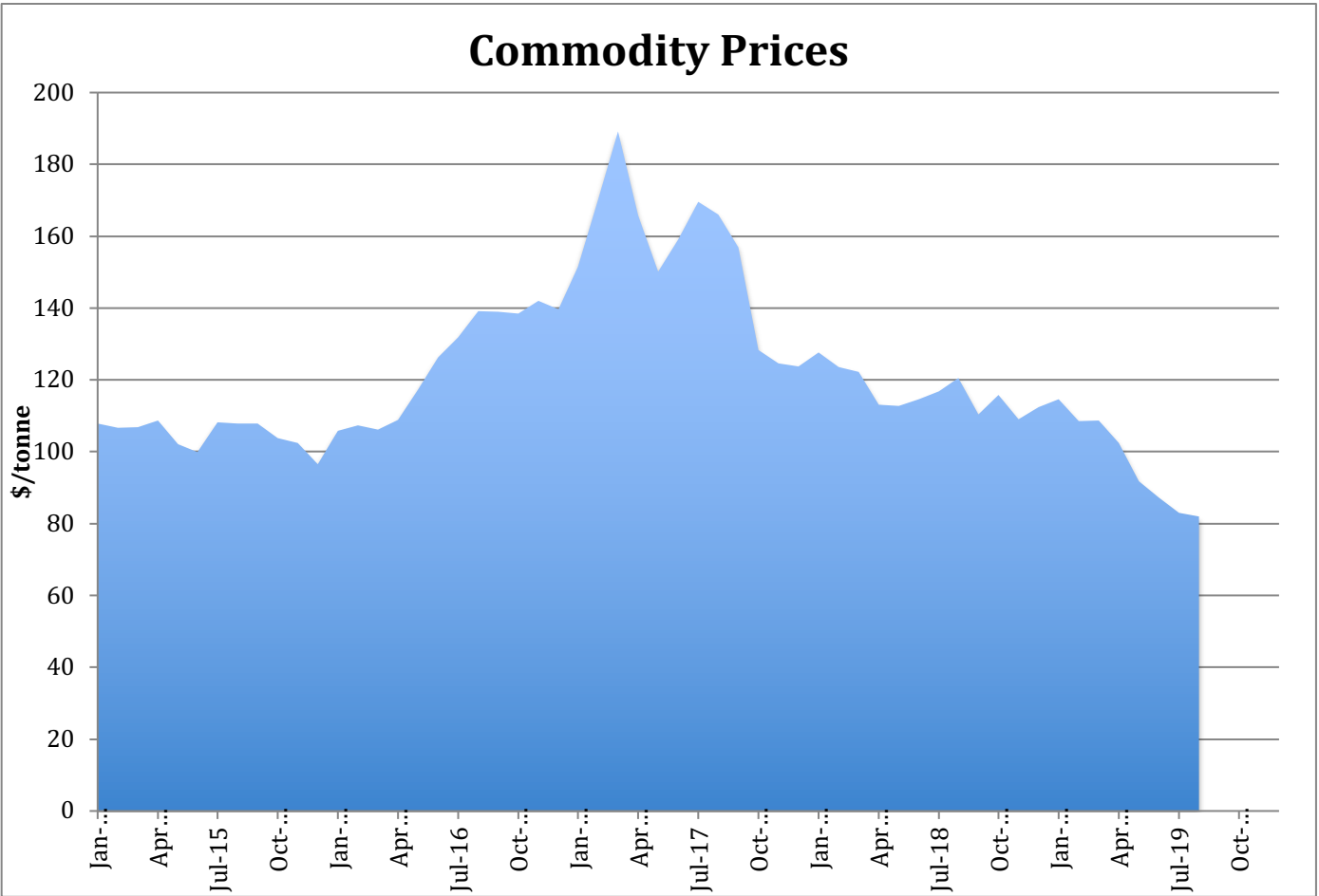
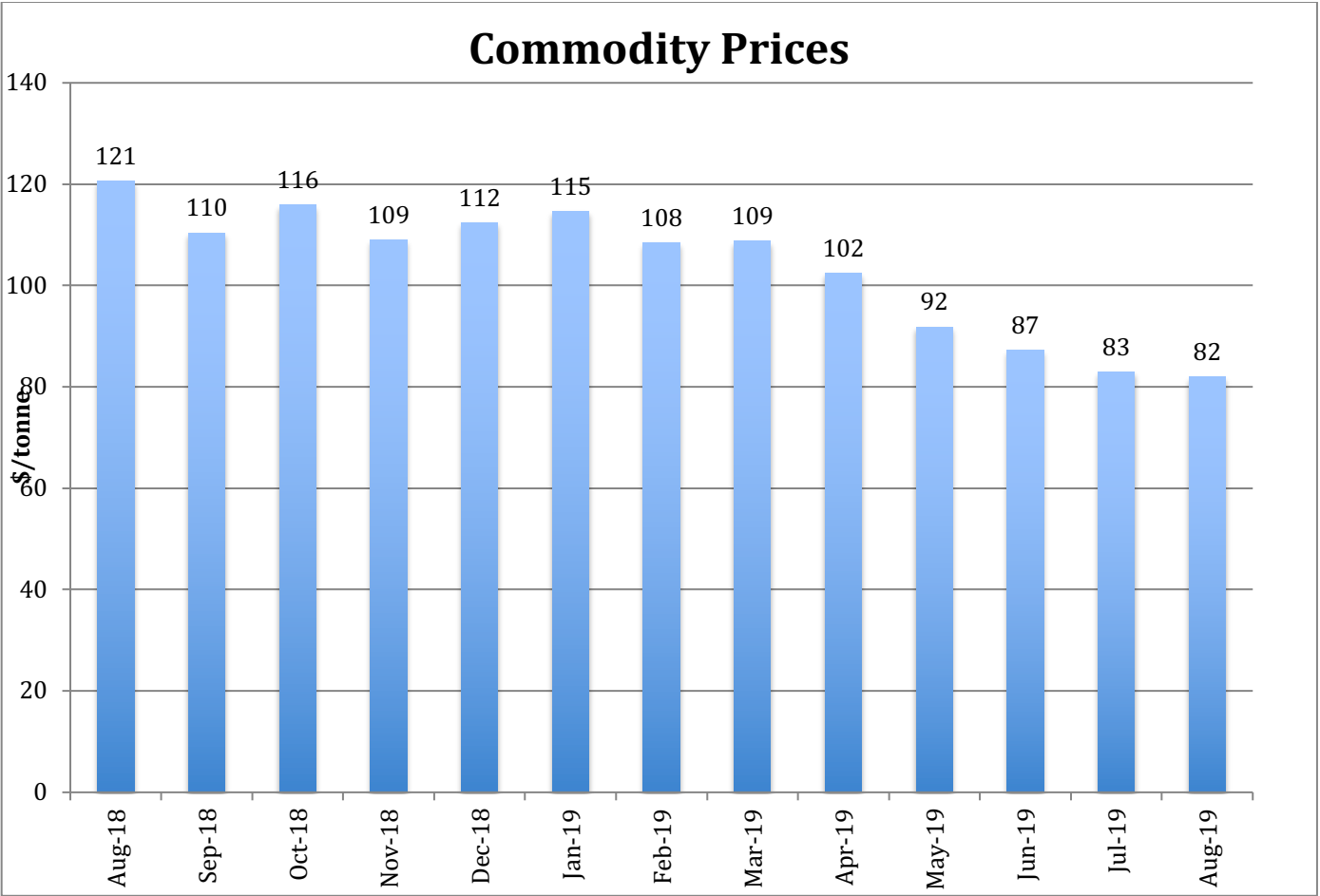
Earlier this week, Sierra Energy announced that they were able to close a \$33 million Series A investment round in order to further develop and commercialize its technology for municipalities and landfills so they can convert waste into clean, renewable energy and fuels.

“The world is drowning in trash which, when landfilled, is a leading generator of methane, a greenhouse gas that is 86 times more harmful to our climate than carbon dioxide,” said Mike Hart, Sierra Energy's CEO.

“Our FastOx gasification technology can efficiently and cost-effectively convert this trash into electricity, hydrogen, renewable natural gas, diesel, ammonia, and a variety of other valuable end-products. When you combine our technology with recycling and other waste diversion strategies, you have the solution to the world's waste problem as well as a valuable source of renewable energy.”

The first commercial FastOx system was installed at a U.S. Army installation at Fort Hunter Liggett in Monterey County, California in 2017, to help achieve the Army's zero waste goals.





**From:** Michelle Viglianti <[vigliantim@thamesriver.on.ca](mailto:vigliantim@thamesriver.on.ca)>

**Date:** September 18, 2019 at 1:39:31 PM EDT

**To:** Ann Wright <[wright@middlesexcentre.on.ca](mailto:wright@middlesexcentre.on.ca)>, Anna Hopkins <[ahopkins@london.ca](mailto:ahopkins@london.ca)>, Brent Kittmer <[bkittmer@town.stmarys.on.ca](mailto:bkittmer@town.stmarys.on.ca)>, Carla Preston <[Cpreston@westperth.com](mailto:Cpreston@westperth.com)>, Chole <[cseior@oxfordcounty.ca](mailto:cseior@oxfordcounty.ca)>, David Creery <[dcreery@cityofwoodstock.ca](mailto:dcreery@cityofwoodstock.ca)>, Eleanor Heagy <[HEAGYE@thamesriver.on.ca](mailto:HEAGYE@thamesriver.on.ca)>, Jenna McCartney <[jmccartney@town.stmarys.on.ca](mailto:jmccartney@town.stmarys.on.ca)>, Joan Thomson <[jthomson@stratfordcanada.ca](mailto:jthomson@stratfordcanada.ca)>, Kyle Kruger <[kkruger@norwich.ca](mailto:kkruger@norwich.ca)>, Liridona Rafuna <[lrafuna@london.ca](mailto:lrafuna@london.ca)>, Lisa VanderWallen <[clerk@swox.org](mailto:clerk@swox.org)>, Lizet Scott <[lscott@perthsouth.ca](mailto:lscott@perthsouth.ca)>, "London Free Press" <[lfp.newsdesk@sunmedia.ca](mailto:lfp.newsdesk@sunmedia.ca)>, Michael Graves <[mgraves@ingersoll.ca](mailto:mgraves@ingersoll.ca)>, Ministry Resources <[al.murray@ontario.ca](mailto:al.murray@ontario.ca)>, Rebecca Clothier <[rclothier@perthsouth.ca](mailto:rclothier@perthsouth.ca)>, Rebekah Msuya-Collison <[clerk@southhuron.ca](mailto:clerk@southhuron.ca)>, Rodger Mordue <[rmordue@blandfordblenheim.ca](mailto:rmordue@blandfordblenheim.ca)>, Stuart Findlater <[sfindlater@thamescentre.on.ca](mailto:sfindlater@thamescentre.on.ca)>, Will Jaques <[wjaques@ezt.ca](mailto:wjaques@ezt.ca)>

**Subject:** August 27, 2019 UTRCA Board of Directors Meeting Agenda & Reports

Good afternoon,

Please find the draft agenda and reports for the September 24, 2019 UTRCA Board of Directors Meeting on our website: <http://thamesriver.on.ca/board-agendas-minutes/>

If you have any questions regarding the minutes, reports, or have an issue accessing the website, please don't hesitate to contact me.

Thank you,  
Michelle Viglianti

**Michelle Viglianti**

Administrative Assistant

1424 Clarke Road London, Ontario, N5V 5B9

519.451.2800 Ext. 222 | Fax: 519.451.1188

[vigliantim@thamesriver.on.ca](mailto:vigliantim@thamesriver.on.ca)



## BOARD OF DIRECTORS

Thursday, September 19, 2019

Ausable Bayfield Conservation Authority Administration Centre  
Morrison Dam Conservation Area

10:00 a.m.

### AGENDA

1. Chair's Welcome
2. Adoption of Agenda
3. Disclosure of Pecuniary Interest
4. Disclosure of intention to record this meeting by video and/or audio device
5. Adoption of Minutes from July 18, 2019
6. Business Out of the Minutes
  - Staff Reports regarding Delegations
    - (a) Review of Application for Development - 77583 Birchcliff Drive
    - (b) Review of Application for Development - 10318 Shoreline Drive
7. **Program Reports - Action Items**
  - Report 1: (a) Development Review (O Reg 147/06) - Meghan Tydd-Hrynyk
  - (b) Violation/Appeals Update - Geoff Cade
  - Report 2: Stewardship Program Project Review- Angela Van Niekerk/Nathan Schoelier
  - Report 3: Generic Regulation mapping Updates - Tracey McPherson
8. **Presentation:** *Insurance Overview and Changing Landscape for Directors & Officers*  
- Glenn Sheppard, Marsh
9. **General Manager's Report**
10. **Committee Reports**
  - Source Protection Committee - Mary Lynn MacDonald
11. Correspondence
12. New Business
13. Committee of the Whole - personal matter
14. Adjournment

*Source Protection Authority meeting to follow*

#### UPCOMING MEETINGS AND EVENTS

- |                  |   |
|------------------|---|
| • September 30   | Conservation Ontario Council Meeting    |
| • October 1      | Clinton CA Management Committee Meeting |
| • October 10     | Board of Directors Budget Meeting       |
| • October 17     | Board of Directors Meeting              |
| • November 19-21 | Latonnell Conservation Symposium        |



## *ABCA Program Report*

**To:** Board of Directors  
**Date:** September 19, 2019  
**From:** Meghan Tydd-Hrynyk, Planning & Regulations Officer  
**Subject:** Review of Application for Development – 77583 Birchcliff Drive  
**File Ref:** #20558

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During its July 18, 2019 meeting, the ABCA Board of Directors heard a delegation presented by Mr. Rob McCrea on behalf of Scott & Susan Layard. The Layards own a single family residence at 77583 Birchcliff Drive in the Municipality of Central Huron. Mr. McCrea is the architect for the project. Documents Mr. McCrea supplied during his delegation are attached for reference.

Mr. McCrea has requested, from the Board, relief of the new shoreline management plan development guideline policies approved on Feb 21, 2019. Concurrent with the development guidelines, the Board also approved an implementation policy.

That implementation policy states:

*RESOLVED, THAT the Board of Directors approve the proposed Shoreline Management Plan, 2019 including Appendix A, Development Guidelines subject to the recommended changes, and*

*FURTHER, THAT Appendix A, Development Guidelines be used when considering applications received after February 21, 2019, and*

*FURTHER, THAT Development Guidelines, 2000 be used when considering existing applications currently under review by Ausable Bayfield Conservation Authority, and*

*FURTHER, THAT staff be directed to post notification of the approval of the Shoreline Management Plan, 2019 through print, digital and social media.”*

This is very similar to previous implementation policies where new or revised development policies have been adopted by the ABCA.

The subject property is regulated by the ABCA and the Layards require a permit to undertake redevelopment of the lot. Prior to this delegation, the Layards and Mr. McCrea had the following meetings with ABCA staff about the proposed works:

- July 2018 ABCA staff spoke with Susan Layard (homeowner)
  - ABCA staff warned Mrs. Layard of changes to the Shoreline Management Plan
- November 16, 2018 meeting with Mr. McCrea to discuss site plans

An application with drawings was received from Mr. McCrea May 2019.



## Page Two

**SMP 2000 Guidelines:**

A dwelling can be rebuilt within Lakeshore Area 2 (LSA2); may not to be any closer to the hazard than existing dwelling; and not encroach into Lakeshore Area 1 (LSA1).

Therefore, ABCA would permit renovations, maintenance or rebuild the dwelling as long as it is no closer than existing residence.

**SMP 2019 Guidelines:**

Lot redevelopment (existing structures removed and replaced) - yes, provided development has regard to the size and location of the available developable area and has a minimum landward setback equal to the greater of:

1. The lakeward limit of the existing structure.
2. The landward liming of LSA2 - where insufficient room outside of LSA2 exists, encroachment into LSA2 is permitted, but the development must be as landward as possible and in no instance shall development be less than 15m landward from LSA1.
3. It is located landward of the 60 year erosion line as measured from LSA1.

Therefore, ABCA would permit renovation and maintenance of the existing dwelling. Lot redevelopment would require a 15m setback from LSA1.

**Summary of Guidelines:**

The proposed works would be permitted under the 2000 guidelines.

The proposed works would not be permitted under the 2019 guidelines as there appears to be insufficient room on the property. Renovation and maintenance would however, be permitted.

**Recommendation:**

It is staff's recommendation that due to the timing of the application being received after the Shoreline Management Plan was approved, that the review be undertaken using the *Shoreline Management Plan, 2019*.

R O B E R T J . M C C R E A A R C H I T E C T

July 3, 2019, (rev. July 8, 2019)

Ausable Bayfield Conservation Authority  
71108 Morrison Line, RR 3  
Exeter, Ontario, N0M 1S5

By email: gcade@abca.ca

Attention: Geoffrey Cade

Dear Sir,

Re: Presentation to the ABCA Board of Directors, July 18, 2019  
Proposed Single Family Residence at 77583 Birchcliff Drive,  
Bayfield (Central Huron) ON

**Purpose of the Presentation**

The purpose of this presentation is to seek an exemption from the Shoreline Management Plan 2019. The intention is to comply with the Shoreline Management Plan in place in November 2018.

**Project Description**

Demolish the existing seasonal cottage and construct a new one storey, single family residence.

**Project Location**

The proposed residence is located on a shoreline property regulated by the ABCA west of Highway 21 on Birchcliff Drive in Central Huron just north of Bayfield. The property is municipally zoned NE4-7 and LR1 which means it must comply with Conservation Authority regulations.

**Existing Cottage**

- Constructed around 1980
- Seasonal, one storey, single family, frame cottage on concrete block foundation walls enclosing a crawl space.
- GFA = 1,500 s.f., Coverage = 1,975 s.f.
- Top of bank setback 19m.

**Proposed Residence**

- Year round, one storey, single family, frame residence on poured concrete foundation walls enclosing a crawl space.
- GFA = 2025 s.f., Coverage = 2,604 s.f.
- Top of bank setback = 19m.

**Reason for the Request**

1. The project was designed based on our understanding of the ABCA Shoreline Management Plan in place in November 2018 when we met with the ABCA officer. No objections were raised at that time. We relied on that meeting to proceed with the permit

drawings. The building permit was applied for on *March 18, 2019*.

Although we were advised of the February ABCA Board meeting, we believed that we had started the approval process with the initial meeting on November 16, 2018.

2. The cottage has been in the family for two generations and the current owners want to make it a new year round residence.

#### **Why Can't the Existing Cottage Be Maintained or Repaired ?**

1. Although there are the same numbers of rooms the proposed design takes advantage of views to the lake and the interior configuration suits family life better.

2. The existing cottage was designed as a seasonal residence and has minimal insulation. It does not meet the current building code with respect to energy efficiency and other code requirements i.e. intrusion resistant windows, continuous insulation, gas fireplace requirements to name a few.

3. The cottage has mould in the walls. Mould remediation will not preclude mould from reoccurring.

4. The owners wish to take advantage of improvements in the design and construction of residences. Best practices have improved the durability of dwellings, i.e. rainscreen siding, continuous insulation, prefinished wood siding, improved heating and ventilation equipment which in turn improves air quality.

#### **Why Can't the Dwelling be Located Further from the Top of Bank?**

1. The residence relies on a septic system which has to be located on the road side of the residence.

2. Even if the septic system were not required there is no location on the lot that would meet the required setback of the ABCA Shoreline Management Plan 2019.

We will present drawings and sketches describe the project.

Yours truly,



Robert J. McCrea B. Arch., PP OAA, FRAIC

Cc Scott Layard, Susan Layard, file  
Att: Presentation material



R O B E R T J . M C C R E A A R C H I T E C T

September 4, 2019

George Irvin  
Chair  
Ausable Bayfield Conservation Authority  
71108 Morrison Line, RR 3  
Exeter, Ontario, N0M 1S5

By email: [gcade@abca.ca](mailto:gcade@abca.ca)

Attention: Geoffrey Cade

Dear Sir,

Re: Replace Existing Single Family Residence at  
77583 Birchcliff Drive,  
Bayfield (Central Huron) ON

Thank you for hearing our presentation on July 18, 2019.

The purpose of the letter is to appeal to the board to grandfather the above noted proposal based on the ABCA Shoreline Management Plan as it existed during the initial consultations in November 2018.

We believed that we had started the approval process with the initial consultation on November 16, 2018. Believing that the project would be reviewed based on the regulatory framework in existence at that time:

1. The owners spent considerable amounts of money on architect's and mechanical engineer's fees and septic system design,
2. They tendered the project to three local contractors and selected their builder,
3. They made the building permit application and applied for the septic system permit, and,
4. They delayed the start of the project while the application is under review.

The owners respect the principles of the Conservation Authority and hope that our request is considered fairly.

Yours truly,



Robert J. McCrea B. Arch., PP OAA, FRAIC

Cc Scott Layard, Susan Layard, file

## *ABCA Program Report*

**To:** Board of Directors  
**Date:** September 19, 2019  
**From:** Meghan Tydd-Hrynyk, Planning & Regulations Officer  
**Subject:** Review of Application for Development – 10318 Shoreline Drive,  
**File Ref:** # 20501

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During its July 18, 2019 meeting the ABCA Board of Directors heard a delegation from Mr. Ed Jacques and Aaron Lucas. Mr. Jacques owns a single family residence at 10318 Shoreline Drive in the Municipality of Lambton Shores. Mr. Lucas is his designer. Documents Mr. Jacques supplied during his delegation are attached for reference.

Mr. Jacques has requested, from the Board, relief of the new shoreline management plan development guideline policies approved on Feb 21, 2019. Concurrent with the development guidelines, the Board also approved an implementation policy.

That implementation policy was:

*RESOLVED, THAT the Board of Directors approve the proposed Shoreline Management Plan, 2019 including Appendix A, Development Guidelines subject to the recommended changes, and*

*FURTHER, THAT Appendix A, Development Guidelines be used when considering applications received after February 21, 2019, and*

*FURTHER, THAT Development Guidelines, 2000 be used when considering existing applications currently under review by Ausable Bayfield Conservation Authority, and*

*FURTHER, THAT staff be directed to post notification of the approval of the Shoreline Management Plan, 2019 through print, digital and social media.”*

This is very similar to previous implementation policies where new or revised development policies have been adopted by the ABCA.

The subject property is regulated by the ABCA and Mr. Jacques requires a permit to undertake the addition proposed in his delegation. Prior to his delegation Mr. Jacques, had the following meetings with ABCA staff about his proposed works:

- November 07, 2018 site meeting to review the site and discuss policies
- May 09, 2019 to discuss site plans

To date, staff has not received an application for any works on the Jacques property.

As no permit application has been received, staff have only undertaken a cursory review of the plans provided by Mr. Jacques. The proposed works appear not to be supported by current shoreline policy.

Page Two

**Recommendation:**

No application has been received for activities on 10138 Shoreline Drive in the Municipality of Lambton Shores. It is therefore recommended that the Board confirm its February 21, 2019 Implementation Policy and direct staff to inform Mr. Jacques that his application would be considered using the *Shoreline Management Plan, 2019 Development Guidelines*.



July 2, 2019

To the Board of Directors of the Ausable Bayfield Conservation Authority - thank you for taking the time to hear our renovation story and consider our needed addition to our family cottage.

Here is a little history of our family cottage:

Our grandfather and grandmother purchased the cottage at 10318 Shoreline Drive in 1969. Grandpa and Grandma Jacques had one son, our father, and our family of seven was lucky enough to move up to Grand Bend in the summer and enjoy the cottage in Southcott Pines. When our grandparents passed, the cottage was left to our parents. By this time, the five children were young adults, so we helped pay for the cottage taxes, maintenance and repairs for the next three decades. When our father passed, our mother depended on her children to pay their share of the cottage expenses, and to help with all the work involved in using and maintaining a seasonal residence. By this time, all of the children were married with children so the cottage was shared and well-used by our mother and five families.

Our mother passed in the fall of 2017, but prior to that she had changed the ownership of the family cottage to her four surviving children (our oldest sister had passed in 2006). In 2016, our two sisters, both living in the Toronto area, decided that they would like to sell their portion of the cottage, and the two brothers (Tom & Ed) and their spouses became joint owners of the cottage property. There had been many discussions with our sisters, while we shared ownership with them, on what changes we needed to make to the cottage in order to make better use of the property, but nothing was agreed upon while the cottage was shared by the four families.

Once ownership of the cottage was changed to two families, discussions on changes to the building and the property began in earnest. In 2017, a new septic system was installed and had been designed with future renovations in mind. We met with Cullen Kobe and his partner Dan

Sage man, from Carolinian Construction, to talk about a cottage addition and other renovations. They gave us good advice and suggested that we talk to the Conservation Authority and the Municipality of Lambton Shores before proceeding with drawings or design work.

We held a meeting at the cottage on November 7th, 2018 with ABCA and a member of the municipality building committee. During this meeting, Meghan Tydd-Hrynyk of ABCA informed us that there were restrictions on what we would be able to do to our lakeshore property. We were presented with a copy of our property survey with lines drawn through the property, identifying certain zones, and we briefly discussed what restrictions we would be dealing with in the different zones. At no time were we informed that ABCA was considering more restrictive policies in the near future.

In late 2018 and early 2019, we met with Aaron Lucas of Lucas Design and Mr. Lucas began to do some preliminary drawings based on the changes we wanted to make to improve our cottage property, and the restrictions that were in place at that time with the Conservation Authority. We were shocked when we met Mr. Lucas in March 2019 to be informed that the building restrictions imposed by the Conservation Authority had been made more punitive for lakeshore property owners. We were impressed by the drawings and design work done by Mr. Lucas, but we needed to find out first hand if these newer restrictions had in fact been adopted by ABCA. A meeting with Ms. Tydd-Hrynyk and Mr. Lucas was held May 9th, 2019, and the new restrictions put in place by ABCA were fully outlined at that meeting.

We would like to point out that the two Jacques families spend a lot of time at the cottage from June 1<sup>st</sup> to October 1<sup>st</sup>, and at no time in 2018 did we hear of any meetings in the community on the new changes being considered by the Conservation Authority. We receive no mail at the cottage and do not read any local news publications, so we were quite unaware of any forthcoming changes to ABCAs policies.



Based on what we are currently paying in property taxes to the Municipality of Lambton Shores, we believe that potential changes by the conservation authority that would greatly restrict improvements to our property should have been communicated to us via our permanent mailing addresses. We understand some of the issues facing the Conservation Authority and the Municipality with regards to lakeshore properties, but we would like the Conservation Authority to consider referring back to their policies as they were in November 2018 when dealing with the Jacques family's application for property improvements and renovations.

Thank you in advance

Tom & Susan Jacques

Ed & Patty Jacques



# MINUTES

## BOARD OF DIRECTORS MEETING

Thursday, July 18, 2019

Ausable Bayfield Conservation Authority Boardroom  
Morrison Dam Conservation Area

### DIRECTORS PRESENT

Ray Chartrand, Doug Cook, Adrian Cornelissen, Bob Harvey, George Irvin, Dave Jewitt, Mike Tam, Marissa Vaughan, Alex Westman

### STAFF PRESENT

Bev Brown, Geoff Cade, Tim Cumming, Abbie Gutteridge, Brian Horner, Daniel King, Tracey McPherson, Kate Monk, Judith Parker, Taylor Roth, Meghan Tydd-Hrynyk, Mari Veliz

### OTHERS PRESENT

Robert McCrea, Susan Layard, Scott Layard - Delegation  
Aaron Lucas, Ed Jacques, Tom Jacques - Delegation

### CALL TO ORDER

Chair George Irvin called the meeting to order at 10:00 a.m. and welcomed everyone in attendance.

### ADOPTION OF AGENDA

**MOTION #BD 50/19**

**Moved by Alex Westman  
Seconded by Dave Jewitt**

**“RESOLVED, THAT the agenda for the July 18, 2019 Ausable Bayfield Conservation Authority Board of Directors meeting be approved.”**

**Carried.**

### DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest at this meeting or from the previous meeting.

### DISCLOSURE OF INTENTION TO RECORD PROCEEDINGS

None

ADOPTION OF MINUTES**MOTION #BD 51/19****Moved by Ray Chartrand  
Seconded by Doug Cook**

**“RESOLVED, THAT the minutes of the Board of Directors meeting held on June 20, 2019 and the motions therein be approved as circulated.”**

**Carried.**

BUSINESS OUT OF THE MINUTES

None

DELEGATION

Robert J. McCrea, Architect presented on behalf of Scott Layard and Susan Layard who own a cottage north of Bayfield in the Municipality of Central Huron. The landowners intend to demolish and rebuild the 1980 cottage into a year-round residence. The new residence will meet current building efficiencies and increase the footprint from 2000 sq. ft. to 2600 sq. ft. The design of the new single family dwelling was based on the *ABCA Shoreline Management Plan, 2000* development guidelines after meeting with ABCA staff in November 18, 2018. The delegation advised they applied for a permit on March 18, 2019 and are requesting exemption from the Development Guidelines in the *ABCA Shoreline Management Plan, 2019* which was approved by the Board in February 21, 2019.

**MOTION #BD 52/19****Moved by Dave Jewitt  
Seconded by Alex Westman**

**“RESOLVED, THAT staff provide the directors with a report at the September 19, 2019 Board meeting, in response to the presentation by the delegation, and whether an application would have been approved using the *ABCA Shoreline Management Plan Development Guidelines, 2000.*”**

**Carried.**

The delegation left at 10:17 a.m.

PROGRAM REPORTS1. (a) Development Review

Meghan Tydd-Hrynyk, Planning & Regulations Officer presented the Development Review report pursuant to Ontario Regulation 147/06 Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Through the application process, proposed developments within regulated areas are protected from flooding and erosion hazards. Staff granted permission for 5 *Applications for Permission* and 12 *Minor Works Permits*.



1. (b) Violation/Appeals Update

Staff advised that the court date has been moved forward again in regards to the violation on Chicken Island in Municipality of Lambton Shores. A violation notice will be sent to a landowner who altered a bluff to undertake works on the beach in the Municipality of Bluewater.

**MOTION #BD 53/19**

**Moved by Bob Harvey  
Seconded by Doug Cook**

**“RESOLVED, THAT the Board of Directors affirm the approval of applications as presented in Program Report # 1 - Development Review.”**

**Carried.**

2. (a) Appointment of Auditor

Brian Horner reported Request for Proposals were sent to nine local and area auditing firms. Three firms responded with a proposal for providing auditing services.

**MOTION #BD 54/19**

**Moved by Ray Chartrand  
Seconded by Adrian Cornelissen**

**“RESOLVED, THAT Seebach & Company Chartered Professional Accountants of Clinton be retained for auditing services for the five year period 2019-2023 at the rate as proposed.”**

**Carried.**

2. (b) Appointment of Financial Institution

Brian Horner advised that Request for Proposals were sent to five local banking institutions to provide financial services. There were four proposals submitted.

**MOTION #BD 55/19**

**Moved by Dave Jewitt  
Seconded by Mike Tam**

**“RESOLVED, THAT the proposal submitted by Bank of Montreal, Exeter Branch be accepted to provide financial services for the five year period 2019-2023.”**

**Carried.**

3. Proposed Five Year Forecast

Brian Horner presented the proposed five year forecast using a 1/3% inflation factor and 1.32% CPI wage increase. Over the five year period, the combined general and project levy increases by 3.61%.

**MOTION #BD 56/19**

**Moved by Ray Chartrand  
Seconded by Dave Jewitt**

**“RESOLVED, THAT the ABCA Five Year Forecast (2020-2024) be approved as proposed, and forwarded to the member municipalities for their information.”**

**Carried.**

**4. Letter of Support**

Mari Veliz, Healthy Watersheds Manager presented a letter of support in response to the Canadian Senate’s Standing Committee on Agriculture and Forestry (AGFO) probe on the status of soil resources in Canada. The last Senate study was published in 1984 and is not reflective of current conditions. Senator Rob Black of Ontario proposed an updated study and is inviting stakeholders to send letters to the AGFO for the federal government to develop and implement a program that clearly identifies the state of our soils and financially support best management practices that will effectively reverse the decline of our soils and return them to healthy functioning.

**MOTION #BD 57/19**

**Moved by Doug Cook**

**Seconded by Alex Westman**

**“RESOLVED, THAT the Board of Directors approve the Letter of Support to be forwarded to Hon. Diane Griffin, Chair of the Standing Senate Committee on Agriculture and Forestry.”**

**Carried.**

**5. Profit & Loss Statement**

Brian Horner presented the financial statement to June 30, 2019 with comparatives to the budget, for the Board’s information.

**6. Conservation Area Activities Update**

Kate Monk, Stewardship, Lands & Education Manager reported on the year to date activities and issues at the ABCA six conservation areas used by the public across the watershed.

**DELEGATION**

Aaron Lucas of Lucas Design Group Inc., represented Ed Jacques and Tom Jacques, who jointly own a cottage in Southcott Pines in the Municipality of Lambton Shores. The owners intend to upgrade the 1969 family cottage with an addition. A new septic system was installed in 2017 in preparation for the new development. In November 2018 they were informed by ABCA staff of restrictions to the lot. In December 2018, they contacted Aaron Lucas for a building design. The landowners advised they were not aware of the public information meetings held for shoreline property owners along Lake Huron or the updated *Shoreline Management Plan, 2019*.

**MOTION #BD 58/19**

**Moved by Doug Cook**

**Seconded by Dave Jewitt**



**“RESOLVED, THAT staff provide the directors with a report at the September 19, 2019 Board meeting, in response to the presentation by the delegation.”**

**Carried.**

The delegation left the meeting at 11:15 a.m.

#### PRESENTATION

Tim Cumming, Communications Specialist gave an overview on the development of the ABCA Conservation Strategy adopted in 2012. It was put together by residents of the watershed community as a guiding document for the ABCA in offering programs and services important to them and the health of the watershed. Mari Veliz provided some lessons learned in the ABCA's involvement with the Healthy Lake Huron - Clean Water, Clean Beaches initiative to address nuisance algae concerns and to promote safe and clean beaches and shorelines from Sarnia to Tobermory. A collaboration was started in 2008 of stakeholders, landowners, provincial ministries and conservation authorities along Lake Huron. Six key watersheds were identified as priorities for immediate action. This group is working together with local partners to develop and support the implementation of watershed management plans, with specific targeted actions, as well as monitoring and research, for each priority area.

#### GENERAL MANAGER'S REPORT

Brian Horner provided a written report with a brief update on the progress of various projects, staff training, upcoming meetings or events and general activities over the previous month.

#### COMMITTEE REPORTS

##### **MOTION #BD 59/19**

**Moved by Alex Westman**

**Seconded by Dave Jewitt**

**“RESOLVED, THAT the minutes of the Water Response Team meeting held July 9, 2019 and the motions therein be approved as circulated.”**

**Carried.**

#### CORRESPONDENCE

- a) Reference: Climate Change Forum  
File: A.5.1  
Brief: Thank you to Mari Veliz, ABCA Healthy Watersheds Manager, from Dr. M. Bokhout of Huron County Health Unit, for attending and participating in their climate change forum.



- b) Reference: Canada Nature Fund  
File: F.22.1  
Brief: Notice from Fisheries & Oceans Canada that the funding application: *Restoration and Mitigation for Ausable River Species at Risk in Ontario*, submitted to the Canada Nature Fund was approved for \$675,000 over the next four years (2019-2023).

NEW BUSINESS

None

ADJOURNMENT

The meeting was adjourned at 12:10 p.m.

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George Irvin  
Chair



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Judith Parker  
Corporate Services Coordinator

*Copies of Program Reports are available upon request.  
Contact Judith Parker, Corporate Services Coordinator.*

## *ABCA Program Report*

**To:** Board of Directors  
**Date:** September 19, 2019  
**From:** Geoff Cade, Water & Planning Manager  
Meghan Tydd-Hrynyk, Planning & Regulations Officer  
**Subject:** Development Review Ontario Regulation 147/06  
- Development, Interference with Wetlands and Alteration to  
Shorelines and Watercourses

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### **Applications for Permission**

The following *Applications for Permission* have been submitted to our Authority for permission to construct works within areas regulated by our Authority.

- (1) Jeff & Leigh Kints (#2019-10) - Municipality of Bluewater (former Township of Hay) - permission to reconstruct a driveway and install subsurface drains and outlet within a regulated area was granted by Authority Staff on May 3, 2019.  
Completed Application Received: April 23, 2019
- (2) Karen Ward (Major) c/o Overholt Excavating (#2019-42A) - Municipality of Bluewater (former Township of Stanley) - permission to repair a stone shore wall within a regulated area was granted by Authority Staff on June 28, 2019.  
Completed Application Received: June 28, 2019
- (3) Warren Wolfenden c/o Overholt Excavating (#2019-42B) - Municipality of Bluewater (former Township of Stanley) - permission to repair a stone shore wall within a regulated area was granted by Authority Staff on June 28, 2019.  
Completed Application Received: June 28, 2019
- (4) Don & Sally Hathaway (#2019-44) - Municipality of Lambton Shores (former Township of Bosanquet) - permission to construct a new dwelling and associated works within a regulated area was granted by Authority Staff on July 8, 2019.  
Completed Application Received: July 3, 2019
- (5) Jeff Robinson & Rosemary Motz (#2019-45) - Municipality of Bluewater (former Township of Hay) - permission to construct a new dwelling and associated works within a regulated area was granted by Authority Staff on July 8, 2019.  
Completed Application Received: June 6, 2019
- (6) David & Jane Hammer (#2019-28) - Municipality of Bluewater (former Township of Hay) - permission to construct a garage within a regulated area was granted by Authority Staff on July 8, 2019.  
Completed Application Received: June 28, 2019



## Page Two

- (7) Lori Masse (#2019-46) - Municipality of Bluewater (former Township of Hay) - permission to construct a non-habitable shop in a regulated area was granted by Authority Staff on July 18, 2019.  
Completed Application Received: July 9, 2019
- (8) Vreni & Thomas Beeler (#2019-50) - Municipality of Bluewater (former Township of Hay) - permission to construct an addition to an existing dwelling within a regulated area was granted by Authority Staff on July 31, 2019.  
Completed Application Received: July 17, 2019
- (9) Union Gas Ltd./Enbridge (#2019-49) - Municipality of South Huron (former Township of Stephen) - permission to directionally drill to install gas pipeline within a regulated area was granted by Authority Staff on August 8, 2019.  
Completed Application Received: July 22, 2019
- (10) Union Gas Ltd./Enbridge (#2019-49) - Municipality of South Huron (former Township of Stephen) - permission to directionally drill to install gas pipeline within a regulated area was granted by Authority Staff on August 8, 2019.  
Completed Application Received: July 22, 2019
- (11) Michal & Marzenna Sicek (#2019-54) - Municipality of Bluewater (former Township of Hay) - permission to construct an attached garage within a regulated area was granted by Authority Staff on August 15, 2019.  
Completed Application Received: August 15, 2019
- (12) Jeff & Kelsey Baker (#2019-53) - Municipality of South Huron (former Township of Stephen) - permission to construct a dwelling within a regulated area was granted by Authority Staff on August 15, 2019.  
Completed Application Received: August 9, 2019
- (13) Dan & Wendy Smith (#2019-52) - Municipality of Bluewater (former Township of Stanley) - permission to construct an addition to a dwelling within a regulated area was granted by Authority Staff on August 16, 2019.  
Completed Application Received: August 8, 2019
- (14) Gary & Jane MacLean (#2019-51) - Municipality South Huron (former Township of Stephen) - permission to construct an addition to an existing storage shed within a regulated area was granted by Authority Staff on August 16, 2019.  
Completed Application Received: August 2, 2019
- (15) Richard & Judith Russell (#2019-34) - Municipality of Lambton Shores (former Township of Bosanquet) - permission to reconstruct a dwelling within a regulated area was granted by Authority Staff on August 19, 2019.  
Completed Application Received: August 19, 2019

## Page Three

- (16) Egerton Beach Association c/o Deb Curran (#2019-55) - Municipality of Bluewater (former Township of Stanley) - permission to extend a road culvert and associated works within a regulated area was granted by Authority Staff on August 19, 2019.  
Completed Application Received: August 15, 2019
- (17) Bill & Anna Carr (#2019-47) - Municipality of Lambton Shores (former Township of Bosanquet) - permission to construct a garage with storage above within a regulated area was granted by Authority Staff on August 23, 2019.  
Completed Application Received: August 22, 2019
- (18) Lise Egerdeen (#2019-59) - Municipality of Lambton Shores (former Township of Bosanquet) - permission to construct a garage with storage above within a regulated area was granted by Authority Staff on August 30, 2019.  
Completed Application Received: August 29, 2019

## Minor Works Permits

- (1) John Dortmans (MW#2019-41) - Municipality of Adelaide Metcalfe (former Township of Adelaide) - permission to undertake a wetland restoration project was granted by Authority Staff on May 30, 2019.  
Completed Application Received: May 13, 2019
- (2) ABCA Forestry for Ratz Tract Timber Harvest (MW#2018-41A) - Municipality of South Huron (former Township of Stephen) - permission construct a low level crossing in a regulated area was renewed by Authority Staff on July 11, 2019.  
Completed Application Received: July 11, 2019
- (3) Christina Scott (MW#2019-58) - Municipality of South Huron (former Township of Stephen) - permission to construct an above ground pool area was granted by Authority Staff on July 12, 2019.  
Completed Application Received: July 5, 2019
- (4) Medway Homes Inc. (MW#2019-59) - Municipality of Lambton Shores (former Township of Bosanquet) - permission to construct a new dwelling and associated works in a regulated area was granted by Authority Staff on July 12, 2019.  
Completed Application Received: July 4, 2019
- (5) James Armstrong (MW#2019-42) - Municipality of Bluewater (former Township of Stanley) - permission to construct a wetland restoration project in a regulated area was granted by Authority Staff on July 15, 2019.  
Completed Application Received: July 15, 2019



## Page Four

- (6) Carlyle and Joan Campbell (MW#2019-61A) - Municipality of Lambton Shores (former Township of Bosanquet) - permission for maintenance works to existing bank protection in a regulated area was granted by Authority Staff on July 19, 2019.  
Completed Application Received: July 10, 2019
- (7) Dianne Graham (MW#2019-61B) - Municipality of Lambton Shores (former Township of Bosanquet) - permission for maintenance works to existing bank protection in a regulated area was granted by Authority Staff on July 19, 2019.  
Completed Application Received: July 10, 2019
- (8) Madonna McAdam (MW#2019-60) - Municipality of Central Huron (former Township of Goderich) - permission to repair an armour stone wall was granted by Authority Staff on August 6, 2019.  
Completed Application Received: July 15, 2019
- (9) Tuckersmith Communications Co-op (MW#2019-63) - Municipality of West Perth (former Township of Hibbert) - permission to directionally drill for fibre optic cables in a regulated area was granted by Authority Staff on August 6, 2019.  
Completed Application Received: July 19, 2019
- (10) Chris Moir (MW#2019-66) - Municipality of North Middlesex (former Township of West Williams) - permission to replace and construct a new deck in a regulated area was granted by Authority Staff on August 6, 2019.  
Completed Application Received: July 24, 2019
- (11) Darcy & Rose Cleaveley (MW#2019-65) - Municipality of Bluewater (former Township of Stanley) - permission to construct a deck in a regulated area was granted by Authority Staff on August 6, 2019.  
Completed Application Received: July 23, 2019
- (12) Joe Van Massenhoven (MW#2019-64) - Municipality of Lambton Shores (former Township of Bosanquet) - permission to construct an addition and extend the driveway in a regulated area was granted by Authority Staff on August 8, 2019.  
Completed Application Received: August 1, 2019
- (13) Claire Krempien (MW#2019-67) - Municipality of West Perth (former Township of Hibbert) - permission to construct a pavilion in a regulated area was granted by Authority Staff on August 15, 2019.  
Completed Application Received: July 25, 2019
- (14) Connie Hueston (MW#2019-68) - Municipality of North Middlesex (former Township of McGillivray) - permission to construct a lean-to in a regulated area was granted by Authority Staff on August 15, 2019.  
Completed Application Received: July 31, 2019

## Page Five

- (15) Gadhri Investments (MW#2019-69) - Municipality of Huron East (former Township of Tuckersmith) - permission to replace a trailer in a regulated area was granted by Authority Staff on August 15, 2019.  
Completed Application Received: August 7, 2019
- (16) Gadhri Investments (MW#2019-70) - Municipality of Huron East (former Township of Tuckersmith) - permission to replace a trailer in a regulated area was granted by Authority Staff on August 15, 2019.  
Completed Application Received: August 7, 2019
- (17) Medway Homes Inc. (MW#2019-71) - Municipality of Lambton Shores (former Township of Bosanquet) - permission to construct a new dwelling and associated works in a regulated area was granted by Authority Staff on August 15, 2019.  
Completed Application Received: July 31, 2019
- (18) Medway Homes Inc. (MW#2019-72) - Municipality of Lambton Shores (former Township of Bosanquet) - permission to construct a new dwelling and associated works in a regulated area was granted by Authority Staff on August 15, 2019.  
Completed Application Received: July 31, 2019
- (19) Ed Dicksons (MW#2019-73) - Municipality of Bluewater (former Township of Stanley) - permission to construct a deck in a regulated area was granted by Authority Staff on August 15, 2019.  
Completed Application Received: August 6, 2019
- (20) AC Haid (MW#2019-75) - Municipality of Bluewater (former Township of Stanley) - permission to construct an aluminum roof in a regulated area was granted by Authority Staff on August 15, 2019.  
Completed Application Received: August 13, 2019
- (21) Chris & Bev Hornett c/o Overholt Excavating (MW#2019-49) - Municipality of Lambton Shores (former Township of Bosanquet) - permission to repair steel bank protection in a regulated area was granted by Authority Staff on August 19, 2019.  
Completed Application Received: August 19, 2019
- (22) Huron County (MW#2019-62) - Municipality of Huron East (former Township of Tuckersmith) - permission for restoration of wetland in a regulated area was granted by Authority Staff on August 19, 2019.  
Completed Application Received: July 19, 2019



## ABCA Program Report

**To:** Board of Directors  
**From:** Angela Van Niekerk and Nathan Schoelier  
**Re:** Habitat Stewardship Program Projects  
 Species at Risk Stewardship Fund Projects  
**Date:** September 19, 2019

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### Background

The Ausable River Action Plan Implementation, a multi-year Habitat Stewardship Program (HSP) project initiated by the Ausable Bayfield Conservation Authority (ABCA), focuses on preventing or minimizing threats (e.g., nutrients and sediment) to aquatic species at risk (SAR) in the Ausable River watershed.

Fisheries and Oceans Canada (DFO) is providing \$100,000 in funding for the 2019-2020 project year. Stewardship activities will include working with watershed residents to fence livestock out of the watercourse(s) at up to two sites, re-establish wetlands at up to five sites, plant native trees and shrubs at up to 15 sites, and establish cover crops on up to 400 hectares of land in the Ausable River watershed.

The following are the project categories and grant ceilings per project.

Project type	Grant rate	Maximum grant per person
Livestock Watercourse Fencing	50%	\$3,000
Fragile Land Retirement	50%	\$4,000
Wetland Restoration	50%	\$5,000
Cover Crops	\$10/acre incentive	\$1,000

**Applications for funding: TREE PLANTING for BUFFERS, WINDBREAKS, MARGINAL LAND or WETLAND RESTORATION**

The following applications for funding have been received and approved by ABCA staff.

HABITAT STEWARDSHIP PROGRAM				
File #	Name	Location	Details	Grant
AB-2733	Eric Devlaeminck	Conc. 1, Lot 7, Biddulph, North Middlesex	Upper Ausable sub-watershed. 33ac. cover crops: Oats, faba beans, sunflowers, tillage radish, clover.	\$330.00
AB-2734	Eric Devlaeminck	Conc. 1, Lots 1 & 2, McGillvray, North Middlesex	Upper Ausable sub-watershed. 40ac. cover crops: Oats, faba beans, sunflowers, tillage radish, clover.	\$400.00
AB-2735	Eric Devlaeminck	Conc. 1, Pt. Lot 3, Stephen, South Huron	Upper Ausable sub-watershed. 16ac. cover crops: Oats, faba beans, sunflowers, tillage radish, clover.	\$160.00

AB-2747	Gerard Cornelis Farms Inc. (c/o Robert Cornelis)	Conc. 20, Lots 18 & 19, East Williams, North Middlesex	Upper Ausable sub-watershed. 210ac. cover crops: oats, oilseed radish, bin run wheat.	\$1000.00 (maximum payment)
AB-2748	Marie Brown	Conc. 19, Lot 27 Pt. Lot 28, East Williams, North Middlesex	Upper Ausable sub-watershed. 38 ac. cover crops: oats, radish, rye, bin run wheat.	\$380.00
AB-2749	Gerard & Lucy Cornelis	Conc. 19, S ½ Lot 26, East Williams, North Middlesex	Upper Ausable sub-watershed. 34ac. cover crops: phacelia, oats, sunflowers.	\$340.00
AB-2750	Gerard & Lucy Cornelis	Conc. 2, Pt. Lot 36, McGillvray, North Middlesex	Nairn Creek sub-watershed. 56 ac. cover crops: oats, radish, rye.	\$560.00

Total Habitat Stewardship Program: \$3,170 (Fisheries and Oceans Canada)



## *ABCA Program Report*

**To:** Board of Directors  
**From:** Angela Van Niekerk, Wetland Specialist  
**Re:** EcoAction Projects  
 Urban and Rural Stormwater Improvements for Lake Huron  
**Date:** September 19, 2019

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### **Background**

ABCF seeks to create water retention areas in or at the edge of fields, enhance wetlands and riparian habitats through planting native trees and plants, and establish a community rain garden within the Lake Huron watershed (Middlesex, Huron and Lambton Counties). Restoring at least 24 acres (2018 to 2020) will provide water quality improvements including increased surface water storage, reduced erosion, and increased water filtration to improve water quality reaching Lake Huron.

Environment Canada and Climate Changes is providing \$44,345 in funding for the 2019-2020 project year. Stewardship activities will include working with watershed residents to create and enhance water storage and water filtration on the landscape up to five sites, plant native trees and shrubs at up to 5 sites for minimum 12 acres of restoration or enhancements, and provide 2 educational or planting events for students in the Ausable or Bayfield River watersheds.

Funding rate is 50% of project costs. However where projects meet the eligibility requirements of both programs the federal and provincial funding can be stacked to recover up to 100% of project costs.

The following are the project categories and grant ceilings per project.

<b>Project type</b>	<b>Grant rate</b>	<b>Maximum grant per person</b>
Fragile Land Retirement	50%	\$4,000
Wetland Restoration	50%	\$5,000

**Applications for funding: TREE PLANTING for BUFFERS, or MARGINAL LAND, and WETLAND RESTORATION**

The following applications for funding have been received and approved by ABCA staff.

<b>ECOACTION PROGRAM</b>				
<b>File #</b>	<b>Name</b>	<b>Location</b>	<b>Details</b>	<b>Grant</b>
AB-2675	Rita Vilis	Conc. 16, Lot 12 McGillivray, North Middlesex	Retired 1 acre in headwaters of Upper Parkhill to restore 0.4 acre wetland and buffer 0.6 acres around the wetland. Surrounded by natural wetland/stream, tributary of Parkhill Creek.	3,524.00 (Matching funds from World Wildlife Fund and Ducks Unlimited Canada)

AB-2673	James Armstrong	Conc. 12, Lot 22 Stanley, Bluewater	Retired 3.6 acres to restore 4 wetlands (approx. 1 acre in total) in floodplain to provide water storage during heavy precipitation events to prevent downstream erosion. Connected to natural wetlands along the Unknown Stan D stream.	4,975.86 (Matching funds from World Wildlife Fund and Ducks Unlimited Canada)
AB-2629	Huronview	Conc. 1HRS, Lot 39 Tuckersmith, Huron East	Wetland restoration and 3 berm terrace – ongoing demonstration site to show use of wetlands for farm runoff	\$29,400 Funding provided by Pine River Watershed

Total EcoAction Stewardship: \$37,900.00 (Environment Canada)



## *ABCA Program Report*

**To:** Board of Directors  
**From:** Angela Van Niekerk, Wetland Specialist  
**Re:** Canada Nature Fund Projects  
 Restoration and mitigation for Ausable River Species at Risk (SAR)  
**Date:** September 19, 2019

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### **Background**

The draft Ausable River Recovery Action Plan (2018) has reconfirmed that the two main threats to aquatic species at risk (SAR) in the Ausable River are nutrient enrichment and sediment deposition. The primary goal of this multi-year project is to improve aquatic habitat in the Ausable River for SAR freshwater mussels and fishes.

Fisheries and Oceans Canada (DFO) is providing \$58,500 in funding for the 2019-2020 project year. Stewardship activities will include working with watershed residents to create and enhance water storage and water filtration on the landscape up to four sites, plant native trees and shrubs and over 700 native wetland plants, and provide 2 educational or planting events for students in the Ausable River watersheds.

Funding rate is 50% of project costs. However where projects meet the eligibility requirements of both programs the federal and provincial funding can be stacked to recover up to 100% of project costs.

The following are the project categories and grant ceilings per project.

<b>Project type</b>	<b>Grant rate</b>	<b>Maximum grant per person</b>
Fragile Land Retirement	50%	\$4,000
Wetland Restoration	50%	\$5,000

### **Applications for funding: WETLAND RESTORATION**

The following applications for funding have been received and approved by ABCA staff.

<b>ECOACTION PROGRAM</b>				
<b>File #</b>	<b>Name</b>	<b>Location</b>	<b>Details</b>	<b>Grant</b>
AB-2674	John Dortman	Conc. 1, Lot 8 Adelaide, Adelaide Metcalf	Enhanced 0.6 acre area in floodplain with wetland restoration and planting a diverse mix of native wetland seed and plants.	1,494 (Matching funds from World Wildlife Fund and Ducks Unlimited Canada)
AB-2678	Terri Barr	Conc. 4, Lot 8 Usborne, South Huron	Retired 0.2 acres for wetland restoration to add a few shallow ponds to slow water erosion in spring and fall that flow to another previously restored wetland on the property.	1,250 (Matching funds from World Wildlife Fund)

AB-2760	Hugh Aerts	Conc. 11, Lot 10 Lobo, Middlesex Centre	Enhance a 1.3 acre area that floods during precipitation events. Two small retention areas will be created and planted as well as a vegetated buffer of native plants will be planted to take up extra water and filter.	1,000 (Matching funds from World Wildlife Fund)
AB-2761	Mike & Denise Johnson	Conc. 7, Lot 3 West Williams, North Middlesex	Retired 2.2 acres to restore a 0.5 acre wetland, create a small berm to reduce erosion, and seed 1.7 acres to Tallgrass Prairie.	3,256 (Matching funds from ALUS Middlesex, Middlesex Stewardship Council, and Ducks Unlimited Canada)

Total Canada Nature Fund: \$7,000 (Fisheries and Oceans Canada)



## ***ABCA Program Report***

**To:** Board of Directors  
**Date:** September 19, 2019  
**From:** Tracey McPherson GIS/IT Coordinator  
**Re:** Generic Regulation Mapping Updates

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The Regulations Mapping Update Project started in 2016 using new layers of information such as the watercourse layer, wetland layer, and a new digital elevation model (contours). Staff re-organizations and the Shoreline Management Plan updates 2016-2018, caused substantial delays in the project.

In December 2018 the board passed a motion to accept all changes in Perth County, Middlesex County, and the municipality of Huron East and to continue to update the mapping in the remaining municipalities.

The following table shows the individual components (hazards) regulated and the stage of the updates.

Area regulated	Layer Update complete	Note	Integrated into ABCA Oreg147/06 layer
Watercourse/water polygon	Yes	Updates to 2015 photos. To be sent to three counties.	Yes
Wetlands	Yes	Wetland boundary updates were sent to the Province in Oct. 2018 to be integrated into the Provincial Dataset	Yes
River valleys	Yes		Yes
Flood hazard from engineering studies	N/A	No edits necessary	Yes
Other hazards – unstable soil, sinkholes	N/A	No edits necessary	Yes
Shoreline hazards	Yes		Yes
Erosion not in a valley (meander)	Yes		Yes

Estimated flood limit	Yes and No*	Some adjustments were made using updated contour mapping, and flood depth file, in areas where the original model outputs were poor.	Yes
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\* Adjustments only to model outputs from 2005. The flood estimation models are continuing to be updated in 2019 using updated flow data from the Hydrology Report (2016) and digital elevation models.

All updates (with the exception of re-modeled flood estimation) are complete for all of ABCA. Because of the updates, the total area mapped under OReg. 147/06 was reduced by 4.6 %.

**Recommendations:**

All changes to the regulation limit GIS layer be approved and the changes get reflected on the CaMaps mapping site and the updated mapping be distributed to the Counties for use in their mapping systems.



**SOURCE PROTECTION COMMITTEE MEETING MINUTES**

**July 31, 2019**

**White Carnation, Holmesville**

**MEMBERS PRESENT**

Mary Ellen Foran, Jennette Walker, Keith Black, Kerri Ann O'Rourke, Dave Frayne, Matt Pearson, Karen Galbraith, Allan Rothwell, David Blaney, Philip Keightley, Ian Brebner, John Graham, Don Jones

**MEMBERS ABSENT**

Myles Murdock, Bert Dykstra, Bruce Godkin, Gerry Rupke

**LIAISONS PRESENT**

MECP Liaison Officer – Olga Yudina  
Maitland Valley SPA Liaison – Phil Beard

**LIAISONS ABSENT**

Health Unit Liaison – Jean-Guy Albert  
Ausable Bayfield SPA Liaison - Brian Horner

**DWSP STAFF PRESENT**

Mary Lynn MacDonald, Donna Clarkson, Elizabeth Balfour, Kyle Davis (Wellington County)

**CALL TO ORDER**

Chair Matt Pearson welcomed everyone and called the meeting to order at 9:33am.

**RETIREMENT OF DON JONES**

Matt Pearson acknowledged Don for his many contributions to the Source Protection Committee since its inception. He was presented with a parting gift.

**AGENDA**

MOTION #SPC: 2019-07-01

Moved by Dave Frayne  
Seconded by David Blaney

**“That the agenda be approved as presented.”**

Carried by Consensus.



**APPROVAL OF MINUTES**

MOTION #SPC: 2019-07-02

Moved by John Graham  
Seconded by Allan Rothwell**“That the SPC minutes from March 22, 2019 be approved as presented.”**

Carried by Consensus.

**BUSINESS OUT OF THE MINUTES**

None

**DECLARATION OF PECUNIARY INTEREST**

None

**CHAIR'S UPDATE**

Matt provided an update to the SPC on two items, the 2019-2020 budget and the Section 36 Workplan. MECP has recently approved the budget and issued an Order identifying which items of the Section 36 workplan are approved. This now gives the SPA and SPC direction to move forward with their workplan. Engagement by the SPC for the sectors they represent should be a focus this year as the budget allows for a half day per diem per person for SPC members to engage the public about Source Water Protection. There are toolkits such as presentations that members can utilize. Renewal of SPC members will begin in the fall with advertisements for positions being posted. All current members up for renewal will need to apply if they are interested. With seven positions needing filled, Matt broached the idea that it may be time for the committee to proactively and voluntarily consider reducing its membership from 15 to 12. A second reduction could occur in 2023 which would reduce the SPC membership from 12 to 9. A committee of 9 members is similar to other SPRs. Further information and discussion on the SPC reduction was deferred to Mary Lynn during her DWSP Program Update, Agenda Item #9.

**CORRESPONDENCE**

None

**PROGRAM UPDATE**

Mary Lynn MacDonald, Co-Program Supervisor provided a program update for SPC members. Information from her update is as follows:

**Budget**

The 2019-2020 workplan and budget was approved by the province on July 16<sup>th</sup>. A reduction of staff from 2.25 to 2 full time equivalents was approved. The budget for non-staff activities was reduced by 41% and 15% for the Source Protection Committee. The Committee will meet for two full days and two half day this year. Approval was granted for SPC members to engage with their sectors for a half day with mileage. The Ministers Order for the “Section 36” Draft Workplan was recently received and work can begin on items approved in the Order.

SPC Renewal

Source Protection Committee members appointed prior to Oct 2015 need to indicate to DWSP staff by August 23<sup>rd</sup> if they are interested in reappointment. Advertisements in local papers and on the website will occur in September 2019. Mary Lynn followed up on Matt's initial suggestion of voluntarily reducing the size of the SPC. Mary Lynn told SPC members that appointments and determination of committee size is ultimately decided by the SPAs; however, Mary Lynn stressed that the SPA values the SPC member's opinion and input and would like some feedback on the reduction suggestion. Committee members discussed the issue and the majority agreed that reducing the committee from 15 to 12 was acceptable.

Risk Management Activities

Mary Lynn attended the Zurich open house in regards to connecting onto the Lake Huron Water Supply. There was limited local opposition from the attendees, and the most likely connection will be to the Hensall line. It was decided that more engagement would be necessary before moving forward. A survey of the residents is being designed for distribution.

Donna attended a meeting on Nuclear Waste Deep Geological Repository in Huron-Kinloss and South Bruce, presented by the Nuclear Waste Management Organization.

Donna will also be presenting DWSP information and mapping to local Royal LePage agents on August 7 from 1-3pm at the FauxPop Station in Goderich along with Ausable Bayfield and Maitland Valley staff on shoreline regulations.

Provincial Annual Reporting Results

The Annual report was approved and the province reports that 86% of Source Protection Committees are "progressing well" or are "on target" towards achieving objectives of their plans.

Education and Outreach

Mail-outs were sent to residents of Varna and Blyth affected by the changes to the Source Protection Plans. A newsletter was circulated to municipalities and our electronic mailing list.

Conservation Ontario has developed drinking water source protection training materials that will become part of the mandatory training for real estate agents in Ontario.

Conservation Ontario has also circulated a Salt Map of Ontario indicating where contamination of municipal supplies is elevated.

Possible SPC Meeting Dates & Agenda Topics

Tentative SPC meeting dates are Wednesday September 25<sup>th</sup>, 2019, Friday November 22<sup>nd</sup>, 2019 and March 25<sup>th</sup>, 2020. Staff is waiting on confirmation of guest speakers from OMAFRA focusing on Nutrient Management for the September Meeting and November's meeting will once again be combined with the Huron Water Protection Steering Committee with an information session in the morning and SPC meeting in the afternoon probably on climate change.



**DUNGANNON WELL UPDATE**

John Graham provided an update on the arsenic levels in the Dungannon well. As of January 2019 the allowable limit for arsenic in drinking water was reduced from 25 micrograms to 10. The Dungannon well averages about 10.5 according to weekly samples. A pilot project done through the Walkerton Clean Water Centre has shown that a high chlorine concentration treatment can reduce the arsenic level from 10 to 3. The chlorine takes the arsenic out of solution which then binds to filters. The high chlorine concentration is then removed from the water. Once detailed project results from a consulting firm are available they will be submitted to the municipality (Ashfield – Colborne-Wawanosh) and an update for the SPC will be provided at a later meeting.

**DNAPL DISCUSSION**

Kyle Davis, RMO for Wellington County, gave a presentation on DNAPLs (Dense Non-Aqueous Phase Liquids). DNAPLs are dense liquids that are not soluble in water. The province has listed five main DNAPLs with three being chloride based. However, as Kyle illustrated, there are more than five DNAPLs as any chemical that can degrade and become vinyl chloride is considered a DNAPL under the definition. Poly Aromatic Hydrocarbons are also considered a group of DNAPLs and this adds more chemicals to the DNAPL list than the five listed by the province. In the field, RMOs could be looking up to 27 different chemicals on the DNAPL list. Provincial technical rules do not set a minimum volume limit for DNAPLs, but the ABMV SPR chose a threshold of 25L. In rural areas, most DNAPLs are found in retail stores, garages, metal fabricating shops, and manufacturing business where the cumulative amount of DNAPLs is usually between 20 and 25L. Most of these business are unaware of the chemical names of DNAPLs as they are used in chemical mixtures within a product. This can lead to landowners not understanding DNAPLs; however, they do understand the importance of protecting drinking water sources. RMPs for DNAPLs provide RMOs an opportunity to talk to landowners about spill response, spill kits, training and proper waste disposal. Prohibition of DNAPLs often leads to RMOs focusing on identifying chemicals and quantities from MSDS/SDS sheets which leads to a missed opportunity to engage with landowners on spill containment and response.

Donna Clarkson, Co-Program Supervisor, provided additional information on the current DNAPL policy within the ABMV SPR. For current DNAPL threats within a WHPA, activities are managed through a risk management plan in WHPA-A, WHPA-B, and WHPA-C. For future DNAPL threats that may arise due to land use changes or the construction of a new business, DNAPLs are prohibited in WHPA-A, WHPA-B, and WHPA-C. Due to the large geographical area that the WHPA-C occupies in ABMV, this prohibits new businesses in a large area. Without business licenses for tracking purposes, it is hard for RMOs to know of new business construction in the WHPA-C that may use DNAPLs. This leads to a DNAPL policy on future threats that is hard to implement and enforce. Donna opened the discussion to the SPC members for their input on the current DNAPL policy as there is an opportunity to reword the policy and change how future DNAPL threats are managed. Matt Pearson thought this would be a good policy to review and the committee agreed.



**HYDROCARBON TRANSMISSION LINES POLICY**

In 2018 the province amended regulation 287/07 to include the establishment and operation of a liquid hydrocarbon pipeline as a prescribed drinking water threat. The assessment report and source protection plan must be amended to identify areas where pipelines would be a significant, moderate or low threat. Policy must be written if the liquid hydrocarbon pipeline is considered a significant threat (i.e., intersects with a WHPA or IPZ with a score of 9 or 10). The amended regulation provides an exemption from including policies if a prescribed threat activity does not exist and there is no likelihood that it could be located in a vulnerable area in the future. The SPC and SPA are to review available information to determine whether policies for existing and/or future pipelines are required. Enbridge pipelines 7, 8 and 9 extend through the southern portion of the Ausable watershed. The pipeline does not intersect with a WHPA or IPZ and is therefore not considered a significant drinking water threat so a policy dealing with an existing liquid hydrocarbon threat is not needed. To address future threats from liquid hydrocarbons, the SPC can write a policy or include a rationale in the Exploratory Document outlining why no policy was needed. Mary Lynn provided mapping of the area to help SPC members visualize if Enbridge's Line 7, 8, and 9 could be a potential threat in the future if a new drinking water supply was to come online. Mary Lynn theorized that any new water supplies to support a public population or public building that could fall under the Clean Water Act would be constructed next to main roadways for access. She then looked at areas where roads intersected or were adjacent to the Enbridge Right of Way. Of the potential locations that meet this criteria, most already had houses and barns or the Lake Huron Primary Water Supply line was in close proximity. Mary Lynn concluded that the potential for a new water supply next to the liquid hydrocarbon pipeline was minimal. Mary Lynn provided in the Hydrocarbon Pipeline Policy handout example wording for an excerpt in the Exploratory Document and two examples for a future threat policy. The one policy was modified from a Lake Erie example while the other mirrored the current Source Protection Plan policy for air craft deicing, also a threat unlikely to occur. Committee members discussed the possibilities and an agreement to start with a policy that was similar to the aircraft deicing one was made. Mary Lynn is to look into possible wording that could include the municipality and its planning process to restrict future water supplies from being built next to the pipeline.

**LIAISON UPDATES**

Olga Yudina provided an update on the Ministers Order (approval) of the Section 36 Draft Workplan for the Ausable Bayfield Source Protection Region (ABMV SPR) and the Transfer Payment Agreement (TPA) with the AB Source Protection Authority. The workplans from all SPRs were reviewed by the minister and a consistent approach was taken. The Order approved all tasks that relate to the Clean Water Act, and those which need to be executed in order to keep Source Protection Policies up to date and relevant to the Act. Local tasks and interests were not approved in the Order. However, recognition of these local activities as important were recognized by the province. As such, monies were given to SPRs through the TPA to continue this work. There is no completion date included in the Order, only that the Section 36 must be submitted within six months of completing the last consultation. The Conservation Authorities Act (CA Act) is under review and the revised Act will specify that Source Water Protection is a

core mandatory activity. The wording contained within the CA Act will closely align with the Clean Water Act. The province recognizes that Source Protection is a priority and it will continue to be funded in near future. That being said, at this time there is no appetite amongst the ministry to expand the program to include legislation that will regulate vulnerable populations such as schools and nursing homes on private wells. The program is recognized as being in a “steady state” by the government and will be maintained as such.

Phil Beard noted that the Maitland Valley Conservation Authority was waiting on direction from the province for the future of the Drinking Water Source Protection program and how it would be impacted by the legislative changes to the Conservation Authorities Act.

#### **NEXT MEETING**

The next meeting is scheduled for September 25<sup>th</sup>, 2019 at the White Carnation, Holmesville.

#### **ADJOURNMENT**

The meeting was adjourned at 12:09 p.m.

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Matt Pearson  
Chair

Elizabeth Balfour  
Alternate Recording Secretary





# General Manager's Report

## September 19, 2019

Prepared for the Board of Directors  
by Brian Horner

### Introduction

I am pleased to provide the Board of Directors with a brief update on ABCA projects, programs, new partnerships, funding opportunities and activities over the past couple of months. This report also includes information about Conservation Ontario and some of its activities on behalf of Ontario's 36 conservation authorities. If you have any questions please call me. *Note:* This is not an inclusive list – only some highlights.

### Conservation Ontario

Conservation Ontario is the network of 36 Conservation Authorities, local watershed management agencies that deliver services and programs that protect and manage water and other natural resources in partnership with the government, landowners and other organizations. Conservation Authorities promote an integrated watershed approach balancing human, environmental and economic need. Conservation Authorities are organized on a watershed basis.

Conservation Ontario as well as CA's have had many media releases in response to Minister Yurek's August 16, 2019 letter to CAs and municipalities. Kim Gavine, the General Manager of Conservation Ontario, and the Chair of Conservation Ontario have secured a meeting with Minister Yurek for September 9, 2019 to address his concerns in the letter and media quote(s).

### Projects, Programs and Studies

1. In addition to making a presentation, Mari Veliz helped Huron County, the Maitland Valley Conservation CA and the Lake Huron Centre for Coastal Conservation host the International Joint Commission Workshop on August 7 in Goderich.
2. Staff have completed the summer beach sampling at Port Franks, Ridgeway Beach, Wildwood Beach, Gull Creek Beach and Turnbull's Grove Beach.
3. Two wetlands projects, the Villas and the Dortman, both started in July have now been completed.
4. Staff began Phragmites spraying on some private, municipal and conservation authority lands. This includes spraying for the County of Huron, Hullett Provincial Wildlife Area and in the Port Franks area.
5. Conifer Plantation thinning has been completed at four ABCA properties totaling 85 acres in Hay Swamp. Thinning is important for improving the growing space and the objective is to accelerate the conversion of conifer plantations to natural forest types.
6. The 2019 Huron County Sentinel Well sampling is complete. This is a long term partnership with the County of Huron, since 2004, monitoring 6 private wells across the county. These wells have been selected as sentinels for their respective aquifers which were identified in a 2001 Golder and Associates Groundwater Assessment Report.
7. The Huron Tract Land Trust Conservancy received a Heritage Grant from the County of Huron to do an oral history on some of their donated properties. Donors Ilse Elliott and Greg Mayhew were interviewed about Woodburne Farm and Mayhew Tract and Dave Gillian was interviewed about the Bayfield River Flats Nature Area. These audio recordings will be on the HTLTC website.

**Meetings and Special Events**

1. Over 1,500 people attended the 4<sup>th</sup> annual Turtle Hatchling Release event at Morrison Dam Conservation Area on August 29. The Huron Stewardship Council hosted the event in partnership with ABCA.
2. The 14<sup>th</sup> annual South Huron Trail Golf Tournament was held on Monday August 26 at Ironwood Golf Club. 60 golfers participated and helped to raise \$5,500 that will be used for replacement decking on the Stirling Bridge as trail improvements. Thank you to all that participated and donated.
3. Mark your calendar for the annual Owl Prowl event to be held Saturday November 2 at the Administration Centre Workshop (6pm & 7:30pm).
4. The Ausable Bayfield Maitland Valley Drinking Water Source Protection Committee met on July 31 in Holmesville and, started working on reviewing policies as required under S36 of the Source Protection Plan Program.
5. On August 7, DWSP and Planning & Regulation staff were presenters with staff from Maitland Valley CA to 25 real estate agents at an event in Goderich. Topics covered included Source Water Protection as well as Shoreline Management.
6. The Education staff hosted Conservation Educators from local CA's at Rock Glen CA on September 6.
7. The annual South West Woodlot Association Tree Growers Bus Tour stopped at locations in the Ausable Bayfield watershed on August 15. Stops included the Pinery Provincial Park and ABCA Hay Swamp Conifer Plantations.
8. The Fall Tree order forms are now available. Orders are taken until the end of September with trees available after Thanksgiving. Visit our website or contact the Administration Office for further information.
9. The Huron Tract Land Trust Conservancy held a meeting on September 10 at the ABCA.



**Ausable Bayfield Conservation Authority  
Source Protection Authority Meeting**

**Thursday, September 19, 2019**

**11:30 a.m.**

**Administration Centre Boardroom  
Morrison Dam Conservation Area**

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## **Agenda**

1. Call to Order
2. Adoption of Agenda for September 19, 2019
3. Declaration of Pecuniary Interest
4. Adoption of Minutes from May 22, 2019
5. Business Out of the Minutes
6. Program Report - Mary Lynn MacDonald
  - Proposed Changes to the Source Protection Committee
  - Source Protection Program Update
  - Focused Engagement on Proposed Amendments
7. New Business
8. Adjournment



**SOURCE PROTECTION AUTHORITY**

**May 22, 2019**

**Ausable Bayfield Conservation Authority Administration Centre  
Morrison Dam Conservation Area**

**DIRECTORS PRESENT**

Ray Chartrand, Doug Cook, George Irvin, Dave Jewitt, Mike Tam, Marissa Vaughan, Alex Westman

**DIRECTORS ABSENT**

Adrian Cornelissen, Bob Harvey

**STAFF PRESENT**

Geoff Cade, Brian Horner, Judith Parker

**CALL TO ORDER**

Chair George Irvin called the meeting to order at 9:30 p.m.

**DECLARATION OF PECUNIARY INTEREST**

None

**ADOPTION OF AGENDA**

**MOTION #SPA 9/19**

**Moved by Dave Jewitt  
Seconded by Mike Tam**

**“RESOLVED, THAT the agenda for the May 22, 2019 Source Protection Authority meeting be approved.”**

**Carried.**

**ADOPTION OF MINUTES**

**MOTION #SPA 10/19**

**Moved by Alex Westman  
Seconded by Doug Cook**

**“RESOLVED, THAT the minutes of the Source Protection Authority meeting held on April 18, 2019 and the motions therein be approved as presented.”**

**Carried.**

BUSINESS OUT OF THE MINUTES

None

PROGRAM REPORT

The Ministry of Environment, Conservation & Parks requires the support of the Lead Source Protection Authority to reappoint the Source Protection Committee Chair. Matt Pearson has been filling this role since the resignation of former Chair Laurence Brown in 2015. He was also an original member of the Source Protection Committee when it was formed.

**MOTION #SPA 11/19****Moved by Doug Cook****Seconded by Ray Chartrand.**

**“RESOLVED, THAT the Ausable Bayfield Source Protection Authority approve recommending to the Minister of Environment, Conservation & Parks the reappointment of Matt Pearson as Chair of the Ausable Bayfield Maitland Valley Source Protection Committee.”**

**Carried.**

2. Source Protection Program Update

Geoff Cade reported on behalf of Mary Lynn MacDonald, DWSP Co-Supervisor, that the staff had a teleconference with the province on April 17, 2019 to discuss the Work Plan and Budget for 2019-2020. Staff were asked to make some revisions and reductions and the revised budget was submitted to MECP Source Protection staff on April 18, 2019. Conservation Ontario has indicated there may be no DWSP budget approvals made until the end of June.

The Annual Progress Report, approved at the previous meeting, was submitted to MECP on April 26, 2019 and is available on the [sourcewaterinfo.ca](http://sourcewaterinfo.ca) website for public viewing.

ADJOURNMENT

The meeting was adjourned at 9:39 p.m.

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George Irvin  
Chair



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Judith Parker  
Corporate Services Coordinator



# DRINKING WATER SOURCE PROTECTION

Our Actions Matter

Ausable Bayfield  
Maitland Valley  
Source Protection Region

TO: Ausable Bayfield Source Protection Authority  
FROM: Donna Clarkson and Mary Lynn MacDonald, DWSP Co-Supervisors  
DATE: September 19, 2019  
SUBJECT: Proposed changes to the Source Protection Committee (SPC)

---

## Purpose:

To obtain a resolution from the Ausable Bayfield Source Protection Authority (AB-SPA) to reduce the size of the Ausable Bayfield Maitland Valley Source Protection Committee, maintaining equal sectoral representation and setting the term of appointment.

## A. Overview

Ontario Regulation 288/07 allows lead Source Protection Authorities (AB-SPA) to change the size of a Source Protection Committee (SPC). Through an e-mail consensus in August, the AB-SPA provided information for consultation with its partner, Maitland Valley SPA (MV-SPA), to be reviewed at their upcoming Sept. 18<sup>th</sup> meeting. The MV-SPA comments will verbally relayed by the Program Supervisor at the AB-SPA meeting on Sept. 19<sup>th</sup>. (Written comments to follow for recording purposes)

## B. Background

The ABMV Source Protection Committee was formed in 2007 and is comprised of 15 members plus the Chair. There are four liaisons in addition to the committee members representing the province, the two SPAs, and the Medical Officer of Health. Liaisons participate in committee discussions but they cannot vote, nor do they count towards quorum.

The SPC Regulation was revised in 2015 to allow for adjustment to the committee size to reflect the work of the committee. While the large size and broad representation were beneficial during the development of the Source Protection Plan, there is a much reduced workload during this implementation phase. The SPC Committee discussed the merits of size reduction at their recent July 31<sup>st</sup> meeting, including SPC members who are not regularly attending making it difficult to achieve a 2/3 quorum, with the majority of the SPC in agreement that this is a good time to reduce the size of the SPC. (See Chair's correspondence as part of the consultation process). With seven SPC positions due for replacement or reappointment, SPC size reduction can be readily achieved by natural attrition from members who wish to retire. A smaller committee would also reduce meeting expenses and make the program more manageable for staff as the source protection funding envelope decreases at the Provincial level.

The Regulation allows certain flexibility, as follows:

- a. SPC size in ABMV Region can range from six to 15 members
- b. Membership on the SPC must be evenly allocated between municipal, economic and general public sectors (i.e. 1/3 each) with any revisions to size.
- c. Term of Appointment must be between 6 months and 5 years. Staff suggests a 3-year term to align with the next municipal election.



Table 1 – Suggested Composition of 12-Member SPC

Existing Sector Composition: 5 per sector	Suggested Composition: 4 per Sector	Rationale
<i>1/3 Municipal:</i> East, Central, West, South, North (5)	Combine South and West Group	Much of this area is serviced by the Lake Huron Primary Water Supply. Only 2 of the 11 municipalities have significant threats to which the Source Protection Plan policies apply. Combining these areas creates a balanced grouping based on # of water systems. <u>See Table 2.</u>
<i>1/3 Economic :</i> Industry - 1 Commercial - 1 Agriculture - 3	Reduce to: Industry -1 Commercial-1 Agriculture -2	Even with the proposed reduction of 1 position, Agriculture would still have equal representation with industry/commerce.
<i>1/3 Other :</i> Environment – 2 Landowners – 1 Public-at-large- 2	Reduce to: Environment -2 Land owner - 1 Public-at-large-1	The environment and landowner positions are broad enough to encompass many potential candidates with wide-ranging experience. Reducing 1 Public-at-large member would not have significant impact.

Table 1 – Proposed Municipal Grouping for a 12-Member Committee (see attached map)

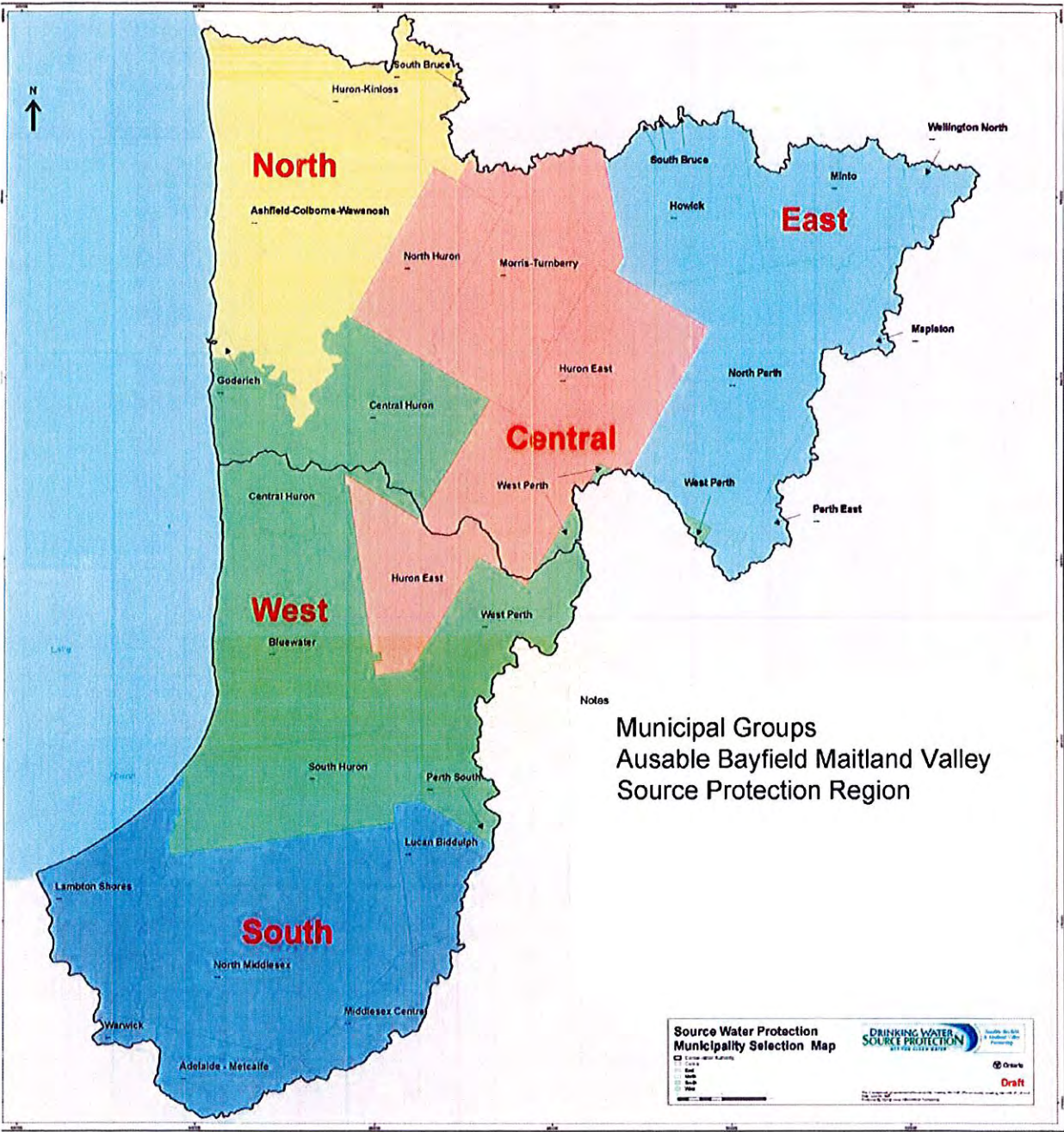
Current (5)	Suggested (4)	# Water Systems
<b>North:</b> Ashfield-Colborne-Wawanosh; Goderich; Huron-Kinloss; South Bruce	<b>North:</b> Ashfield-Colborne-Wawanosh; Goderich; Huron-Kinloss; South Bruce	<b>6 WHPAs</b> <b>1 IPZ</b>
<b>East:</b> Howick; Mapleton; Minto; North Perth; Perth East; Wellington North	<b>East:</b> Howick; Mapleton; Minto; North Perth; Perth East; Wellington North	<b>6</b>
<b>Central:</b> Huron East; Morris Turnberry; North Huron	<b>Central:</b> Huron East; Morris-Turnberry; North Huron	<b>6</b>
<b>West:</b> South Huron; Perth South; Bluewater; West Perth; Central Huron	<b>South West :</b> Central Huron; Bluewater; South Huron; Perth South; West Perth; Lambton Shores; Warwick; Adelaide-Metcalf; North Middlesex; Middlesex Centre; Lucan Biddulph	<b>8 WHPAs</b> <b>1 IPZ</b>
<b>South: ( Contains zero WPHAs)</b> Lambton Shores; Warwick; Adelaide-Metcalf; North Middlesex; Middlesex Centre; Lucan Biddulph		

**Recommendations:**

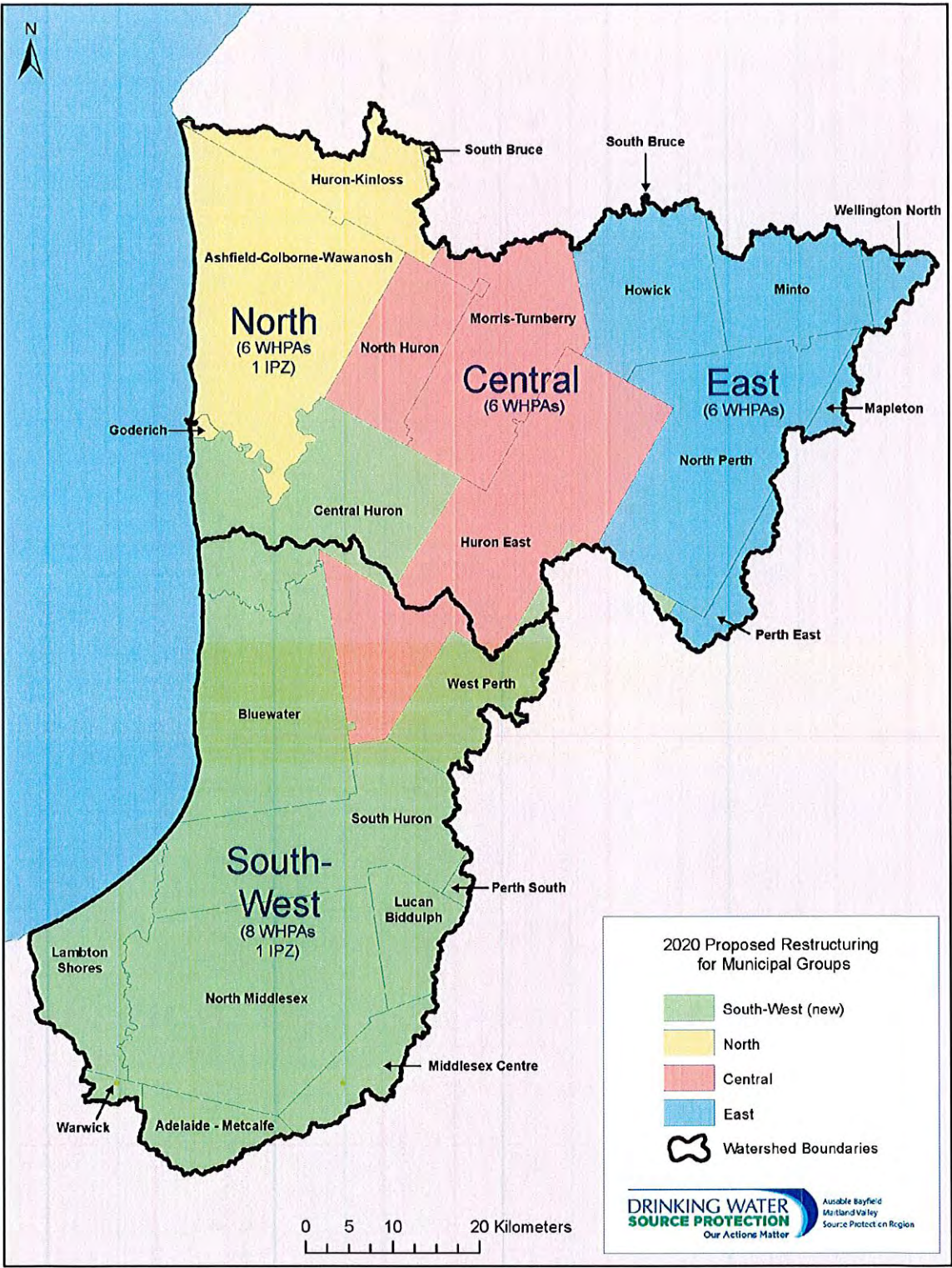
**THAT the Ausable Bayfield Source Protection Authority reduce the size of the Ausable Bayfield Maitland Valley Source Protection Committee from 15 to 12 members plus a Chair, with equal sectoral composition, and set the term of appointment for three years, effective January 1, 2020.**



Map 1 – Current Municipal Groupings for the 15 member committee









### Timeline for the Proposed SPC Reduction Process

Date	Group	Who	Action
July 31 <sup>st</sup>	SPC	Chair/Staff	Proposed a 3 member reduction (1 each category) of SPC with impending 7 member renewal for January 2020 SPC discussed this possibility and most agreed that the workload had decreased and that the timing was appropriate. Chair provided a letter of recommendation to ABSPA and MV SPA.
Late Aug/Early Sept.	AB-SPA	Board	E-mail consensus from AB-SPA to initiate consultation with MV SPA regarding reduction of SPC to be included in the Sept.18 <sup>th</sup> MV SPA agenda
Sept 18 <sup>th</sup>	MV-SPA	Board	Review information on proposed SPC reduction and provide resolution to AB-SPA
Sept 19 <sup>th</sup>	AB-SPA	Board	Resolution from lead SPA re SPC reduction, term of appointment and composition of new SPC categories following consultation with MVSPA and chair.
Sept. 19 <sup>th</sup> 1 p.m.	JMC	AB MV Chair, Vice Chair, GM, SPC Chair SPC Chair	Teleconference re budget approval, s.36 work approval and SPC reduction/renewal. Review the proposed timelines for SPC reduction including JMC roles and time requirements.
Sept. 20 <sup>th</sup>	AB-SPA	Staff	E-mail to all municipalities in the SPR regarding lead SPA reduction of SPC and proposed municipal regrouping. Any comments please forward by Oct. 31 <sup>st</sup> . Also inform that after comment period for the 2 municipal groupings that are proposed to merge they will be required to put forth name as rep. If municipalities can't agree on who they want as a rep, then provide a list of names (which could be the existing members) for the JMC to make decision.
Sept. 25 <sup>th</sup>	SPC	Chair/Staff	Add SPC reduction as part of agenda
Early October	AB-SPA	Staff	Advertise in paper, on website and in social media for SPC positions
Late October - November	JMC	Minimum 1 member from each SPA	Interview candidates and make decisions on appointments to SPC
Nov 1	AB-SPA	Staff	Notice to 2 municipal groupings that are proposed to merge that they must agree on who they want as a rep or provide a list of names (which could be the existing members) for the JMC to decide on within 60 days (prior to Dec. 31 <sup>st</sup> )
January 2020	SPA	Staff	Post new members on website/social media and press release to local media. Do training.

*SPC – Ausable Bayfield Maitland Valley Source Protection Committee*

*AB-SPA –Ausable Bayfield Source Protection Authority*

*MV-SPA- Maitland Valley Source Protection Authority*

*JMC – Joint Management Committee of Ausable Bayfield Maitland Valley Source Protection Region*

August 16, 2019

By email

Mr. George Irvin, Chair, Ausable Bayfield Source Protection Authority

Mr. David Turton, Chair Maitland Valley Source Protection Authority

Dear Sirs:

Recently, at our meeting of July 31<sup>st</sup>, 2019 the ABMV Source Protection Committee had a discussion regarding the potential to reduce the size of the committee from its current size of 15 members plus chair. The Committee had discussed this topic in the past, after the Protection Plans were in place and the first significant turnover of members was to take place. The Committee felt a reduction was inappropriate at that time as there could have been a significant loss of longer serving members who had been involved in the extended process to develop policy for the plans.

I presented this matter to the Committee on July 31<sup>st</sup> for discussion, giving that several committee positions were coming up for renewal or replacement and that we now had a couple of years of policy and plan implementation experience. Staff had prepared a draft template for committee makeup showing a possible reduction to 12 positions in 2020 and a further reduction to 9 positions in 2023. There was a good discussion around the table regarding the impacts of a reduction. It was important to the Committee that a diversity of representation by the various sectors be continued, as this was felt to have contributed greatly through the policy development process. The proposed template would enable that representation. As a group the Committee supported a reduction in size (although there was one member who spoke in favour of the status quo). From sidebar conversations with legacy members who were on the initial SWP Committee I learned that a few of them were prepared to step aside at this renewal so as to facilitate the reduction process in a smooth manner. There is general satisfaction that the Committee has fulfilled their initial role and a reduced Committee could carry on with monitoring the implementation and responding to changes.

Having been on the original SWP Committee as an Environment Sector representative and filling the roll of Chair these past three years I have witnessed significant progress towards the protection of source water. The original committee benefited from the larger number of members bringing many voices and opinions to the table. I think a reduced number of members will be able to manage the future expectations of a SWP Committee.

Yours truly:

*Matthew Pearson*

Matthew Pearson

Chair, ABMV SWP Committee



# DRINKING WATER SOURCE PROTECTION

Our Actions Matter

Ausable Bayfield  
Maitland Valley  
Source Protection Region

To: Ausable Bayfield Source Protection Authority  
FROM: Mary Lynn MacDonald and Donna Clarkson, DWSP Co-Supervisors  
DATE: September 19, 2019  
SUBJECT: Program Update, Drinking Water Source Protection (DWSP)

---

**Purpose:** For information

## **A. 2019-2020 Drinking Water Source Protection Workplan and Budget Update**

A proposed work plan and budget for 2019-2020 for the ABMV Region was prepared by CA staff and submitted to the Ministry of Environment, Conservation and Parks (MECP) in February 2019. MECP approval was received July 16<sup>th</sup>, 2019, with effective date of April 1, 2019, and funds were forwarded to ABCA Aug. 13<sup>th</sup>.

The approved work plan continues to focus on support of Source Protection Plan (SPP) implementation and monitoring. In addition, staff and SPC will undertake work to complete the review and update of the ABMV Source Protection Plans and associated Assessment Reports, as per recent MECP order issued under section 36 of the *Clean Water Act*.

Specific Work Plan Activities: 2019-2020 deliverables include: technical, planning, and implementation support to municipalities and other implementing bodies; managing source protection data; communication of local source protection process and efforts through website, social media and meetings; collection of monitoring policy information and data; preparation of required annual reporting; administration of the SPC; undertaking and overseeing SPC membership appointments; provide comment and support in regards to updating official plans and zoning bylaws, and notification of transport pathways; implement the work plan to update the SPPs, under section 36 of the Clean Water Act; and administrative duties associated with local program management.

Staffing: Funding for staff continues to drop, with a total FTE of 2.0 being approved for the ABMV Region for 2019-2020. This is down from 2.25 and 2.55 FTE in 2018-2019 and 2017-2018 respectively.

Budget: The MECP-approved DWSP budget for 2019-2020 is \$248,454. This is a reduction of approximately \$27,300 from the 2018-2019 budget, which was \$275,756. Non-staff budget was reduced by 41%. Funding for the Source Protection Committee (SPC) was reduced by 15%. MVCA's allocation will be approximately \$23,727 for 2019-2020.



**B. Workplan to Update the Source Protection Plans (Section 36 of CWA)**

In November of 2018, staff submitted a proposed work plan to the MECP for review and update of current source protection plans (SPPs), as required under section 36 of the *Clean Water Act*. MECP responded in July 2019, with an Order that specified which items in the workplan are mandatory. Mandatory items for review and update to the SPPs include the following:

- address regulatory changes and updates to the Director's Technical Rules. E.g. add policy for new threat category – Liquid Hydrocarbon Pipeline
- revise SPP policies to address policy implementation challenges and gaps
- update information for drinking water systems in Auburn and Palmerston, and correct Transport Pathway data (private wells)
- update the MV Assessment Report to include results from the Tier 3 Water Budget report

As anticipated, proposed workplan items that involved local scientific studies were not approved. Staff and SPC will work to address the mandatory items throughout the next year.

**C. Annual Report**

The second annual DWSP progress report as presented in the April SPA meeting was accepted by the province on May 1, 2019. A news release was issued to local media and the report has been added to the [sourcewaterinfo.on.ca](http://sourcewaterinfo.on.ca) website for public viewing.

**D. Education and Outreach**

A letter and DWSP factsheet were mailed to landowners affected by the changes to wellhead protection areas as per the Source Protection Plan amended Feb. 5<sup>th</sup>, 2019. The majority of the mailout went to Varna and Blyth (new wells) with only a few properties affected in the other wellheads. This outreach satisfies the SPP Education & Outreach policies, which require SPAs to provide DWSP information to landowners located in vulnerable areas.

In May 2019, a DWSP newsletter was circulated to municipalities, as well as to a SPA mailing list. The newsletter included the Annual Report findings and introduced our new SPC members. New resources, including the source water protection video and the province's GIS mapping 'Atlas' were promoted.

In August, AB and MV planning and DWSP staff met with over 20 local real estate agents in Goderich. The meeting was a great opportunity to provide information related to shoreline erosion, regulated areas and DWSP policies. Conservation Ontario has developed DWSP training materials which will form part of mandatory training for real estate agents in Ontario, through the Real Estate Council Ontario (RECO) training program. This outreach to the real estate sector will greatly assist in improving awareness of regulated areas amongst new landowners.

**E. Source Protection Committee (SPC)**

The SPC met on July 31, 2019. Kyle Davies, Wellington Risk Management Official presented on Dense Non-Aqueous Phase Liquids and the SPC discussed policy options for Liquid Hydrocarbon Pipelines. The SPC also had a fulsome discussion regarding possible group size reduction. (See Proposed SPC Changes report.) Next meeting is scheduled for September 25, 2015.



## **Focused Engagement on the Proposed Amendments To the Director's Technical Rules (Phase II)**

I would like to invite Maitland Valley Source Protection Authority members who may be interested to attend a regional meeting regarding proposed amendments to Source Water Protection rules that may affect the current Assessment Reports for the region. Clarification of definitions of threats to drinking water will also be discussed which may impact risk management obligations with property owners in Wellhead Protection Areas. See below from Source Protection:

Source Protection Programs Branch (SPPB) initiated a project to propose amendments to the Director's Technical Rules (Rules) in 2014/15 after the first round of [source protection](#) planning. The purpose of this project is to address challenges identified during the implementation of source protection plans, recommendations made in the 2014 Auditor General of Ontario Value for Money Report and lessons learned during the development of the source protection plans and assessment reports. This project was divided into two phases, with the first phase of amendments in effect March 2017.

SPPB is now prepared to reengage with source protection stakeholders on the Phase II proposed amendments to the Director's Technical Rules, including the Tables of Drinking Water Threats. The suite of proposed changes include amendments to:

- **Surface water vulnerability:**  
Enable changes to intake protection zone 1 (delineation) and intake protection 2 (scoring) to reflect local hydrological conditions.
- **Drinking water issues:**  
Introduce new IPZs and WHPAs as issue contributing areas (ICA), i.e. IPZs-ICA and WHPA-ICA and requirements behind delineation of issue contributing areas.
- **Alternative approach request:**  
Reduce the administrative burden of seeking the Director's approval prior to conducting the technical work.
- **Local activity / threat request:**  
Focus on local activity that may pose a local risk to the municipal drinking water source and where there are provincial or federal efforts in managing risks for activities.
- **Climate Change Risk Assessment:**  
Amendment will specify what must be included in an assessment report if climate change risk assessment is conducted.

- Threats (e.g. waste, sewage, road salt, storage of snow and salt, DNAPLs, NASM):  
Provide clarification on the definition of threats and circumstances to address implementation challenges and align with other provincial frameworks such as the Ontario Water Resources Act, the Nutrient Management Act, the Environmental Protection Act.

SPPB is engaging municipalities and source protection authorities this fall to share the proposed amendments and seek input and feedback prior to posting on the Environmental Registry for public consultation. We're planning to hold three in-person sessions in the east, central and southwestern regions and one webinar for the northern region and for those that cannot attend an in-person session. The duration of each session is planned to be 2-3 hrs, morning or afternoon depending upon the availability of the meeting locations.

SPPB is seeking project/program managers' support in generating a list of potential participants (e.g. municipal staff, technical staff, RMO/Is, etc.) to attend the regional sessions by **Friday, September 13<sup>th</sup>, 2019**. At this time, we're not suggesting a limit to the number of names per regional group, but we do need your assistance to invite the participants with the knowledge and expertise related to the topics listed above within the scope of the CWA / source protection. This will ensure the sessions are productive.

Although a date has not been set, if you are interested in attending, please let me know and we will add you to the mailing list to ensure you receive updated information.

Donna and I will be attending as Program Co-Supervisors/Risk Management Officials and technical staff from Ausable Bayfield and Maitland Valley will also be in attendance.

Please feel free to call me if you have any questions regarding this session.

Mary Lynn

**Mary Lynn MacDonald**

**Co-DWSP Program Supervisor/Risk Management Official**

Ausable Bayfield Maitland Valley Source Protection Region

519-235-2610 ext. 247

[mmacdonald@abca.ca](mailto:mmacdonald@abca.ca)



**Notice**

The agenda package for the October 3, 2019 meeting of the Board of Management for the Lake Huron Water Supply System has been posted to the water system's website and available for download at <https://huronelginwater.ca/consumer-resources/meetings-members-agendas/>. **PLEASE NOTE** that the start time for the meeting is 2:00pm, and will be held in Committee Room #5 at London City Hall.

Should you have any difficulties accessing the file, please feel free to contact me at your convenience.

***NEW!***

From our website (at <https://huronelginwater.ca/consumer-resources/meetings-members-agendas/>) you can now **subscribe** and automatically receive a notice when a new agenda package is uploaded for public viewing! Just provide your name and email address and click on '*subscribe for updates*'. You can unsubscribe from this automated notice feature at any time.

-----  
**Andrew J. Henry, P.Eng.**  
**Director, Regional Water Supply**  
Lake Huron & Elgin Area Water Supply Systems  
235 North Centre Rd., Suite 200  
London, Ontario N5X 4E7  
T: 519.930.3505 ext.1355  
E: [ahenry@huronelginwater.ca](mailto:ahenry@huronelginwater.ca)  
<https://huronelginwater.ca>  
[www.facebook.com/RegionalWaterSupply](http://www.facebook.com/RegionalWaterSupply)

**NOTICE:** The Lake Huron & Elgin Area Water System has migrated to a new network platform! You can now reach me at [ahenry@HuronElginWater.ca](mailto:ahenry@HuronElginWater.ca) . The current email address ([ahenry@London.ca](mailto:ahenry@London.ca)) will continue to be active and regularly monitored in the interim.



September 19, 2019

### In This Issue

- AMO's 2020 Youth Fellows Program - Open for applications.
- Save 15% off Deluxe Canada products.
- FCM's Green Municipal Fund 2018–2019 Annual Report now online.
- Don't miss out! Register for AMO's Fall Policy Forum.
- 2020 ROMA Conference - Book your accommodation.
- 2020 ROMA Conference application to exhibit.
- ONE Investment fall workshops across Ontario.
- LAS webinar: NEW! Municipal Group Buying Program.
- LAS webinar: Energy Planning Tool 2019 update.
- Building Linkages in Emergency Management, November 26-27, 2019.
- Careers with Simcoe County, Durham Region, Ministry of Indigenous Affairs and Uxbridge.

### AMO Matters

As part of AMO's Youth Engagement Strategy, this fellowship provides three young people the opportunity to connect with the Board, learn more about municipal government and policy, and receive mentorship. Apply today!

Enter promotion code 63647 when ordering and save 15% on Deluxe Canada products including customizable forms, cheques, print marketing, promo & apparel, and more. This continues AMO's member discount with the company formerly known as NEBS.

### Federal Matters

FCM's Green Municipal Fund annual report showcases successful local green initiatives fueled by GMF training, resources and funding that deliver cleaner air and water, less waste, more energy efficiency and improved infrastructure. These initiatives demonstrate how action at the municipal level contributes to achieving national sustainability goals and builds better communities.

### Eye on Events

AMO is excited to host our first "Fall Policy Forum: Still on the Front Lines," on October 24-25 in London, Ontario. Open to elected officials and senior management staff. For more information, click here.

The 2020 ROMA Conference has a block of rooms at both the Sheraton and Hilton Hotels. Information can be located here.

The 2020 ROMA Conference Exhibitor Information Package and Application form is now available. Be part of the main rural municipal conference where over 1000 municipal elected officials and decision makers from rural Ontario gather.

ONE Investment fall workshops across Ontario - for more information click here. Learn why municipalities need to invest. What are the different investment options available to your municipality? And how the release of the Prudent Investor Standard provides broader investment options. Need Help? Call us at 416.971.9856 x351.



**LAS**

LAS Webinar September 24: Learn how our newest program, the [Municipal Group Buying Program](#), can help save time and money on office supplies, heavy equipment, tires and more. [Register here](#).

LAS Webinar October 1: The [Energy Planning Tool](#) got a refresh for 2019, and now has the ability to automatically import data from LAS [Electricity](#) and [Natural Gas](#) programs. If you use EPT, feel free to [join our webinar](#) to learn more.

**Municipal Wire\***

Special events in communities are growing steadily. [Learn](#) how you, as municipal staff, can help to ensure the safety of your citizens and visitors from [experts](#) in emergency management.

**Careers**

[Operations Scheduler - County of Simcoe](#). Employment Status: Permanent, Full-Time. Reports to: Scheduling Supervisor. Departments: Paramedic Services and Long Term Care. Reference Code: 487. Location: Midhurst. Closing Date: September 25, 2019. To view the job description and to apply online, please [click here](#).

[Supervisor Solid Waste - Durham Region](#). Reports to: Manager of Waste Management. Number of Available Positions: 2 (Regular Full-Time). Job ID: 11605; Job Number: 417. Please [apply online](#) no later than midnight, October 02, 2019.

[Assistant Deputy Minister, Indigenous Relations & Programs - Ministry of Indigenous Affairs](#). Location: Toronto. Duration: Permanent. Please apply online, only, by Friday, October 11, 2019, by visiting [Ontario Public Service Careers](#). Please follow the instructions to submit your application. Faxes are not being accepted at this time.

[Chief Administrative Officer \(CAO\) - Township of Uxbridge](#). Our ideal candidate for Chief Administrative Officer has a deep understanding of Public Sector administration, municipal finance, talent strategy and governance. Please contact Kartik Kumar at [kartik.kumar@lesp.ca](mailto:kartik.kumar@lesp.ca) for more details and a complete position profile. The deadline for all applications is October 18, 2019.

**About AMO**

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

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September 26, 2019

### In This Issue

- AMO's 2020 Youth Fellows Program - Open for applications.
- Save 15% off Deluxe Canada products.
- *Construction Act* changes in force October 1.
- *Aggregate Resources Act* consultation.
- Don't miss out! Register for AMO's Fall Policy Forum.
- AMO Conference 2019 - Evaluation.
- ONE Investment Fall Workshops are around the corner - Register today!
- LAS Blog: Confessions of a public-sector trade-show rookie.
- Careers with Ajax Public Library, Toronto, Woolwich, Burlington and Thunder Bay.

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Enter promotion code 63647 when ordering and save 15% on Deluxe Canada products including customizable forms, cheques, print marketing, promo & apparel, and more. This continues AMO's member discount with the company formerly known as NEBS.

### Provincial Matters

The changes to the *Construction Act* are in force as of October 1. This has significant implications for all municipal governments. For more information contact Amber Crawford.

MNRF has announced a consultation on changes to the *Aggregates Resources Act* which ends November 4. Key elements under consideration are the proposal to require a new application rather than an amendment if a producer wants to extract below water level, clarification around the limits to zoning and haul route agreements cannot be imposed by the LPAT.

### Eye on Events

AMO is excited to host our first "Fall Policy Forum: Still on the Front Lines," on October 24-25 in London, Ontario. Open to elected officials and senior management staff. For more information, [click here](#).

If you attended the AMO Conference 2019, we ask that you complete the evaluation form to assist in planning for the 2020 Conference. A winner will be drawn from all completions for a complimentary AMO Conference 2020 registration.

Learn How, What and Why of Investing in the municipal sector. Learn Why municipalities need to invest. What are the different Investment Options available to your municipality? And how the release of the Prudent Investor Standard provides broader investment options. For registration and information [click here](#). Need Help? Call us at 416.971.9856 x351.

### LAS

LAS Blog: Ever wonder what it's like on the other side of the table? Customer Service Rep Fernanda

shares the candid story of her first trade show season as part of the team. [Read it here.](#)

### Careers

Chief Librarian & Executive Officer - Ajax Public Library. Additional information about this position and our Library can be found on the Ajax Public Library [website](#) or via email to: [libraryboard@ajaxlibrary.ca](mailto:libraryboard@ajaxlibrary.ca). Interested qualified applicants are invited to forward their resume and covering letter via email to: [libraryboard@ajaxlibrary.ca](mailto:libraryboard@ajaxlibrary.ca). The deadline for applications is 4:30 pm, October 18, 2019.

Director, Transit Expansion Program Planning - City of Toronto. For more information on this and other opportunities with the City of Toronto, visit us [online](#). To [apply online](#), submit your resume, quoting Job ID 221, by October 8, 2019.

Administrative and Technical Assistant - Township of Woolwich. One (1) Non-union, Temporary Maternity Leave (up to 14 months). Interested applicants are invited to submit their resume prior to 4:30pm, October 10, 2019 to: Township of Woolwich, 24 Church Street West, P.O. Box 158, Elmira, ON N3B 2Z6; Fax: (519) 669-9348 or email: [hr@woolwich.ca](mailto:hr@woolwich.ca).

Financial Analyst (up to November 2020) - City of Burlington. To apply, please visit [Burlington Careers](#) and click on "View Jobs." Please note that applications are only accepted online. If you require assistance, please contact Human Resources at 905.335.7602. Posting closing date is October 1, 2019.

Supervisor - Solid Waste Collection - City of Thunder Bay. To apply for this position, you must indicate competition # INF-115-19 on your application. For more information visit [www.thunderbay.ca/jobs](http://www.thunderbay.ca/jobs). Applications will be accepted until 11:59:00 pm (EST) on Monday, October 14, 2019.

### About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

### AMO Contacts

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# FALL POLICY FORUM: STILL ON THE FRONT-LINES

## REGISTER TODAY FOR AMO'S NEW FALL POLICY FORUM: STILL ON THE FRONT-LINES.

For elected officials, senior municipal staff and others, London will be the location of a two-day forum on some of the key policy issues and questions confronting Ontario's municipal governments.

Some of the themes we are working on include:

- Fiscal sustainability
- Labour market development
- Municipal-Indigenous relations
- Organizational culture and PTSD
- Growth financing
- Cybersecurity
- Health and social services
- Climate change
- Cannabis and much, much more.

In addition to networking and education, this forum is intended to inform policy discussions and provide insights into advocacy strategies that you can put to work.

We look forward to seeing you at AMO's Fall Policy Forum.

### REGISTRATION FEES:

**Members:** \$325 + HST (\$367.25)

**Non-Members:** \$375 + HST (\$423.75)

### DATE & LOCATION

OCTOBER 24-25, 2019

DoubleTree by Hilton Hotel London Ontario

300 King Street, London, ON N6B 1S2

Tel: +1.519.439.1661

A **block of rooms** is available at the hotel for \$135 plus taxes.

### SPONSORS AND EXHIBITORS

For Sponsorship and Exhibit opportunities, please email Poonam Ruparelia.





Planning Development  
County of Middlesex  
399 Ridout Street North  
London, ON N6A 2P1  
(519) 434-7321 (fax) 434-0638  
[www.middlesex.ca](http://www.middlesex.ca)

October 1, 2019

## REPORT

**TO:** Mayor Burghardt-Jesson and Members of Council  
Township of Lucan Biddulph

**FROM:** Marc Bancroft, Senior Planner

**SUBJ:** Request for Condominium Exemption  
2219260 Ontario Inc. (Vito Campanale)  
Dillon Consulting Ltd. c/o Jason Johnson (Agent)  
Nicholson Street and Miller Drive, Lucan

---

### Purpose:

The purpose of this report is to support the developer's request for a condominium exemption and that another public meeting is not necessary.

### Background:

Council will recall considering an application for site plan approval to allow a townhouse development proposal for lands situated on the east side of Miller Drive and backing onto Saintsbury Line (County Road 47) in the Ridge Crossing Subdivision. Staff provided an evaluation report dated August 9, 2019 and attached herewith. At the August 13, 2019 regular meeting, Township Council granted site plan approval with the understanding that the lands would be developed as a townhouse condominium.

The Condominium Act provides for applications for condominium approval to be dealt with in one or two ways. The first generally involves a process similar to an application for draft plan of subdivision where, after appropriate circulation, a proposal receives 'draft' approval, contingent on the applicant satisfying a number of conditions prior to final approval. The second is where the approval of the condominium is exempt from the 'draft' approval stage and proceeds directly to final approval. The exemption process is intended to apply to proposals that have previously undergone a complete evaluation, are subject to a site plan agreement and comply with the Zoning By-law and where no further conditions of approval are required by the municipality or any agencies. The developer is seeking a condominium exemption which requires approval from the County of Middlesex being the delegated approval authority. To process the developer's request, the County's Director of Planning requires a resolution from Township Council indicating support for the exemption and that another public meeting is unnecessary.

### Analysis:

Recognizing that the developer has received site plan approval, the development complies with the Zoning By-law through a zoning by-law amendment and no further conditions of approval are required by the Township, the County or any agencies, the request for a condominium exemption is appropriate. No further public consultation is warranted considering public consultation was required to establish the zoning.

**Recommendation:**

THAT Township Council recommends to the County of Middlesex that the request for the condominium exemption by 2219260 Ontario Inc. (c/o Vito Campanale) for lands legally described as Block 104 on Registered Plan 33M-739 (geographic Township of Biddulph) in the Township of Lucan Biddulph, is appropriate and that no further public consultation be required.



**Planning Development  
County of Middlesex  
399 Ridout Street North  
London, ON N6A 2P1  
(519) 434-7321 (fax) 434-0638  
www.middlesex.ca**

August 9, 2019

## **REPORT**

**TO:** Mayor Burghardt-Jesson and Members of Council  
Township of Lucan Biddulph

**FROM:** Marc Bancroft, Senior Planner

**SUBJ:** Site Plan Approval, Amendment to a Subdivision Agreement and a Road Dedication By-law  
2219260 Ontario Inc. (Vito Campanale)  
Dillon Consulting Ltd. c/o Jason Johnson (Agent)  
Nicholson Street and Miller Drive, Lucan

---

### **Purpose:**

The purpose of this report is to evaluate a request for site plan approval, amend an existing Subdivision Agreement with the same developer and allow for the extension of Miller Drive; all to facilitate residential development in the form of townhouses.

### **Background:**

As shown on the attached map, the subject lands are situated on the east side of Miller Drive and backing onto Saintsbury Line (County Road 47) in the Ridge Crossing Subdivision. These lands are to accommodate a townhouse development comprised of 12 townhouse blocks with a total of 52 two-storey units. The property is zoned R3-6-H which permits townhouse dwellings. This development is to be Phase 1 with Phase 2 being comprised of lands situated on the south side of Nicholson Street and adjacent to Wilberforce Public School. Phase 2 is to include 9 townhouse blocks to accommodate a total of 44 two-storey units. The townhouse units are to be "free-hold" in that each unit would be under separate ownership. To facilitate that arrangement, a separate approval will be required by the County of Middlesex.

The developer has applied for site plan approval whereby a series of plans and drawings have been submitted to the Township for review and acceptance. For site plan approval, there is no public consultation required under the Planning Act in that only the developer has the right of appeal. This report only contemplates the development of Phase 1 in that a report will follow for Phase 2 in due course. Each phase is to be governed by their own separate site plan agreement.

To allow this site plan development, Miller Drive needs to be extended further south in that it currently terminates at Nicholson Street. The extension of the street is possible through Block 105 which was conveyed to the Township for such purposes when adjacent land(s) were in a position to be developed. To obligate the developer to extend the road including the installation of a turn-around, the Phase 2 Ridge Crossing Subdivision Agreement requires an amendment in the required infrastructure work is to be included as part of the Phase 2 Subdivision works. The Agreement also requires a further amendment to ensure obligations for the developer to service a single detached residential lot that was provisionally granted through Application for Consent B-3/2019 located on Nicholson Street and immediately north of the Phase 2 townhouse development.

**Analysis:**

Although the site plan approval proposal consists of a series of detailed plans ranging from site grading and servicing to landscaping which are collectively appended to the site plan agreement, the overarching plan is attached for Council's reference. In all, planning, building, fire and engineering staff as well as the County Engineer are satisfied with the plans given the revisions undertaken.

To implement the accepted plans, a Site Plan Agreement has been prepared for Council's consideration which includes a number of requirements including but not limited to: access, parking, fire routes, servicing, grading, fencing, and landscaping. It is staff's position that building permits should only be made available once underground services are installed and internal roadways are accessible by Emergency Services. As noted in the Township's Site Plan Control Area By-law and captured in the Agreement, the developer is responsible to provide security for 50% of the estimated cost of the works required prior to commencement. Furthermore, there is an obligation for the Agreement to be registered on title.

An amending Subdivision Agreement has been prepared that requires the extension of Miller Drive including all related infrastructure and the requirement to service the additional building lot. The developer is obligated to provide security to cover 100% of the estimated cost of those works as well as servicing the additional lot.

Lastly, a road dedication by-law is required for two reasons. Firstly, Miller Drive south of Nicholson Street needs to be dedicated as a public highway to ensure legal access in that the townhouse development will require an additional access from the new stretch of road. Secondly, 0.3 m reserves exist along Nicholson Street and Miller Drive negating legal access and frontage to prevent the premature development of the lands. Given the proposed development, it would be appropriate to lift the reserves.

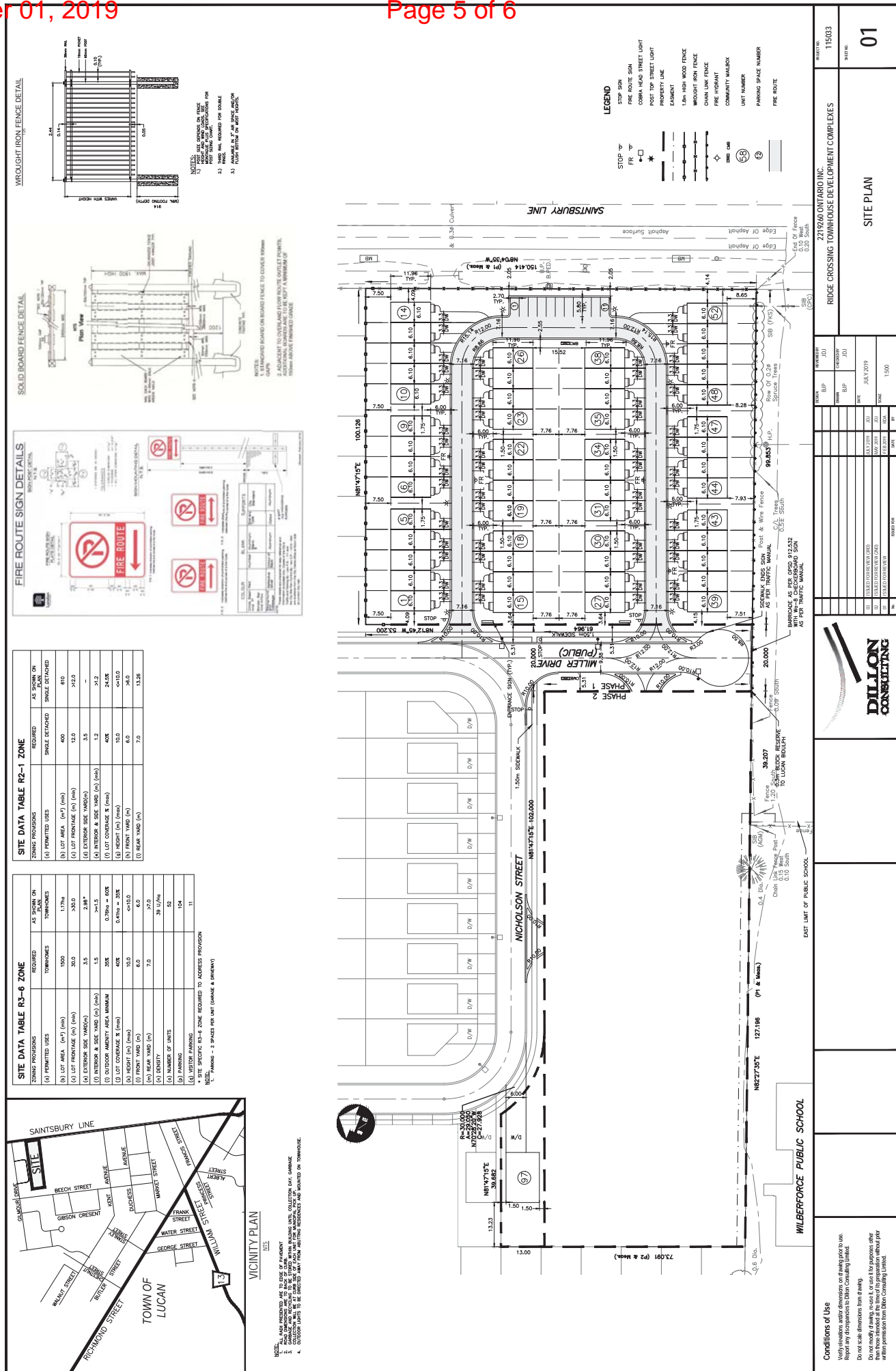
**Recommendations:**

THAT a By-law be passed to authorize the Mayor and the Clerk to enter into Site Plan Agreement for lands legally described as Block 104 on Registered Plan 33M-739 (geographic Township of Biddulph) in the Township of Lucan Biddulph, provided the Site Plan Agreement is to the satisfaction of the Township's legal counsel.

THAT a By-law be passed to authorize the Mayor and the Clerk to enter into an amending Subdivision Agreement for Registered Plan 33M-739 (geographic Township of Biddulph) in the Township of Lucan Biddulph, provided the amending Agreement is to the satisfaction of the Township's legal counsel.

AND FURTHER THAT a By-law be passed to dedicate Blocks 105, 106, 107 and 108 on Registered Plan 33M-739 (geographic Township of Biddulph) in the Township of Lucan Biddulph, as public highways.





# SITE PLAN APPROVAL, AMENDMENT TO A SUBDIVISION AGREEMENT AND A ROAD DEDICATION BY-LAW

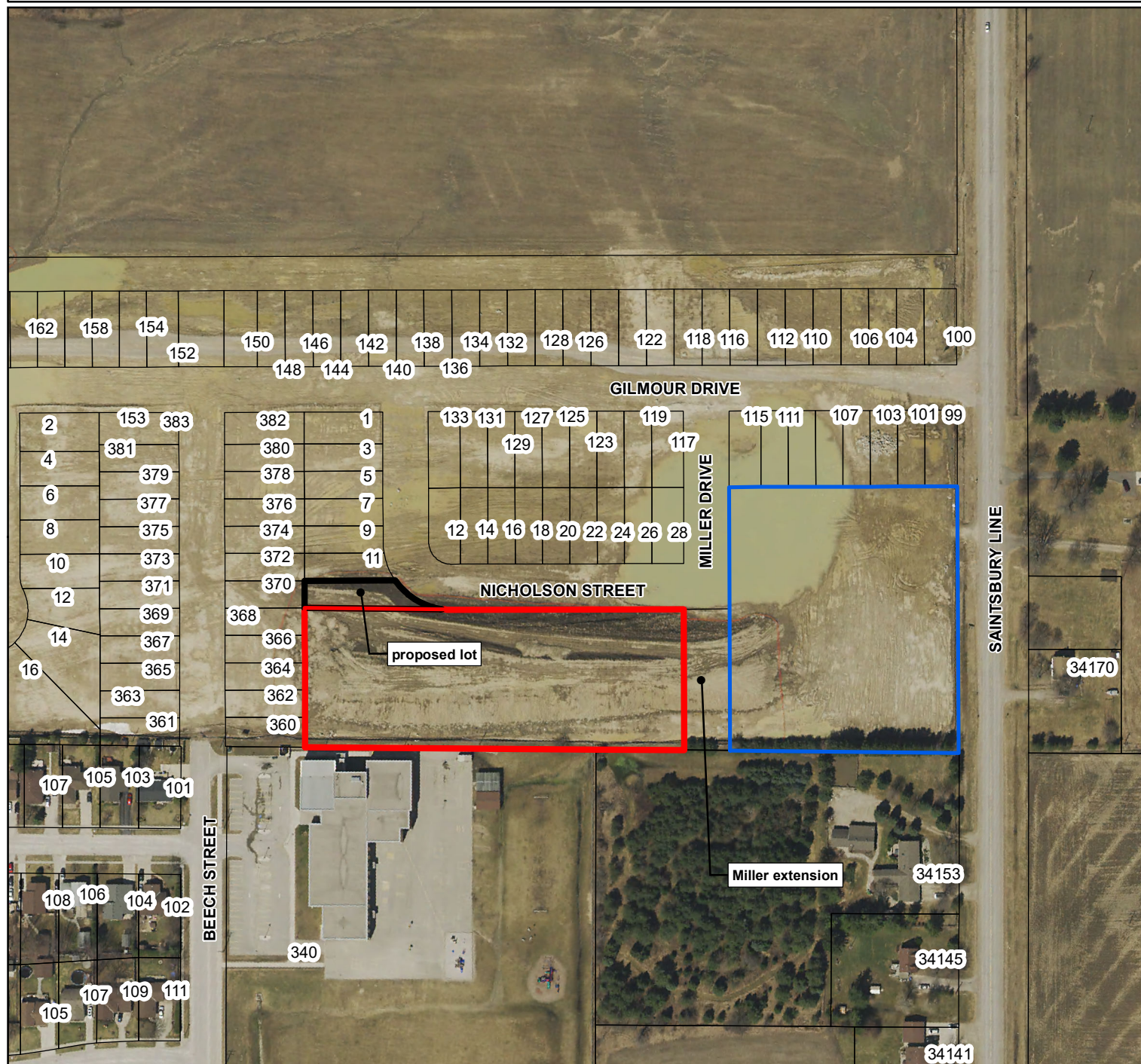
Owner: 2219260 Ontario Inc. (Vito Campanale)

Agent: Dillon Consulting Ltd. (Jason Johnson)

Nicholson Street and Miller Drive, Lucan



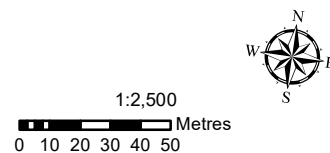
**Township of LUCAN BIDDULPH**



Published by the County of Middlesex  
Planning Department,  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
August 2019

  PHASE 1

  PHASE 2



ORTHOPHOTOGRAPHY: SWOOP 2015  
*Disclaimer: This map is for illustrative purposes only.  
Do not rely on it as being a precise indicator of routes,  
locations of features, nor as a guide to navigation.*



# Memo

**To:** Mayor and Council

**From:** Public Works Manager, Jeff Little

**Subject:** Household Hazardous Waste Disposal

**Date:** October 1, 2019

**BACKGROUND:**

Council requested information on the disposal of household hazard waste in relation to holding a local collection day.

Examples of common household hazardous waste are the following:

- cleansers
- batteries
- compact fluorescent lights (CFLs)
- fluorescent tubes
- antifreeze
- motor oil
- fertilizers
- herbicides
- pesticides
- propane tanks
- paint

The County of Middlesex has partnered with the City of London to operate a depot on Manning Drive, south of the City of London. This location allows Lucan residents to drop off these items and many more hazardous products free of charge, so they can be recycled or disposed of properly. There are programs in place, paid for by industry to assist in the recycling of their products. An example of this is the Orange Drop Program. Retailers charge a fee at the time of purchase and then that fee is used to run the programs that work with the depots to dispose of the waste. The depots are licensed under the MOEPC and are run by trained staff.

**DISCUSON:**

The location of the County's depot could cause some residents to balk at proper disposal of hazardous products. A local location would present residents with a much easier venue to get to. This in turn would help keep hazardous waste out of landfills.

Options to consider.

1. There is the ability for some household hazardous waste to be disposed of locally already. There are some business that will dispose of materials that are related to their operation, Home Hardware will accept paint, propane filling stations will accept outdated tanks and even the Township's own lobby has an Orange Drop container for batteries. The Township could promote alternative locations for material specific items while continuing to promote the Manning Drive location for the bulk of the materials. This option is limited and reflects the status quo.
2. A professional hazardous waste company could be contracted to operate a mobile drop off point for the municipality. The Township could set and promote a yearly date. This option is a good way to introduce the service and evaluate the need.
3. The Township could provide a drop off point and run this service. It would require a license from MOECP to operate a transfer station, investment in infrastructure and site specific training for employees. This would be a long term commitment with an increase in the service level of the municipality.

**FINANCIAL IMPACT:**

The majority of the cost to run a drop off point is based directly with the type of materials and the volume of materials handled. An example of the cost for a contracted single day mobile drop-off point with 200 participants is \$25,000. Credits from stewardship programs can be as high as 25%. The more participants, the more cost effective the drop-off becomes, 500 participants is approximately \$45,000.

**RECOMMENDATION:**

Resolved that council accepts the Household Hazardous Waste Disposal report as presented.

A handwritten signature in cursive script that reads "Jeff Little". The signature is written in black ink and is positioned above a horizontal line.

Jeff Little, Manager of Public Works

# Memo

**To:** Mayor and Council  
**From:** Paul Smith, Manager of Parks and Recreation  
**Subject:** ABCA Proposal Walnut Grove  
**Date:** October 1<sup>st</sup>, 2019

**BACKGROUND:**

Grass mowing and maintenance along the Benn Drain adjacent to the storm water management pond located in the Ridge Crossing subdivision was discussed at previous council meetings this past summer. During site meetings with representatives from the Ausable Bayfield Conservation Authority (ABCA) discussion took place regarding a long term goal for a naturally vegetated buffer along the drain. Mr. Ian Jean advised he would provide staff with a comprehensive plan to encourage good vegetation growth and maintenance going forward. Attached is a copy of Mr. Jeans Report.

**Discussion:**

During 2019 budget discussions \$5,000.00 was allocated for maintenance required to additional greenspace area's added within the village of Lucan, more specifically Ridge Crossing subdivision and Olde Clover Village subdivision. The work anticipated for this greenspace area along the Benn Drain was taken into account when determining the budget amount. It was also noted that assumption of Phase 1 of Olde Clover Village Subdivision was anticipated in late 2019, therefore maintenance provided by the Township will likely not begin until 2020.

The total estimated project cost provided by Mr. Jean was \$4,450.00. There is an opportunity through the Ausable Bayfield Conservation Authority (ABCA) to apply for up to 50% funding through the Habitat Stewardship program. If we are successful in obtaining 50% funding, our contribution would be \$2,250.00 towards the project.

**Recommendation:**

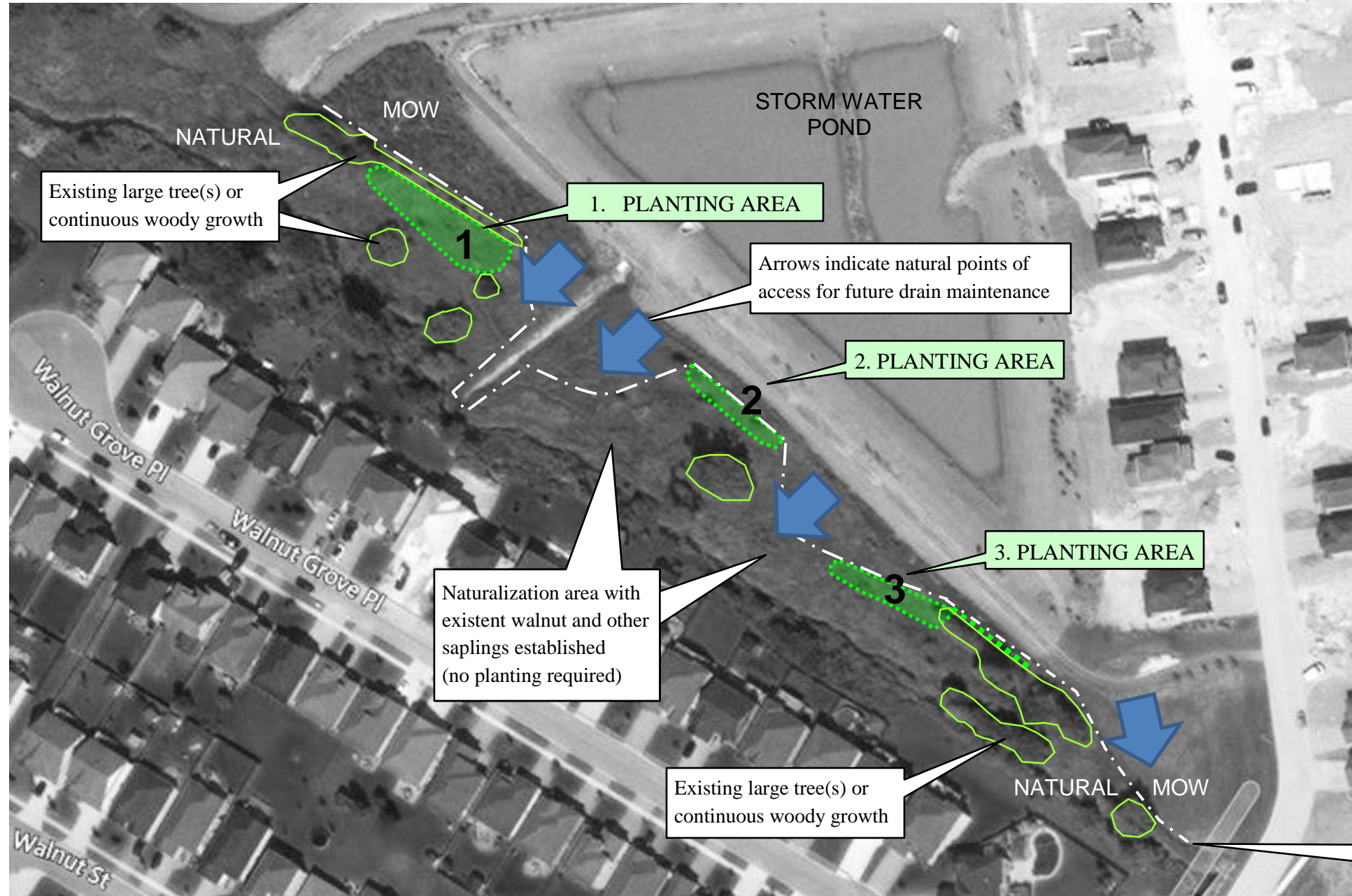
That Council direct staff to instruct Mr. Jean to proceed with organizing the project for Spring 2020 planting and further direct staff to work with Mr. Jean to apply to the Habitat Stewardship program for funding.

*Paul Smith*

Paul Smith, Manager of Parks and Recreation



WALNUT GROVE PROPOSAL FOR ENHANCED NATURALIZATION OF BENN DRAIN AND ADJACENT PARKLANDS



## WALNUT GROVE PROPOSAL FOR ENHANCED NATURALIZATION OF BENN DRAIN AND ADJACENT PARKLANDS

### General Considerations and Recommendations

- Walnut is occurring naturally in the valleylands as larger trees and saplings. The proposed trees and shrubs are tolerant of walnut juglone.
- Planting a variety of trees and shrubs is recommended in order to enhance the natural diversity of the valleylands. There area presently no conifers occurring in the valleylands. Planting conifers provides four season interest and provides important winter shelter for birds and mammals.
- Vegetation competition in the form of grasses and wildflowers is tall and vigorous. Planting stock should be a minimum of 2 ft (60cm) tall for conifers and shrubs and 5 ft (150cm tall) for shade trees in order to contend with existing natural vegetation.
- Tree guards or wraps will be necessary to protect shade trees from rodent damage (shrubs and conifers excepted).
- Signage to provide information on the benefits provided by the naturalized valleylands could be incorporated near the walking trail.

### **PLANTING AREA 1.**

Infill space between existing Manitoba Maples and wild apple trees.  
Area is approximately 150 ft long by 30 ft wide.

#### Planting Proposal:

Groves of White Cedar interspersed with Sugar (hard) Maple and Pagoda Dogwood.  
Cedar and Pagoda Dogwood planted 5 to 10 ft apart; Sugar Maple interspersed at 20 ft apart.  
Suggest 60 cedar and 10 hard maple, 10 Pagoda Dogwood.

#### Estimated Cost as Proposed:

White Cedar, 60cm balled and burlapped tree; 60 at \$16 each	= \$960
Sugar Maple, 200 cm bare root tree; 10 at \$30 each	= \$300
Pagoda Dogwood, 60 cm potted tree; 10 at \$25 each	= \$250 → TOTAL= \$ 1510 + HST

#### ABCA Planting Services Rates (optional):

Planting 60 cm trees and shrubs 70 at \$7 each	= \$490
Planting tallstock maple 10 at \$12 each	= \$120 → TOTAL= \$ 610 + HST

NOTE: PRICES AND FEES ARE BASED ON 2019 RATES AND ARE SUBJECT TO CHANGE.

**PLANTING AREA 2.**

Plant trees and shrubs on steep slope.  
Area is approximately 75 ft long by 10 ft wide.

Planting proposal:

White Cedar interspersed with Red-twig Dogwood.

Cedar planted 5 to 10 ft apart; Dogwood planted 3-5 ft apart. Requires 15 cedar and 20 red twig dogwood.

Estimated Cost as Proposed:

White Cedar, 60cm balled and burlapped tree; 20 at \$16 each = \$320  
Red-twig Dogwood, 60cm potted shrub; 20 at \$20 each = \$400 → TOTAL= \$ 720 + HST

ABCA Planting Services Rates (optional):

Planting 60 cm trees and shrubs 40 at \$7 each = \$280

**PLANTING AREA 2.**

Plant trees and shrubs to extend existing natural thicket.  
Area is approximately 75 ft long by 15 ft wide and include a single row of shrubs extending in front of existing thicket

Planting proposal:

Sugar Maple and Bur Oak interspersed with shrubs including Pagoda Dogwood, Nannyberry and Redbud.

Maple and oak planted 20 to 30 ft apart; Shrubs planted 10 to 15 ft apart. Requires 5 maple, 5 oak, 10 each of Dogwood, Nannyberry and Redbud.

Estimated Cost as Proposed:

Sugar Maple and Bur Oak, 200 cm bare root tree; 10 at \$30 ea = \$300  
Pagoda Dogwood, 60 cm potted tree; 10 at \$25 each = \$250  
Redbud, 60 cm potted tree; 10 at \$25 each = \$250  
Nannyberry, 60cm potted shrub; 10 at \$20 each = \$200 → TOTAL= \$ 1000 + HST

ABCA Planting Services Rates (optional):

Planting 60 cm trees and shrubs 30 at \$7 each = \$210  
Planting tallstock maple and oak 10 at \$12 each = \$120 → TOTAL= \$ 330 + HST

**TOWNSHIP OF LUCAN BIDDULPH  
RESOLUTION**

DATE: October 1, 2019

RESOLUTION NO. \_\_\_\_\_

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

RESOLVED:

That the regular council meeting minutes of September 17, 2019, be approved as circulated/amended.

RESOLUTION CARRIED

\_\_\_\_\_  
MAYOR

**TOWNSHIP OF LUCAN BIDDULPH  
RESOLUTION**

DATE October 1st, 2019

RESOLUTION NO. \_\_\_\_\_

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

RESOLVED:

That the Council of the Township of Lucan Biddulph donate \_\_\_\_\_ towards the cost of the Annual Santa Claus Parade in Lucan.

RESOLUTION CARRIED.

\_\_\_\_\_  
MAYOR



**TOWNSHIP OF LUCAN BIDDULPH  
RESOLUTION**

DATE: October 1, 2019

RESOLUTION NO. \_\_\_\_\_

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

RESOLVED:

That the Council of the Township of Lucan Biddulph recommends to the County of Middlesex that the request for the condominium exemption by 2219260 Ontario Inc. (c/o Vito Campanale) for lands legally described as Block 104 on Registered Plan 33M-739 (geographic Township of Biddulph) in the Township of Lucan Biddulph, is appropriate and that no further public consultation be required.

RESOLUTION CARRIED

\_\_\_\_\_  
MAYOR

**TOWNSHIP OF LUCAN BIDDULPH  
RESOLUTION**

DATE: October 1, 2019

RESOLUTION NO. \_\_\_\_\_

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

RESOLVED:

That Council direct staff to instruct Mr. Jean to proceed with organizing the project for Spring 2020 planting and further direct staff to work with Mr. Jean to apply to the Habitat Stewardship program for funding.

RESOLUTION CARRIED

\_\_\_\_\_  
MAYOR

**TOWNSHIP OF LUCAN BIDDULPH  
RESOLUTION**

DATE: October 1, 2019

RESOLUTION NO. \_\_\_\_\_

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

RESOLVED:  
That if no one cares to speak to these By-laws on their First, Second and Third Reading, that they be considered to have been read a First time and Passed, read a Second time and Passed, read a Third time and Passed, that they be numbered:

- 50-2019 Temporary Road Closure (Remembrance Day)
- 51-2019 Temporary Road Closure (Santa Claus Parade)
- 52-2019 Confirming Bylaw

RESOLUTION CARRIED

\_\_\_\_\_  
MAYOR

**TOWNSHIP OF LUCAN BIDDULPH  
RESOLUTION**

DATE: October 1, 2019

RESOLUTION NO. \_\_\_\_\_

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

RESOLVED:

That the Council meeting be adjourned at \_\_\_\_\_ p.m.

RESOLUTION CARRIED

\_\_\_\_\_  
MAYOR

# Township of Lucan Biddulph

## BY-LAW NO. 50-2019

---

**Being a by-law for the Temporary Closing of Market Street, Lucan**

**WHEREAS** Remembrance Day Events are being held on Sunday, November 10<sup>th</sup>, 2019;

**AND WHEREAS** the Council of the Township of Lucan Biddulph is agreeable to and deems it advisable to temporarily close Market Street to allow for uninterrupted services at the Lucan Cenotaph on November 10<sup>th</sup>, 2019.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF LUCAN BIDDULPH** hereby enacts as follows:

1. That Market Street in Lucan, from West side of Maple Street to east side of Beech Street, be temporarily closed to allow for uninterrupted Remembrance Services at the Lucan Cenotaph.
2. Such street shall be temporarily closed from 10:00 a.m. to 1:00 p.m. with an appropriate detour route for vehicular traffic to continue while the service is being held.
3. Public Works personnel are hereby authorized to erect such barricades as are necessary to indicate detour routing.

READ A FIRST, SECOND AND THIRD TIME THIS 1st DAY OF OCTOBER, 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DEPUTY CLERK



# Township of Lucan Biddulph

## BY-LAW NO. 51-2019

---

**Being a by-law for the Temporary Closing of Main Street  
and Saintsbury Line, Lucan**

**WHEREAS** the Lucan Santa Claus parade is scheduled for Saturday December 1st, 2018;

**AND WHEREAS** the Council of the Township of Lucan Biddulph is agreeable to and deems it advisable to temporarily stop traffic up the Main Street of Lucan for the purposes of the annual Santa Claus parade;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF LUCAN BIDDULPH** hereby enacts as follows:

1. That Main Street of Lucan, from Saintsbury Line to Chestnut Street, be temporarily closed to allow for a Santa Claus parade. Such street shall be temporarily closed from 6:00 p.m. to 7:30 p.m. with an appropriate detour route for vehicular traffic to continue while the parade is in motion.
2. That Saintsbury Line from Main Street south to Elginfield Road be temporarily closed to allow for the floats to set up for the parade as well. Such street shall be temporarily closed from 4:30 p.m. to 6:30 p.m.
3. Public Works personnel are hereby authorized to erect such barricades as are necessary to indicate detour routing.

READ A FIRST, SECOND AND THIRD TIME this 1st day of October, 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DEPUTY CLERK

# Township of Lucan Biddulph

## BY-LAW NO. 52-2019

---

**Being a by-law to confirm proceedings of the Council  
of The Corporation of the Township of Lucan Biddulph**

WHEREAS under Section 5(1) of the *Municipal Act, 2001*, S.O. 2001 c. 25, the powers of a municipality shall be exercised by its council.

AND WHEREAS under Sub-Section 3 of Section 5 of the *Municipal Act, 2001*, S.O. 2001 c. 25, the powers of every Council of a municipality shall be exercised by by-law.

AND WHEREAS it is deemed expedient that the proceedings of The Council of the Corporation of the Township of Lucan Biddulph at the October 1, 2019 meeting be confirmed and adopted by By-law.

THEREFORE the Council of the Corporation of the Township of Lucan Biddulph enacts as follows:

1. That the action of the Council of the Corporation of the Township of Lucan Biddulph in respect of all motions and resolutions and all other action passed and taken by the Council of the Corporation of the Township of Lucan Biddulph, documents and transactions entered into during the October 1, 2019 meeting of Council, are hereby adopted and confirmed, as if the same were expressly included in this By-law.
2. That the Mayor and proper officials of The Corporation of the Township of Lucan Biddulph are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Lucan Biddulph during the said October 1, 2019 meeting referred to in Section 1 of this By-law.
3. That the Mayor and the Clerk are hereby authorized and directed to execute all documents necessary to the action taken by this Council as described in Section 1 of this By-law and to affix the Corporate Seal of the Corporation of the Township of Lucan Biddulph to all documents referred to in said Section 1.

Read a FIRST, SECOND and THIRD time and FINALLY PASSED  
October 1, 2019.

---

MAYOR

---

DEPUTY CLERK