

BOARD OF DIRECTORS MEETING

Friday, September 11, 2020
Meeting to be Held Electronically

MEMBERS

K. (Karen) Ras (Chair)
T. (Tom) Adams (Vice Chair)
J. (John) Brennan
S. (Stephen) Dasko
J. (Johanna) Downey
A. (Ann) Lawlor
M. (Matt) Mahoney
M. (Martin) Medeiros
M. (Michael) Palleschi
G. (Grant) Peters
R. (Ron) Starr

Pages

1. APPROVAL OF AGENDA

Recommended Resolution:

RESOLVED THAT the agenda be approved as distributed.

2. DECLARATION OF CONFLICT OF INTEREST

3. MINUTES OF PREVIOUS MEETING

Recommended Resolution:

RESOLVED THAT the minutes of the 549th meeting of Credit Valley Conservation Authority held July 10, 2020 be approved.

4. PRESENTATION / DELEGATION

4.1 DELEGATION: ERINDALE VILLAGE ASSOCIATION

Terry Murphy of the Erindale Village Association will provide a delegation regarding the proposed development at 1646 Dundas St. W. in Mississauga.

Recommended Resolution:

RESOLVED THAT the delegation from Terry Murphy of the Erindale Village

Association regarding the proposed development at 1646 Dundas St. W. in Mississauga be received.

5. BUSINESS ARISING FROM MINUTES

6. NEW BUSINESS STAFF REPORTS

6.1 DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO SHORELINES & WATERCOURSE APPLICATIONS

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Attached as Schedule 'A' are Development, Interference with Wetlands, and Alterations to Shorelines and Watercourse applications, pursuant to Ontario Regulation 160/06, as approved by staff and presented for members' information.

Recommended Resolution:

***RESOLVED THAT** the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses applications, pursuant to Ontario Regulation 160/06, as approved by staff, be received and appended to the minutes of this meeting as Schedule 'A'; and further*

***THAT** the staff approvals for each application be endorsed.*

6.2 CVC'S ONGOING COMMITMENT TO DIVERSITY, INCLUSION AND EQUITY

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A report on the above mentioned subject as submitted by Jonathan MacMull, Sr. Manager, Marketing and Communications; and Jeff Payne, Deputy CAO and Director, Corporate Services is included in the agenda package as Schedule 'B'.

Recommended Resolution:

***WHEREAS** CVC supports the principles of diversity, inclusion and equity; and*

***WHEREAS** CVC has many corporate goals, outcomes, values, behaviors and policies which already reflect these principles within the charter;*

***THEREFORE BE IT RESOLVED THAT** the report entitled "CVC's Ongoing Commitment to Diversity, Inclusion and Equity" be received and appended to the minutes of this meeting as Schedule 'B'; and*

***THAT** the Board of Directors endorse CVC's statement of commitment to diversity, inclusion, and equity, including an acknowledgement of areas for continued growth; and*

***THAT** CVC staff are directed to incorporate the statement as a guiding document, directing actions and contributing to organizational culture; and*

***THAT** CVC staff may investigate retaining an external consultant to evaluate diversity, inclusion and equity at CVC; and further*

***THAT** CVC staff are directed to implement the communication plan as set out in*

this Board report.

6.3 PROPOSED UPDATES TO CVC SMOKING POLICY

A report on the above mentioned subject as submitted by Terri LeRoux, Sr. Manager, PARCS; Bill Lidster, Manager, Conservation Parks; and Jeff Payne, Deputy CAO and Director, Corporate Services is included in the agenda package as Schedule 'C'.

Recommended Resolution:

WHEREAS CVC public use lands and facilities are located across multiple municipal jurisdictions, are subject to several management agreements, and include lease and partnership agreements with various stakeholders; and

WHEREAS CVC’s smoking policy should be all-encompassing and consider the complexities of all applicable laws, by-laws, agreements, users and stakeholders;

THEREFORE BE IT RESOLVED THAT the report entitled “Proposed Updates to CVC Smoking Policy” be received and appended to the minutes as Schedule ‘C’; and

THAT CVC’s smoking policy be updated to prohibit smoking at all CVC picnic shelters and/or pavilions; within nine (9) metres from an entrance or exit door to any building or structure, or if no door, from the footprint of the structure; at all permanent and temporary reserved seating areas and designated event, festival or entertainment areas; and within twenty (20) meters of playgrounds and designated sports areas; and

THAT the CVC Board of Directors approve the updated CVC Smoke Free Policy; and further

THAT staff be directed to develop and implement an education and awareness campaign that encourages no smoking on CVC owned/managed trails, paths and walkways particularly for the benefit of young persons, for the health of the public generally, and to improve the environmental and social conditions on CVC trails, paths and walkways.

6.4 CVC SUSTAINABLE FOREST MANAGEMENT PLAN

A report on the above mentioned subject as submitted by Aaron Day, Sr. Coordinator, Forest Management; Rod Krick, Manager, Terrestrial Restoration and Management; Kate Hayes, Sr. Manager, Restoration and Management; and Tim Mereu, Technical Director, Watershed Management is included in the agenda package as Schedule 'D'.

Recommended Resolution:

WHEREAS the forests of the Credit River Watershed are a vital natural resource that provides a range of goods and services to watershed residents and nurtures natural biodiversity that supports us all; and

WHEREAS CVC Sustainable Forest Management Plan lays out the objectives, actions and implementation to conserve, enhance and restore forest health on CVC properties and throughout the watershed;

THEREFORE, BE IT RESOLVED THAT the report entitled “CVC Sustainable Forest Management Plan” be received and appended to the minutes of this meeting as Schedule ‘D’; and

THAT the Board of Directors approve the CVC Sustainable Forest Management Plan; and

THAT CVC staff be directed to begin implementing the objectives and actions laid out within the Sustainable Forest Management Plan as part of annual work planning; and

THAT staff be directed to pursue various fundraising opportunities to enable full implementation of the Sustainable Forest Management Plan; and further

THAT staff report back to the Board of Directors on progress in achieving the objectives and actions every two years.

7. CORRESPONDENCE/INFORMATION ITEMS DISTRIBUTED TO MEMBERS

- | | | |
|------------|---|-----------|
| 7.1 | <u>INFORMATION ITEM: REVIEW OF BILL 197 and IMPLICATIONS FOR CVC</u> | 68 |
| | Briefing note to the CVC Board of Directors from Josh Campbell, Director, Planning and Development Services regarding a review of <i>Bill 197</i> and implications for CVC. | |
| 7.2 | <u>INFORMATION ITEM: ENVIRONMENTAL ASSESSMENT MODERNIZATION</u> | 70 |
| | Briefing note to the CVC Board of Directors from Josh Campbell, Director, Planning and Development Services regarding Environmental Assessment Modernization: Amendment proposal for Class Environmental Assessments. | |
| 7.3 | <u>INFORMATION ITEM: GTA WEST TRANSPORTATION CORRIDOR ENVIRONMENTAL ASSESSMENT</u> | 78 |
| | Briefing note to the CVC Board of Directors from Josh Campbell, Director, Planning and Development Services regarding GTA West Transportation Corridor Environmental Assessment and the proposed regulation and update. | |
| 7.4 | <u>CORRESPONDENCE: HALTON AREA PLANNING PARTNERSHIP JOINT SUBMISSION ON PROPOSED AMENDMENTS TO THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE</u> | 85 |
| | Letter dated July 29, 2020 from Gary Carr, Regional Chair, Halton Region to the Honorable Minister Stephen Clark, Municipal Affairs and Housing regarding the Halton Area Planning Partnership joint submission on proposed amendment 1 to <i>A Place To Grow: Growth Plan for the Greater Golden</i> | |

Horseshoe and Proposed Land Needs Assessment Methodology.

Recommended Resolution:

RESOLVED THAT the information items presented at the 550th meeting of the Credit Valley Conservation Authority held September 11, 2020 be received.

- 8. **NOTICE OF MOTION**
- 9. **QUESTION PERIOD**
- 10. **OTHER BUSINESS**
- 11. **RESOLUTION TO MOVE TO 'IN-CAMERA' SESSION**

Recommended Resolution:

RESOLVED THAT the Board move to 'In-Camera' session to discuss property and personnel matters.

- 11.1 **PARTNERSHIP WITH THE CITY OF BRAMPTON REGARDING THE CITY-OWNED PROPERTY LOCATED AT 2591 AND 2719 BOVAIRD DRIVE WEST IN THE CITY OF BRAMPTON (WARD 6)**

Included in the agenda package is a confidential 'In-Camera' report #1 on the above mentioned subject as submitted by Andrew Kett, Sr. Manager, Education and Outreach; Terri LeRoux, Sr. Manager, PARCS; and Jeff Payne, Deputy CAO and Director, Corporate Services.

- 11.2 **BUSINESS CONTINUITY ANALYSIS #5 DUE TO COVID-19 PANDEMIC**

Included in the agenda package is a confidential 'In-Camera' report #2 on the above mentioned subject as submitted by Jeff Payne, Deputy CAO and Director, Corporate Services; and Deborah Martin-Downs, CAO.

- 12. **RESOLUTION TO MOVE TO OPEN SESSION**
- Recommended Resolution:**
RESOLVED THAT the Board move to open session.
- 13. **RESOLUTIONS FOLLOWING 'IN-CAMERA' SESSION**
 - 14. **MEETING ADJOURNED**

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

A) APPLICATION # 20/120 REVISED

OWNER:

AGENT: Laxman Patel Architect

PROPERTY LOCATION: 48 Hanbury Crescent
Part Lot 7, Concession 3 WHS
City of Brampton

APPLICATION: Development in the Regulated Area to facilitate construction of a backyard deck and stairs.

WARD: B 5

B) APPLICATION # 20/147

OWNER:

AGENT: Laxman Patel Architect

PROPERTY LOCATION: 42 Hanbury Crescent
Part Lot 7, Concession 3 WHS
City of Brampton

APPLICATION: Development in the Regulated Area to facilitate construction of a deck.

WARD: B 5

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

C) APPLICATION # 20/155

OWNER:

AGENT:

PROPERTY LOCATION: 6 Valleypark Crescent
Part Lot 11, Concession 2 WHS
City of Brampton

APPLICATION: Development in the Regulated Area to facilitate construction of an in-ground pool and concrete pad.

WARD: B 6

D) APPLICATION #: 20/159

OWNER:

AGENT:

PROPERTY LOCATION: 12 Hanley Court
Part Lot 12, Concession 2 WHS
City of Brampton

APPLICATION: Development in the Regulated Area to facilitate construction of an in-ground pool, coping surround, concrete patio, and deck.

WARD: B 6

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

E) APPLICATION #: 19/182
OWNER: Caledon Ski Club
AGENT: Tatham Engineering Limited
LOCATION: 17431 Mississauga Road
Part Lots 10 & 11, Concession 4 WHS
Town of Caledon
APPLICATION: Interference with a watercourse to facilitate the replacement of
a pond outlet.
WARD: C 1

F) APPLICATION #: 20/152 REVISED
OWNER:
AGENT: Landcon Ltd.
LOCATION: 1410 Inuit Trail
Part Lot 11, Concession 3 WHS
City of Mississauga
APPLICATION: Development in the Regulated Area to facilitate construction of
an in-ground pool, interlock patio, shed, in-ground hot tub, and
pergola.
WARD: M 11

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

G) APPLICATION #: 20/163

OWNER:

AGENT:

LOCATION: 37 Olivia Marie Road
Part Lot 1, Concession 4 WHS
City of Brampton

APPLICATION: Development in the Regulated Area to facilitate construction of an inground pool, coping, retaining wall, stone patio, and hot tub.

WARD: B 4

H) APPLICATION #: 20/169

OWNER: Woodlawn Seniors Development Corporation

AGENT:

LOCATION: 0 Wanless Drive
Part Lot 15, Concession 5 WHS
City of Brampton

APPLICATION: Development in the Regulated Area for the purpose of site grading and gravel placement.

WARD: B 6

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

I) APPLICATION #: 20/139

OWNER:

AGENT: Van Groll & Associates

LOCATION: 2554 The Grange Sideroad
Part Lot 6, Concession 1 WHS
Town of Caledon

APPLICATION: Development in the Regulated Area to facilitate the construction of a single-family dwelling (approx. 494.5 m² in size) and associated driveway, attached garage, covered porch, and septic system.

WARD: C 1

J) APPLICATION #: 20/154

OWNER:

AGENT:

LOCATION: 69 Brookhaven Crescent
Part Lot 1, Concession B
Town of East Garafraxa

APPLICATION: Development in the Regulated Area for the purpose of constructing a 20' x 24' shed.

WARD: N/A

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

K) APPLICATION #: 19/135
OWNER:
AGENT: Kevorkian Architecture Inc.
LOCATION: 13963 Trafalgar Road
Part Lot 30, Concession 8
Town of Halton Hills
APPLICATION: Development in the Regulated Area for the purpose of
constructing a front and rear addition, covered front porch, rear
deck, driveway and septic system.
WARD: H 2

L) APPLICATION #: 19/199
OWNER:
AGENT: Jameson Pool Landscape
LOCATION: 70 Foxtail Court
Part Lots 14 & 15, Concession 9
Town of Halton Hills (Georgetown)
APPLICATION: Development in the Regulated Area for the purpose of
constructing a 5.48m x 10.97m (18'x36') inground pool and
patio.
WARD: H 4

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

M) APPLICATION #: 19/199 REVISED
OWNER:
AGENT: Jameson Pool Landscape
LOCATION: 70 Foxtail Court
Part Lots 14 & 15, Concession 9
Town of Halton Hills (Georgetown)
APPLICATION: Development in the Regulated Area for the purpose of
constructing a 5.48m x 10.97m (18'x36') inground pool and
patio.
WARD: H 4

N) APPLICATION #: 20/150
OWNER:
AGENT: Slagter Construction Ltd.
LOCATION: 241 Main Street South
Part Lot 16, Concession 9
Town of Halton Hills (Georgetown)
APPLICATION: Development in the Regulated Area for the purpose of
replacing a septic tank.
WARD: H 3

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

O) APPLICATION #: 20/175

OWNER:

AGENT:

LOCATION: 9 Beaumont Court
Part Lot 13, Concession 10
Town of Halton Hills (Georgetown)

APPLICATION: Development in the Regulated Area for the purpose of constructing a 25' x 24' inground pool and patio.

WARD: H 4

P) APPLICATION #: 20/165

OWNER:

AGENT: Royal Decks & Landscaping

LOCATION: 2361 Hargood Place
Part Lot 5, Concession 5 WHS
City of Mississauga

APPLICATION: Development in the Regulated Area to facilitate construction of upper and lower decks.

WARD: M 11

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

Q) APPLICATION #: 20/166

OWNER:

AGENT:

LOCATION: 844 Ingersoll Court
Part of Lot 27, Concession 3 SDS
City of Mississauga

APPLICATION: Development in the Regulated Area for the purpose of constructing an inground pool (9.63m x 4.27m), pool patio, spa (2.36m x 2.36m), and equipment pad (2.44m x 2.44m).

WARD: M 2

R) APPLICATION #: 20/168

OWNER:

AGENT: AMR Architects Inc.

LOCATION: 1420 Stavebank Road
Part of Lot 3, Range 2 CIR
City of Mississauga

APPLICATION: Development in the Regulated Area for the purpose of enclosing the existing covered terrace on the first floor of the existing house.

WARD: M 1

DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)

S) APPLICATION #: 20/173

OWNER:

AGENT: Super Decks Toronto

LOCATION: 290 Fredericksburg Court
Part Lot 13, Concession 2 NDS
City of Mississauga

APPLICATION: Development in the Regulated Area to facilitate construction of
a deck and retaining walls.

WARD: M 4

T) APPLICATION #: 20/081

OWNER: Trans Northern Pipelines

AGENT: Dillon Consulting Limited

LOCATION: West of Cliff Road, North of Queen Elizabeth Way, South of
Lorelei Road
Part Lot 14, Concession 1 SDS
City of Mississauga

APPLICATION: Development in the floodplain associated with Cooksville Creek
to facilitate an integrity dig.

WARD: M 7

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

U) APPLICATION #: 20/172

OWNER:

AGENT: Uniquely Designed

LOCATION: 3477 Warley Court
Part Lot 19, Concession 1 NDS
City of Mississauga

APPLICATION: Development in the Regulated Area to facilitate construction of a concrete patio and unheated sunroom.

WARD: M 7

V) APPLICATION #: 20/183

OWNER: 2462357 Ontario Inc. c/o Pace Developments

AGENT: Armstrong Planning and Project Management

LOCATION: 4581, 4589 & 4601 Mississauga Road
Part of Lots 3 & 4, Range 5 NDS
City of Mississauga

APPLICATION: Development in the Regulated Area for the purpose of constructing 11 single detached dwellings.

WARD: M 8

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

W) APPLICATION #: 20/182

OWNER:

AGENT: Blue Sky Fence & Deck

LOCATION: 6 Johnson Crescent
Part Lot 20, Concession 8
Town of Halton Hills

APPLICATION: Development in the Regulated Area for the purpose of
constructing a 12' x 14' rear deck.

WARD: H 3

X) APPLICATION #: 20/176

OWNER:

AGENT: Aquaspa Pools & Landscape Design Ltd.

LOCATION: 130 Rexway Drive
Part Lot 16, Concession 9
Town of Halton Hills

APPLICATION: Development in the Regulated Area for the purpose of
constructing an inground pool and patio.

WARD: H 3

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

Y) APPLICATION #: 20/179

OWNER:

AGENT: Cedar Spring Landscape Group

LOCATION: 5 Bishop Court
Part Lot 23, Concession 10
Town of Halton Hills

APPLICATION: Development in the Regulated Area for the purpose of constructing a 16' x 32' inground pool, patio, pavilion, shed and retaining walls.

WARD: H 2

Z) APPLICATION #: 20/177

OWNER:

AGENT:

LOCATION: 9772 Wellington Road 52
Part Lot 13, Concession 11
Town of Erin

APPLICATION: Development in the floodplain of the West Credit River for the purpose of constructing a 34' 6.5" x 26' 7.75" second storey addition, screened porch and deck.

WARD: N/A

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

AA) APPLICATION #: 20/185
OWNER: Caledon Terra Investments Inc.
AGENT: RAND Engineering Corporation
LOCATION: Part of Lot 18, Concession 2 WHS
Town of Caledon
APPLICATION: Development in the Regulated Area for earthworks to
facilitate a residential subdivision.
WARD: C 1

BB) APPLICATION #: 20/181
OWNER:
AGENT:
LOCATION: 21271 Main Street
Part Lot 30, Concession 3 WHS
Town of Caledon
APPLICATION: Development in the Regulated Area to facilitate construction of
an in-ground pool, landscape stones, and concrete pad.
WARD: C 1

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

CC) APPLICATION #: 20/144

OWNER:

AGENT: Donna Pascoe Arch Design Inc.

LOCATION: 19224 Heart Lake Road
Part Lot 20, Concession 2 EHS
Town of Caledon

APPLICATION: Development in the Regulated Area to facilitate the construction of a septic system.

WARD: C 1

DD) APPLICATION #: 20/132

OWNER: Mayfield Station Landowners Group Inc.

AGENT: Urbantech

LOCATION: Part of Lot 19, Concession 2 WHS
Town of Caledon

APPLICATION: Development in the Regulated Area for road construction, an LID swale and associated grading.

WARD: C 1

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

EE) APPLICATION #: 20/116
OWNER: The Corporation of the Town of Caledon
AGENT: R.J. Burnside & Associates Limited
LOCATION: Creditview Road between Kennedy Road and Boston Mills Road
Part Lots 31 & 32, Concession 3 WHS
Town of Caledon
APPLICATION: Development in the Regulated Area for the purpose of road improvements and site grading.
WARD: C 1

FF) APPLICATION #: 20/164
OWNER: DBrand Investment Corporation & McLaughlin Developments Inc.
AGENT: Urbantech
LOCATION: Part of Lot 17, Concession 2 WHS
City of Brampton
APPLICATION: Alteration to a watercourse to facilitate the construction of the North-East Channel (reach F22b of Fletcher's Creek).
WARD: B 6

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

GG) APPLICATION #: 18/031
OWNER: City of Brampton
AGENT: IBI Group
LOCATION: Creditview Road North of Steeles
Part Lot 1, Concession 3 & 4 WHS
City of Brampton
APPLICATION: Alteration to a watercourse and development in a regulated area to facilitate installation of a new culvert on a tributary of the Credit River.
WARD: B 4

HH) APPLICATION #: 18/200
OWNER:
AGENT: SMPL Design Studio
LOCATION: 97 River Road
Part Lot 6, Concession 5 WHS
City of Brampton
APPLICATION: Development in the Regulated Area for the purpose of constructing a two storey dwelling, driveway, and septic system.
WARD: B 6

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

II) APPLICATION #: 18/310
OWNER: TransCanada Pipelines Ltd.
AGENT: Golder Associates Ltd.
LOCATION: South side of Steeles Avenue East of Mullett Creek
Part Lot 15, Concession 6 WHS
City of Brampton
APPLICATION: Development in the Regulated Area to facilitate grading works.
WARD: B 6

JJ) APPLICATION #: 20/140
OWNER:
AGENT: Empire Design Company
LOCATION: 8921 Mississauga Road
Part Lot 5, Concession 4 WHS
City of Brampton
APPLICATION: Development in the Regulated Area for the purpose of
constructing a dwelling, septic system and associated grading.
WARD: B 4

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

KK) APPLICATION #: 20/160
OWNER:
AGENT: Adjala Acres Custom Services
LOCATION: 15558 Shaws Creek Road
Part Lot 1, Concession 6
Town of Caledon
APPLICATION: Development in the Regulated Area for the purpose of replacing a septic tank.
WARD: C 1

LL) APPLICATION #: 20/190
OWNER:
AGENT:
LOCATION: 48 Ingleview Drive
Part Lot 1, Concession 1
Town of Caledon
APPLICATION: Development in the Regulated Area for the purpose of site grading and fill placement.
WARD: C 1

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

MM) APPLICATION #: 20/195
OWNER:
AGENT: Chard Excavating
LOCATION: 9755 Sideroad 5
Part Lot 5, Concession 11
Town of Erin
APPLICATION: Development in the Regulated Area for the purpose of replacing a septic system.
WARD: N/A

NN) APPLICATION #: 20/200
OWNER:
AGENT:
LOCATION: 9661 Sideroad 27
Part Lot 27, Concession 10
Town of Erin
APPLICATION: Development in the Regulated Area for the purpose of replacing a septic system.
WARD: N/A

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

OO) APPLICATION #: 20/189
OWNER:
AGENT: Matthews Design & Drafting
LOCATION: 519 Main Street South
Part Lot 21, Concession 10
Town of Halton Hills
APPLICATION: Development in the Regulated Area for the purpose of
expanding the parking area and replacing the septic system.
WARD: H 3

PP) APPLICATION #: 20/191
OWNER:
AGENT:
LOCATION: 8 Confederation Street
Part Lot 20, Concession 9
Town of Halton Hills
APPLICATION: Development in the Regulated Area for the purpose of
constructing a second storey & basement addition, and
covered porch.
WARD: H 2

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

QQ) APPLICATION #: 20/199

OWNER:

AGENT:

LOCATION: 2 Trinity Court
Part Lot 29, Concession 4
Town of Halton Hills

APPLICATION: Development in the Regulated Area for the purpose of
constructing a rear deck.

WARD: H 1

RR) APPLICATION #: 20/077

OWNER:

AGENT: David Small Designs

LOCATION: 96 Cumberland Drive
Part Lot 1, Range 1 CIR
City of Mississauga

APPLICATION: Development in the Regulated Area to facilitate the
construction of anew home and associated landscaping.

WARD: M 1

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

SS) APPLICATION #: 20/184
OWNER:
AGENT: Gabris Associates
LOCATION: 504 Avonwood Drive
Part of Lot 12, Concession 2 SDS
City of Mississauga
APPLICATION: Development in the Regulated Area for the purpose of
constructing a one-storey detached garage (76.88m²).
WARD: M 1

TT) APPLICATION #: 20/192
OWNER:
AGENT: Pioneer Pools
LOCATION: 1366 Northmount Avenue
Part Lot 9, Concession 2 SDS
City of Mississauga
APPLICATION: Development in the Regulated Area to facilitate construction of
an inground pool, pool coping, patio and walkway.
WARD: M 1

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
 SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
 DIRECTORS' ENDORSEMENT)**

UU) APPLICATION #: 20/194

OWNER: Mattamy (Mount Pleasant) Limited

AGENT: David Schaeffer Engineering Limited

LOCATION: Part of Lot 17, Concession 2 WHS, City of Brampton, City of
 Brampton
 Part of Lot 18, Concession 2 WHS, Town of Caledon

APPLICATION: Alteration to a watercourse to facilitate the construction of the
 East Channel (East branch of Fletcher's Creek), installation of
 a culvert at Mayfield Road, and construction of a stormwater
 management pond outfall associated with subdivision
 21T-16004C.

WARD: B 6, C 2

VV) APPLICATION #: 20/211

OWNER:

AGENT:

LOCATION: 64 Malaspina Close
 Part Lot 1, Concession 5
 City of Brampton

APPLICATION: Development in the Regulated Area for the purpose of
 constructing a deck.

WARD: B 6

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
 SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
 DIRECTORS' ENDORSEMENT)**

WW) APPLICATION #: 20/212

OWNER:

AGENT: Laxman Patel Architect

LOCATION: 69 Maybeck Drive
 Part Lot 7, Concession 3 WHS
 City of Brampton

APPLICATION: Development in the Regulated Area to facilitate construction
 of a deck and stairs.

WARD: B 5

XX) APPLICATION #: 20/213

OWNER:

AGENT:

LOCATION: 92 Vintage Gate
 Part Lot 10, Concession 2 WHS
 City of Brampton

APPLICATION: Development in the Regulated Area to facilitate construction of
 a deck.

WARD: B 5

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

YY) APPLICATION #: 20/205
OWNER:
AGENT: Henderson Construction Ltd.
LOCATION: 16188 Kennedy Road
Part of Lot 4, Concession 1 EHS
Town of Caledon
APPLICATION: Development in the Regulated Area for the purpose of
constructing a detached garage (7.3m x 8.5m) including
realigning of the existing driveway.
WARD: C 1

ZZ) APPLICATION #: 20/221
OWNER:
AGENT:
LOCATION: 21202 Shaws Creek Road
Part Lot 30, Concession 6 WHS
Town of Caledon
APPLICATION: Development in the Regulated Area for the purpose of
constructing an enclosed sunroom and the replacement of
weeping tile.
WARD: C 1

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

AAA) APPLICATION #: 20/216
OWNER:
AGENT:
LOCATION: 5772 Tenth Line
Part Lot 22, Concession 10
Town of Erin
APPLICATION: Development in the Regulated Area for the purpose of
constructing a new dwelling, attached garage, driveway, and
rear patio.
WARD: N/A

BBB) APPLICATION #: 20/215
OWNER:
AGENT: Studio AC
LOCATION: 12604 Sixth Line
Part of Lot 24, Concession 6
Town of Halton Hills (Limehouse)
APPLICATION: Development in the Regulated Area to construct a residential
addition and accessory structures (garage and indoor
swimming pool) and to replace a septic system.
WARD: H 2

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

CCC) APPLICATION #: 20/167

OWNER:

AGENT:

LOCATION: 91 Kenninghall Crescent
Part Lot 7, Concession 3 WHS
City of Mississauga

APPLICATION: Development in the Regulated Area to facilitate construction of an in-ground pool, interlock pool deck, and concrete slab.

WARD: M 11

DDD) APPLICATION #: 20/084

OWNER:

AGENT: Empire Design Company

LOCATION: 8951 Mississauga Road
Part Lot 5, Concession 4 WHS
City of Brampton

APPLICATION: Development in the Regulated Area for the purpose of constructing an addition, septic system and retaining wall.

WARD: B 4

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

EEE) APPLICATION #: 20/223

OWNER:

AGENT: Anchor Construction

LOCATION: 64 Elysian Fields Circle
Part Lot 3, Concession 5 WHS
City of Brampton

APPLICATION: Development in the Regulated Area to facilitate construction of a deck.

WARD: B 6

FFF) APPLICATION #: 20/109

OWNER: Town of Caledon

AGENT: EXP

LOCATION: King Street South
Part Lot 10, Concession 5 WHS
Town of Caledon

APPLICATION: Development in the Regulated Area for the purpose of undertaking road improvements.

WARD: C 1

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

GGG) APPLICATION #: 20/209

OWNER:

AGENT: Backyard Getaways

LOCATION: 15655 Heart Lake Road
Part Lot 2, Concession 3 EHS
Town of Caledon

APPLICATION: Development in the Regulated Area to facilitate construction of a pool.

WARD: C 1

HHH) APPLICATION #: 20/021

OWNER: 1672736 Ontario Inc.

AGENT: Dunpar Homes

LOCATION: 80 Thomas Street
Part Lot 4, Concession 5 WHS
City of Mississauga

APPLICATION: Development in the Regulated Area to facilitate construction of 194 residential units and associated access roads, parking areas, landscaping and grading.

WARD: M 11

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

III) APPLICATION #: 20/069

OWNER:

AGENT:

LOCATION: 531 Cochise Crescent
Part Lot 7, Range 2 CIR
City of Mississauga

APPLICATION: Development in the Regulated Area for the purpose of constructing an attached garage and a rear concrete deck (covered).

WARD: M 2

JJJ) APPLICATION #: 20/186

OWNER: Lakeview Community Partners

AGENT: Urbantech Consulting

LOCATION: Part Lot 7, Concession 3 SDS
City of Mississauga

APPLICATION: Development in the Regulated Area to facilitate construction of a temporary access road.

WARD: M 1

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

KKK) APPLICATION #: 20/201

OWNER:

AGENT:

LOCATION: 5196 Durie Road
Part of Lot 2, Concession 4 WHS
City of Mississauga

APPLICATION: Development in the Regulated Area for the purpose of constructing a new two-storey dwelling, rear covered deck with stairs, front porch and walkway, driveway, and associated grading.

WARD: M 6

LLL) APPLICATION #: 20/202

OWNER:

AGENT:

LOCATION: 5202 Durie Road
Part of Lot 2, Concession 4 WHS
City of Mississauga

APPLICATION: Development in the Regulated Area for the purpose of constructing a new two-storey dwelling, rear covered deck with stairs, front porch and walkway, driveway and associated grading.

WARD: M 6

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

MMM) APPLICATION #: 20/222
OWNER: 2547140 Ontario Inc.
AGENT:
LOCATION: 1262 Hurontario Street
Part of Lot 2, Range 1 CIR
City of Mississauga
APPLICATION: Development in the Regulated Area to facilitate the front yard landscaping works (including parking spaces).
WARD: M 1

NNN) APPLICATION #: 20/227
OWNER:
AGENT: Dusil Design and Landscaping Inc.
LOCATION: 2347 Woking Crescent
Part Lot 33, Concession 1 SDS
City of Mississauga
APPLICATION: Development in the Regulated Area to facilitate construction of an in-ground pool, patio and retaining wall.
WARD: M 2

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF
DIRECTORS' ENDORSEMENT)**

OOO) APPLICATION #: 20/098

OWNER: Hamount Investments Ltd.

AGENT: Hamount Investments Ltd.

LOCATION: 340 Broadway
Part Lot 4, Concession D
Town of Orangeville

APPLICATION: Development in the Regulated Area for the purpose of reconstructing a two-storey dwelling, detached garage, sanitary connection and driveway.

WARD: N/A

TO: The Chair and Members
of the Board of Directors,
Credit Valley Conservation

SUBJECT: **CVC'S ONGOING COMMITMENT TO DIVERSITY,
INCLUSION AND EQUITY**

PURPOSE: **To seek endorsement of the Board of Directors of CVC's
statement of commitment to diversity, inclusion and equity,
including an acknowledgement of areas for continued growth.**

BACKGROUND:

The current international conversation on racism and equity has yielded self-reflection among individuals and organizations alike. Public and private sector organizations, many of which have long been committed to celebrating diversity and promoting inclusion, find themselves in a position to publicly voice their values and support. Public statements are powerful and serve to advance the cause of inclusion and equity, as well as signal to racialized members of staff and society that they are welcomed. They can also affirm that there is room for continued growth and future measures can be taken to advance these values.

The Credit River watershed is one of the most culturally diverse regions of Canada, with new Canadians representing 46 per cent of the total population and only 56 per cent of population listing English as their mother tongue. CVC's commitment to diversity, inclusion and equity represents the sincere sentiment of staff and a desire to better represent the communities CVC serves.

Beginning in 2009, CVC launched its Multicultural Outreach Program in order to better serve watershed residents and welcome new Canadians to nature in their new communities. The program involves direct outreach to cultural- and faith-based groups, delivering environmental education programming and experiential learning via group tours of Terra Cotta Conservation Area. The program has connected with more than 31,000 people of diverse cultures and backgrounds.

In November 2014, staff further elevated these values within the organization by establishing the CVC Diversity Committee. The committee's focus is to re-orient organizational strategies to reflect diversity and inclusion in CVC's workforce, programs, deliverables, policies, practices and decision-making processes. The committee hosts events, educational sessions and shares knowledge in order to celebrate and support the rich diversity of our society.

In December 2014, the CVC Board of Directors approved the 2015-2019 Strategic Plan (Res #111/14) which set forth ten organizational values derived from extensive staff

engagement. The values guide CVC's actions and represent the sentiment of individual staff and the organization. They factor into every decision that is made at every level. Among them is *inclusiveness*:

We value the diverse perspectives, work experiences, lifestyles and cultures that together inform the work we do.

Building on the core values, CVC rolled out a values and behaviours document tied to a new employee performance management process to guide staff in incorporating organizational values, such as inclusiveness, into their actions, programs and employee objectives. Creating behaviours that align with the values sets the tone for CVC's culture, building the foundation for a common purpose and unifying the organization.

In April 2017, the CVC Board of Directors received the report entitled "Acknowledgment of Indigenous Peoples and Their Territories" (Resolution #42/17), directing CVC staff to develop guidelines for the Acknowledgement of Indigenous People and their Territories for CVC Board and staff use. Since that time, reconciliation with Indigenous peoples and engagement with Indigenous nations, communities, and peoples has become increasingly important to numerous aspects of CVC business, including but not limited to how we manage our properties, capital projects, public-facing programs and services, science and data collection.

In July 2018, the CVC Board of Directors endorsed (Resolution #60/18) the Diversity and Inclusion Charter of Peel. Endorsing the charter signaled CVC's commitment to making Peel a model for promoting practices of diversity, equity and inclusion. Following the endorsement, staff have been incorporating the charter's guiding principles to various CVC programs.

In February 2019, the CVC Board of Directors approved CVC's Youth Engagement Strategy (Resolution #20/19), which includes a commitment to improve employment equity in recruitment practices by reaching designated underrepresented groups with job postings (i.e. women, Indigenous communities, people with disabilities and visible minorities).

In June of 2020, CVC flew the Pride flag for the first time at our Meadowvale Administrative Offices and at Island Lake Conservation Area. This was an outward and transparent statement of our commitment and goal of creating a safe and welcoming environment for all.

Following the recent international protests regarding injustices in our society led by the Black Lives Matter movement, the CVC Diversity Committee held a staff event on June 18, 2020 where staff were invited to share their lived experiences with racism and other forms of discrimination. This powerful session opened a broader conversation within the organization, which led to overwhelming staff support for:

1. Public statement of values and support for diversity, inclusion and equity
2. The establishment of an Anti-racism Advisory Committee, a subcommittee of the CVC Diversity Committee focused on racism, awareness, culture and equity
3. An external consultant to review our policies, procedures, and programs to evaluate diversity, inclusion, and equity at CVC

ANALYSIS:

CVC's longstanding commitment to diversity, inclusion and equity represents the sincere sentiment of staff and a desire to better represent the communities CVC serves. A public statement of these values aims to advance the cause of inclusion and equity and represents a continuity of developments within CVC to-date.

Statements in support of these values have been issued by other organizations in the environmental sector, including Birds Canada, Trout Unlimited and others.

The following statement was developed in consultation with the new Anti-racism Advisory Committee:

Diversity, inclusion and equity at Credit Valley Conservation

CVC is committed to diversity, inclusiveness and equity. These are values that we hold in the highest regard. We are proud to serve one of the most culturally diverse areas of Canada and recognize that diversity enriches the lives of all watershed residents and the work we do. Racial inequities in Canadian society and specifically racial injustices towards Black people as highlighted by the Black Lives Matter movement have opened up new conversations within our organization about racism, diversity, inclusion and equity. While CVC prides itself in its readiness to have the conversation, we can do more towards self-examination and make commitments to take tangible actions. Now is a time to speak up and take action to create a more just, fair and equitable society. We chose to be part of the solution. CVC stands in solidarity with Black people, Indigenous peoples and people of colour.

We recognize:

- Racial discrimination and systemic racism against Black people, Indigenous peoples and people of colour exists in our society, including in the environmental and conservation sector.
- We must do more to improve inclusion, representation and equity for Black people, Indigenous peoples and people of colour.

We believe:

- Black lives matter.
- Racism towards Black people, Indigenous peoples and people of colour and other forms of discrimination should never be tolerated in our society, the environmental sector and our organization.

- Everyone has a right to enjoy and conserve our natural environment and should be free to do so without experiencing discrimination.
- Individuals and organizations have a collective responsibility to speak up and take action to counter racism and discrimination.
- Organizations in the public and environmental sectors must work to remove barriers (internal, external and systemic), address bias and promote inclusion to increase access to natural spaces, recruitment and employment in the sectors and participation in programs by Black people, Indigenous peoples and people of colour.
- Fulfilling CVC's vision of a thriving environment that protects, connects and sustains us requires the inclusion of diverse voices and perspectives.

We commit to:

- Form a CVC Anti-racism Advisory Committee to research and recommend specific actions.
- Review CVC practices for opportunities to improve diversity, inclusion and equity and remove bias.
- Review recruitment methods and remove barriers to employment to improve levels of diversity among our staff and volunteers to better reflect the diversity of the communities we serve.
- Increase staff awareness of anti-racism, diversity, inclusion, equity and bias.
- Listen to the voices of black people, Indigenous peoples and people of colour to better address environmental and climate issues that impact them and conservation goals that matter to them.
- Expand inclusive outreach efforts through our youth, education, landowner, volunteer and community-based programs.
- Work to identify and remove socio-economic barriers to participating in our programs and visiting our parks in partnership with our staff and community.
- Include stories and imagery that reflect the rich diversity of the communities we serve.
- Continue to actualize the vision of the Diversity and Inclusion Charter of Peel throughout our watershed, embracing diversity and equity so that everyone can achieve their full potential.
- Embed diversity, inclusion and equity in all plans and strategies.

The statement sets forth a number of commitments and opportunities for continued growth. The extent to which some may be implemented will be based on the direction of an external consultant's evaluation of diversity, inclusion and equity at CVC.

COMMUNICATIONS PLAN:

Staff will communicate the statement externally via the CVC website and social media channels. Staff will communicate the statement internally as a guiding document, adding to existing values and behavior in shaping the culture at CVC.

FINANCIAL IMPLICATIONS:

There are financial implications for onboarding an external consultant to evaluate diversity, inclusion and equity at CVC. The anticipated costs of a consultant will be manageable within the approved budget and will be in accordance with the CVC purchasing policy.

CONCLUSION:

The current international conversation on racism and equity has yielded self-reflection within our organization. CVC has long been committed to celebrating diversity and promoting inclusion and equity. CVC intends to issue a public statement of support to advance the cause of inclusion and equity, as well as signal to racialized members of staff and society that they are welcomed. The statement will also affirm that there is room for continued growth and future measures can be taken to advance these values. This includes engaging a consultant to evaluate diversity, inclusion and equity at CVC.

RECOMMENDED RESOLUTION:

WHEREAS CVC supports the principles of diversity, inclusion and equity; and

WHEREAS CVC has many corporate goals, outcomes, values, behaviors and policies which already reflect these principles within the charter;

THEREFORE BE IT RESOLVED THAT the report entitled "CVC's Ongoing Commitment to Diversity, Inclusion and Equity" be received and appended to the minutes of this meeting as Schedule 'B'; and

THAT the Board of Directors endorse CVC's statement of commitment to diversity, inclusion, and equity, including an acknowledgement of areas for continued growth; and

THAT CVC staff are directed to incorporate the statement as a guiding document, directing actions and contributing to organizational culture; and

THAT CVC staff may investigate retaining an external consultant to evaluate diversity, inclusion and equity at CVC; and further

THAT CVC staff are directed to implement the communication plan as set out in this Board report.

Submitted by:



Jonathan MacMull
Senior Manager,
Marketing and Communications



Jeff Payne
Deputy CAO and
Director, Corporate Services

Recommended by:



Deborah Martin-Downs
Chief Administrative Officer

TO: The Chair and Members
of the Board of Directors,
Credit Valley Conservation

SUBJECT: PROPOSED UPDATES TO CVC SMOKING POLICY

PURPOSE: To request approval by the Board of Directors of CVC for revisions to Credit Valley Conservation Authority's Smoking Policy beyond compliance with the Smoke Free Ontario Act.

BACKGROUND:

The Credit Valley Conservation Authority (CVC) owns and/or manages 62 properties comprised of almost 2,800 hectares (7,100 acres) of land. Of the 62 properties, CVC concentrates most of its efforts on eleven (11) key conservation areas: Island Lake, Ken Whillans, Upper Credit, Elora Cataract Trailway, Belfountain, Cheltenham Badlands, Terra Cotta, Silver Creek, Limehouse, Meadowvale and Rattray Marsh.

In addition, CVC is actively involved in the construction of the Jim Tovey Lakeview Conservation Area on the Lake Ontario shoreline and will manage this site when it opens to the public in 2025.

Over the past nine (9) years, we have experienced a 159% increase in visitation across the key 11 conservation areas (CAs) including a 13% increase in total visitation from 2018 to 2019. This is driven in part by population growth in the GTA, increased awareness of our CAs and programming, growth in outdoor activities, as well as an increasing awareness of the benefits of connecting with nature.

As a provider of both indoor and outdoor education, recreation, and cultural activities to the public, the purpose of CVC's smoking policy is to protect the public and conform to legislative requirements.

Exploring a Full Smoking Ban on CVC Land

In October 2009, Halton Region Council, in response to the *Smoke Free Ontario Act*, passed a public health resolution (Halton Region By-Law 24-09) supporting an outdoor smoking ban on all publicly owned property within the region. This resolution included direction to regional staff to seek a better understanding of the feasibility of enforcing such a smoking ban across the various public jurisdictions. A feasibility request went out to lower tier municipalities and conservation authorities.

Following approval from the CVC Board of Directors to explore the implementation of a smoking ban on CVC owned/managed lands, CVC staff carefully examined the feasibility.

Staff determined that while the aims and intentions of a smoking ban to improve public health and healthy lifestyles are supported by CVC; the request for a smoking ban on CVC owned or managed lands was not feasible. Monitoring and enforcement requirements to facilitate a smoking ban were deemed not possible due to the amount of land, the number of active conservation areas and the number of visitors.

CVC's position was consistent with that of Conservation Halton and local municipalities. CVC staff determined that a more feasible option would be to designate non-smoking zones within outdoor high visitation areas across our conservation areas system and in all buildings. The CVC Board of Directors approved the staff recommendation on April 8, 2011 (Resolution #57/11).

On May 10, 2019, Jessica Hopkins, Medical Officer of Health for the Region of Peel gave a delegation to the CVC Board of Directors entitled "Smoke-Free Partnerships with Conservation Areas". Following the presentation, CVC Board of Directors approved the staff recommendation (Resolution #52/19) that a review of CVC's smoking policy be undertaken to reassess the feasibility of implementing smoke-free areas on CVC owned/managed land to ensure:

- A healthy environment that minimizes exposure to tobacco and second-hand smoke;
- Improved health and wellbeing of staff and visitors;
- Less tobacco use among visitors to conservation areas;
- Cleaner facilities; and
- Reduced fire risk.

CVC's Current Policy

CVC's current Smoke Free Workplace Policy ("the policy"), created March 2014 and updated September 2016, mandates compliance with the *Smoke Free Ontario Act* (SFOA), which came into effect in 2006 and was updated in 2017, and the Region of Peel's outdoor smoking by-law, which came into effect in 2013. Both Halton Region Public Health and the Dufferin-Wellington-Guelph Health Unit adhere to the SFOA. Only the Region of Peel Public Health has gone one step further with the outdoor smoking by-law.

The SFOA prohibits smoking tobacco or holding lighted tobacco in any enclosed public place or enclosed workplace. In 2015, this was extended to include electronic cigarettes. CVC adheres to these regulations and therefore smoking is prohibited under our policy in:

- All CVC workplace facilities
- All CVC owned or leased vehicles
- Any other CVC property deemed to be an enclosed workplace

Further, the smoking of cannabis is prohibited on any CVC owned/managed land unless a medical certificate for its use is produced and carried on the person. This is covered under the SFOA as it falls under smoking (inhaling and exhaling, holding lighted tobacco or cannabis).

The Region of Peel's outdoor smoking by-law makes it against the law for anyone to smoke within nine meters (30 feet) of:

- The perimeter of municipal playground areas (including any outdoor area that is designed for the enjoyment or exercise of children and youth)
- The perimeter of municipal sports/activity areas (including any area that is for sports and activities, as well as spectator seating areas and player warm up areas) and
- Entrances and exits of municipal buildings (including municipal offices, transit facilities, libraries, recreation centres, concessions stands, fire halls, police stations, golf course club houses, and Peel Housing Corporation multi-unit dwellings with common entrances)

While this by-law applies to municipal (Region of Peel) buildings and grounds specifically, CVC adheres to the requirements set out within this by-law, specifically with respect to entrances and exits of its buildings. Both Halton Region Public Health and the Dufferin-Wellington-Guelph Health Unit do not have an outdoor smoking by-law like Peel has.

ANALYSIS:

CVC staff have completed a review of the current policy to reassess the feasibility of implementing smoke-free areas on CVC owned/managed land.

Over the 2019-2020 operating seasons, staff undertook the following steps to inform changes to the existing policy:

- Consulted with members of the Provincial Smoke-Free Conservation Area Working Group (conservation authorities);
- Explored the feasibility of only permitting smoking at designated smoking areas across all CVC public use facilities and properties;
- Reviewed the by-laws and policies of CVC's partner municipalities, applicable health units and other conservation authorities to ensure that updates to the policy address our partners regulations and include the same messaging; and
- Consulted with on-site partners that have agreements with CVC for land use activities

Following careful completion of the above steps, CVC staff recommend the following updates to the current policy (attached as Schedule 'C', Appendix 1):

That smoking be prohibited;

- at all CVC picnic shelters and/or pavilions
- within nine (9) metres from an entrance or exit door to any building or structure, or if no door, from the footprint of the structure
- at all permanent and temporary reserved seating areas and designated event, festival or entertainment areas
- within twenty (20) meters of a playground and designated sports areas

Further, in recognition that there is no known safe level of exposure to second-hand smoke, staff recommend that an education and awareness campaign be undertaken by CVC that encourages no smoking on CVC owned/managed trails, paths and walkways particularly for the benefit of young persons, for the health of the public generally, and to improve the environmental and social conditions on CVC trails, paths and walkways.

Enforcing near buildings and amenities is manageable as these are in proximity to on site CVC staff within active conservation areas. The challenge we face is taking on a full smoke free approach. Enforcing smoke free over 100+km of trails, across a watershed that is over 860 square km, supporting incredibly busy places like Rattray Marsh, seven days a week, 365 days a year, is logistically and financially not something CVC can reasonably achieve even with the best of intentions and significantly more trained staff resources.

COMMUNICATIONS PLAN:

Regulatory signage will be erected in the newly prohibited areas. The CVC website and the 2021 Conservation Parks Visitor Guide will reflect the policy changes.

Staff will develop an education and awareness campaign for implementation in 2021 that encourages no smoking on CVC owned/managed trails, paths and walkways.

FINANCIAL IMPLICATIONS:

Costs to place regulatory signs, provide education and awareness and for enforcement services is expected to have minimal cost implications and is manageable within approved budgets.

CONCLUSION:

The proposed updates to CVC's current no smoking policy have considered municipal smoking by-laws, recommendations from applicable health units, and other conservation authorities. Additional considerations included locations where smoking is banned, CVC's onsite partners, implications on management agreements, the health and safety of all staff, the delivery of special events, the financial implications and the available enforcement and education resources within CVC. CVC is recommending that we amend our Smoke Free Policy as set out in this report but that we not undertake to make all CVC lands smoke free because this simply is not something we have the capacity to enforce.

RECOMMENDED RESOLUTION:

***WHEREAS** CVC public use lands and facilities are located across multiple municipal jurisdictions, are subject to several management agreements, and include lease and partnership agreements with various stakeholders; and*

***WHEREAS** CVC's smoking policy should be all-encompassing and consider the complexities of all applicable laws, by-laws, agreements, users and stakeholders;*

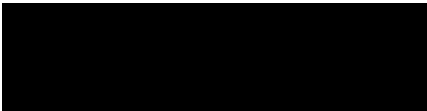
***THEREFORE BE IT RESOLVED THAT** the report entitled "Proposed Updates to CVC Smoking Policy" be received and appended to the minutes as Schedule 'C'; and*

***THAT** CVC's smoking policy be updated to prohibit smoking at all CVC picnic shelters and/or pavilions; within nine (9) metres from an entrance or exit door to any building or structure, or if no door, from the footprint of the structure; at all permanent and temporary reserved seating areas and designated event, festival or entertainment areas; and within twenty (20) meters of playgrounds and designated sports areas; and*

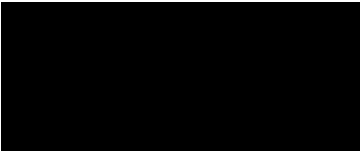
***THAT** the CVC Board of Directors approve the updated CVC Smoke Free Policy; and further*

***THAT** staff be directed to develop and implement an education and awareness campaign that encourages no smoking on CVC owned/managed trails, paths and walkways particularly for the benefit of young persons, for the health of the public generally, and to improve the environmental and social conditions on CVC trails, paths and walkways.*

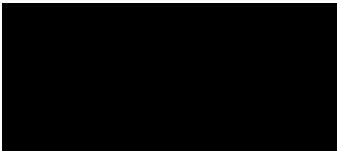
Submitted by:



Terri LeRoux
Senior Manager,
Property, Assets, Recreation and
Conservation Area Services (PARCS)



Bill Lidster
Manager, Conservation Parks



Jeff Payne
Deputy CAO and Director, Corporate Services

Recommended by:



Deborah Martin-Downs
Chief Administrative Officer

POLICY NAME: Smoke Free Workplace and/or Conservation Areas
04 - 06

POLICY NUMBER: HS

SECTION: Health and Safety

INTENT

By law, no person is permitted to smoke or hold lighted tobacco in any enclosed workplace, any enclosed public places and specifically designated outdoor places in Ontario. The purpose of this **policy is to outline CVC's commitment to a smoke-free** workplace and/or conservation areas or CVC managed lands and is designed to protect workers and visitors to our conservation areas and CVC managed lands from exposure to second-hand smoke.

DEFINITIONS

Electronic Cigarette - a vaporizer or inhalant-type device, whether called an electronic cigarette or any other name, that contains a power source and heating element designed to heat a substance and produce a vapour intended to be inhaled by the user of the device directly through the mouth, whether or not the vapour contains nicotine.

Enclosed Public Place - the inside of any place, building or structure or vehicle or conveyance or a part of any of them;

1. that is covered by a roof and;
2. to which the public is ordinarily invited or permitted access, either expressly or by implication, whether or not a fee is charged for entry.

Enclosed Workplace - the inside of any place, building or structure or vehicle or conveyance or a part of any of them;

1. that is covered by a roof;
2. that employees work in or frequent during the course of their employment whether or not they are acting in the course of their employment at the time, and;
3. that is not primarily a private dwelling.

Smoking - "**smoking**" means smoking (inhaling and exhaling) or holding lighted tobacco or cannabis

Vaping - "**vaping**" means **inhaling or exhaling vapour from an electronic cigarette (e-cigarette)** or holding an activated e-cigarette, whether or not the vapour contains nicotine

RESPONSIBILITIES

All employees and visitors to CVC Conservation Areas are responsible for complying with the legislative requirements for a smoke-free workplace and/or conservation areas.

GENERAL REQUIREMENTS

1. Smoke Free Ontario Act

The Smoke Free Ontario Act (SFOA), 2017, became effective on October 17, 2018. The SFOA, 2017, repealed the *Smoke-Free Ontario Act, 2006* and the *Electronic Cigarettes Act, 2015*, replacing them with one legislative framework. The amended SFOA, 2017 bans the smoking of tobacco or cannabis (including medical and non-medical cannabis) and vaping in enclosed workplaces, enclosed public places, and other designated places.

CVC will adhere to SFOA, 2017 regulations and therefore subject to any exceptions that may be provided for in the regulations, no person shall do any of the following in a CVC workplace and/or conservation area:

1. Smoke or hold lighted tobacco.
2. Smoke or hold lighted cannabis.
3. Use an electronic cigarette.

Smoking is prohibited in:

- All CVC workplace facilities
- All CVC owned or leased vehicles
- Any other CVC property deemed to be an enclosed workplace (see definition above).

2. Region of Peel Outdoor Smoking By-law

The Region of Peel's Outdoor Smoking By-law came into effect on September 2, 2013 which makes it against the law for anyone to smoke within nine meters (30 feet) of:

- The perimeter of municipal playground areas (including any outdoor area that is designed for the enjoyment or exercise of children and youth)
- The perimeter of municipal sports/activity areas (including any area that is for sports and activities, as well as spectator seating areas and player warm up areas) and
- Entrances and exits of municipal buildings (including municipal offices, transit facilities, libraries, recreation centres, concessions stands, fire halls, police stations, golf course club houses, and Peel Housing Corporation multi-unit dwellings with common entrances)

While this by-law applies to municipal (Region of Peel) buildings and grounds specifically, CVC will also adhere to the requirements set out within this by-law, on CVC owned and managed properties in Dufferin County, Wellington County and the Regional Municipality of Halton, specifically with respect to entrances and exits of its buildings.

3. CVC Smoke Free Workplace and/or Conservation Areas

In addition to prohibitions under the SFOA, 2017 and the Region of Peel Outdoor Smoking By-Law, CVC additionally prohibits smoking:

- at all CVC picnic shelters and/or pavilions
- within nine (9) metres from an entrance or exit door to any building or structure, or if no door, from the footprint of the structure
- at all permanent and temporary reserved seating areas and designated event, festival or entertainment areas
- within twenty (20) meters of a playground and designated sports areas

REFERENCES

[Region of Peel Outdoor Smoking By-law, number 20-2013](#)

[Smoke-Free Ontario Act](#), Smoke-Free Ontario Act, 2017, S.O. 2017, c. 26, Sched. 3

TO: The Chair and Members
of the Board of Directors,
Credit Valley Conservation

SUBJECT: CVC SUSTAINABLE FOREST MANAGEMENT PLAN

PURPOSE: To seek approval by the Board of Directors of CVC for the CVC Sustainable Forest Management Plan that will guide forest management and restoration in the Credit River Watershed.

BACKGROUND:

Healthy forest ecosystems are critical to biodiversity and human health. They provide habitat to many wildlife that depend on forests in the Credit River watershed ('the watershed'). Forests are our green infrastructure and they provide numerous, irreplaceable ecological goods and services such as:

- Improving air quality and sequestering carbon;
- Moderating climate through shading and transpiration;
- Reducing run-off by increasing infiltration and interception of rain and snow;
- Reducing soil erosion and improving surface water quality; and
- Cultural services such as recreation and spiritual opportunities that improve human, mental and physical health.

Forests make up 23 per cent of land cover in the watershed, below the 30 per cent minimum recommended by Environment and Climate Change Canada. Of these 21,630 forested hectares, CVC owns or manages 1721 hectares, or eight per cent of forests in the watershed. Maintaining and enhancing the ecological health of these forests is an important responsibility for all landowners, including CVC.

Conserving and managing for healthy, diverse forest ecosystems is a fundamental strategy for climate change adaptation and the buffering of a variety of impacts. For example:

- Forests perform a significant role in mitigation by sequestering carbon through tree growth,
- Forest management can encourage tree health and vigour, stimulate new growth and tree species diversity, adding to their resilience and their sequestration potential.
- Plantation management such as periodic thinning accelerates the transition into more diverse forests and can also help reduce the risk of wildfire.

CVC Sustainable Forest Management Plan (SFMP)

Sustainable forest management plans describe and assess the current state and challenges facing the forest and provide direction through objectives and actions to achieve a desired future state - a sustainable, healthy, and resilient forest.

In June of 2018, CVC's Board of Directors received the "CVC Watershed Forest Health Report," (Res 54/18) which outlined the benefits of forests, such as those listed above, presented the need for plantation management, and detailed many of the challenges that our forests face. CVC has developed the SFMP as a response to these challenges in order to maintain and promote forest health.

CVC held numerous workshops and meetings with CVC staff, municipalities, agencies, and non-profit groups and stakeholders. Informational meetings have also been held with the Mississaugas of the Credit First Nation (MCFN). These engagement sessions helped to identify a wide range of issues and priorities for the SFMP and played a key role in developing the principles, objectives and actions. Consultants were also retained to draft sections of the technical report.

A draft *SFMP: Technical Report* (CVC 2019) was first prepared and completed in 2019 (Figure 1), which grounds the SFMP. The technical report provides more detail on characterization and analysis of the state of forests, and greater direction for implementation, to be used as a supporting document for those implementing the plan. The SFMP summarizes the technical report, and as such is a stand-alone document.

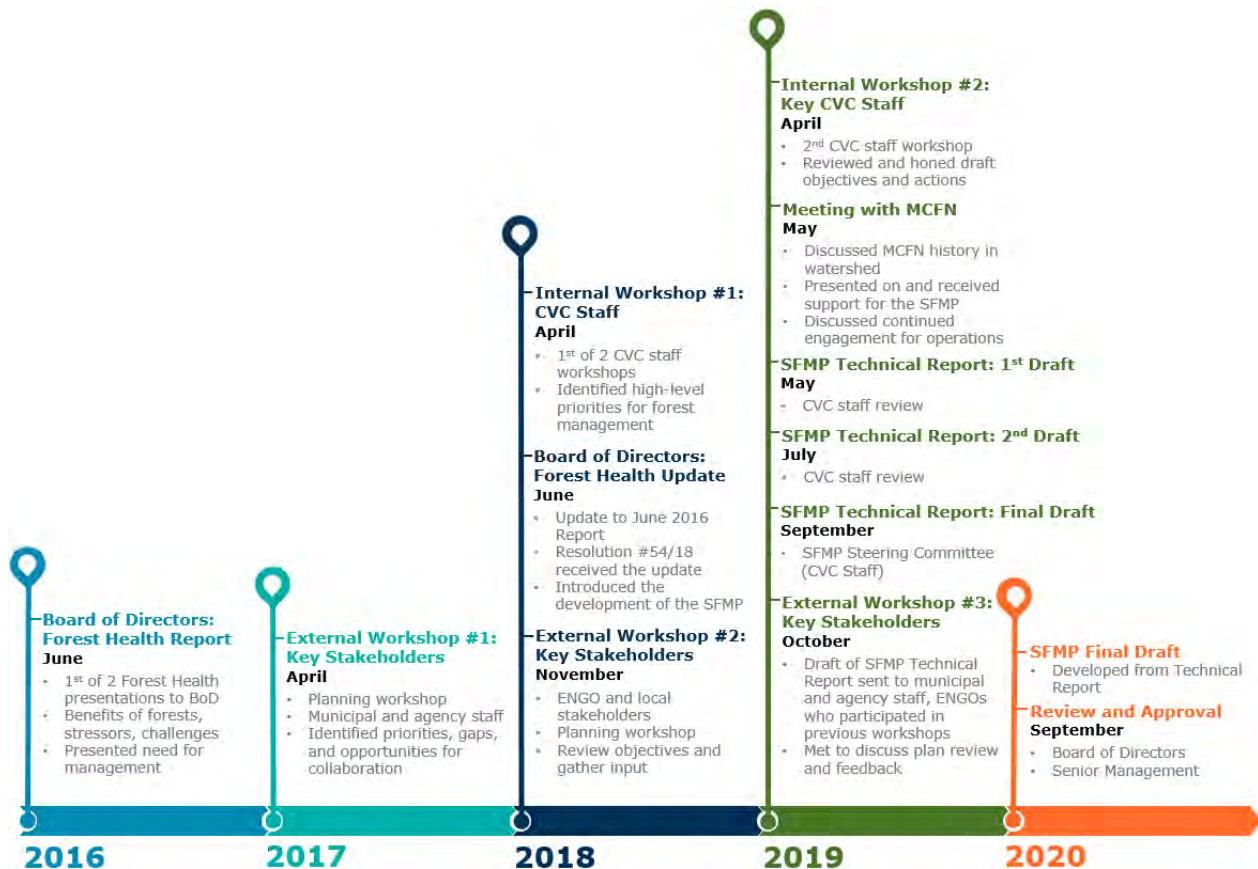


Figure 1. Timeline of the SFMP Engagement and Development.

The development of the SFMP is also identified in the *CVC Strategic Plan (2020-2022)*, including Goal 3, Direction 6: “Complete the SFMP and implement priority actions on CVC lands while building capacity for private landowner forest management services.” It has also been developed in alignment with other CVC strategies and plans (i.e. *Credit River Watershed Natural Heritage System Strategy, Conservation Area Master Strategy (2018)*, *CVC Climate Change Strategy (2019)*), municipal priorities, as well as the Region of Peel’s *Climate Change Strategy (2011)* and *Climate Change Master Plan (2019)*.

ANALYSIS:

CVC has completed an SFMP in order to provide direction for forest management for the next 20 years. The overarching goal of the SFMP is to maintain and restore forest health, improve biodiversity and strengthen the resilience of forests in the watershed - on lands owned by CVC, municipal partners, and private landowners. Resilience is a forest’s capacity to recover after disturbance (e.g. stressors) and is critical to ensuring long-term sustainability, particularly in a changing climate.

State of the Forest

The SFMP identifies and presents some of the key stressors and challenges that threaten the ecological health of all forest types across the watershed and imperil their capacity to provide ecosystem services. Past land clearing for agriculture and urban development has created many isolated, smaller patches of forest across our watershed. This isolation prevents species - from wildlife to trees in the form of seed - from moving from one forested area to another, which negatively affects biodiversity. Small forest patches are less resilient to disturbance and more susceptible to other, major stressors such as climate change and invasive species.

Climate Change impacts are predicted to result in:

- Droughts, damaging winds, intense storms, and warmer winters that will negatively impact forest health;
- Changes in the distribution of trees, although forest fragmentation and the speed of climate change may reduce or even prevent the natural migration of better suited, more southerly species into and across the watershed; and
- Altered composition and functional species gaps in our forests that will create opportunities for invasive plant species to replace them or simply spawn an array of unpredictable ecological consequences.

Invasive Species, Pests and Disease have drastically changed the way we manage forests and have ecological and economic consequences. Highlights include the following:

- More than 90 per cent of forest communities in the watershed contain invasive plant species that can supplant native plants and transform forest ecosystems.

- The devastating impacts caused by the Emerald Ash Borer (EAB) and beech bark disease, negatively impact biodiversity and cause widespread, unpredictable ecological changes.
- At a cost of over 2 million dollars, CVC has spent the past five years addressing the impacts of EAB, with funding from Halton and Peel regions. Priorities have included pesticide injections to preserve select ash trees, and the removal of over 11,000 ash trees posing risks to public safety along trails and boundaries on CVC properties.
- Hemlock woolly adelgid, beech leaf disease, oak wilt and sudden oak death, are causing widespread decline in hemlock, beech and all oak species in the U.S. and are at the watershed's doorstep.

The combination of these existing and anticipated invasive species, pests and disease, exacerbated by climate change impacts, will compromise the health of most woodlands in the watershed. These stressors will severely undermine forest health, biodiversity and resilience if they are left unmanaged.

Coniferous Plantation Management

The SFMP identifies watershed plantations as a priority for management as they present their own unique set of challenges and opportunities. CVC and its partners have been leaders in tree planting efforts to increase forest cover across the watershed, with over 7 million trees planted since 1955. These efforts have resulted in the establishment of many coniferous plantations. Tree planting represents just the beginning for plantation management. Over time, plantations require thinning to maintain forest health and encourage the eventual transition to the targeted native, mixed forest. The first thinning generally occurs when the plantation is around 25-30 years old.

Without proper management however, plantations often experience issues such as:

- A lack of regeneration of trees, shrubs and herbs in the understory to succeed and diversify the plantation as it matures;
- Spindly trees that are susceptible to breakage from wind and ice damage;
- Weakened, unhealthy trees becoming targets for pests and disease;
- Dying trees, often in groups, or 'pockets', creating a void that can be filled with aggressive invasive plants like buckthorn and dog strangling vine; and
- Increasing wildfire risk in unmanaged coniferous plantations.

Coniferous plantations make up more than 15 per cent of forests across the watershed, covering more than 3,300 hectares. CVC has found that:

- Over 80 per cent of watershed plantations are not being properly managed.
- Almost 25 per cent of watershed plantations require immediate management.
- 80 per cent of CVC's 200 hectares of plantations are older than 30 years and require immediate thinning.

As plantations continue to age without proper management, the risk of stand failure, growth of invasive plant species, and fire risk increases. Many of these plantations are near or next to towns and villages, increasing risk to people and property to wildfire. With climate change anticipated to result in longer periods of drought, fire risk is also expected to increase. Managing these plantations will ensure a return on investment of decades of tree planting to establish healthy, sustainable forests throughout the watershed.

The SFMP's Principles, Themes, Objectives and Actions

In order to respond to these stressors and challenges, the SFMP presents a series of management direction that has been organized by guiding principles, themes, objectives and actions to achieve the objectives (Figure 2).

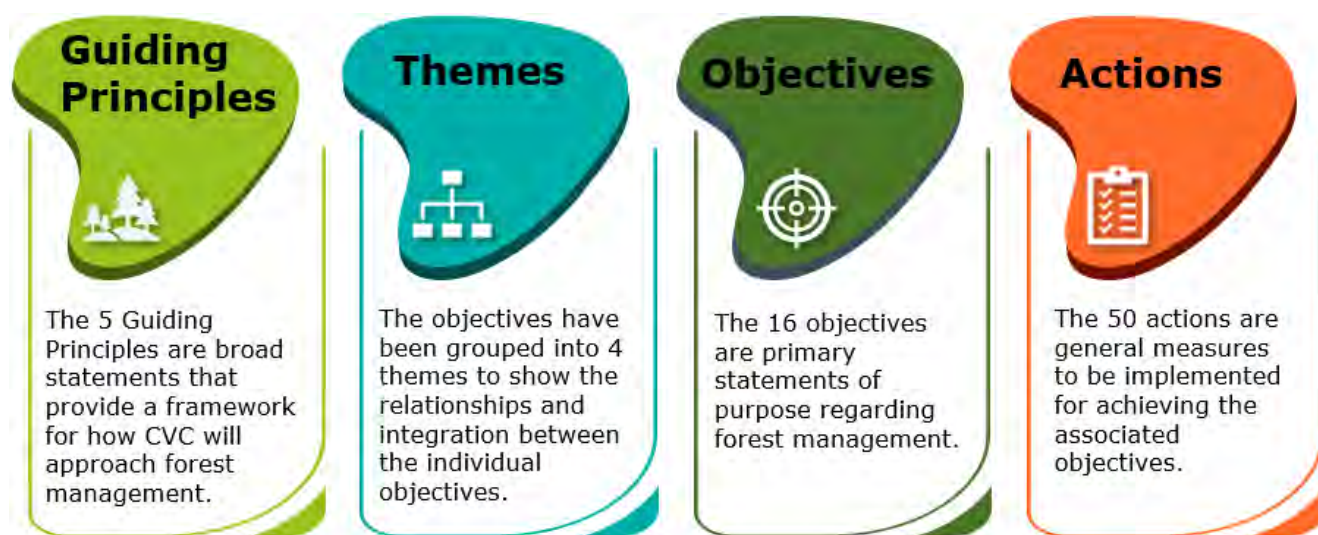


Figure 2. Organization of the SFMP management direction.

CVC identified five guiding principles when developing the SFMP. It used these principles to develop the plan and will continue to use them to guide its implementation.

Guiding Principles:

1. Manage the forest in a manner that puts a primacy on its long-term ecological health
2. Implement forest management practices that equal or exceed current standards of good forestry practices in Ontario as defined in the provincial *Forestry Act*
3. Employ adaptive management to continuously improve forest management
4. Manage the forest in a fiscally responsible way
5. Integrate this plan with existing CVC strategies and plans and with those of the municipalities that have land under CVC's jurisdiction

There are four themes within the SFMP, under which nest 16 objectives and 50 actions that form the core of the plan:

Theme 1: *Maintain and Restore Forest Health* contains most of the objectives directly related to forest management activities that respond to stressors and challenges. CVC will manage forests on our properties and work with partners including municipalities and private landowners to increase and improve healthy forest cover across the watershed.

Objectives 1-7:

1. Maintain, enhance and restore natural communities and stand conditions
2. Manage plantations to gradually convert to natural communities and stand conditions
3. Foster the development of old forest communities and maintenance of old trees
4. Increase forest cover in the watershed
5. Adapt restoration practices to climate change
6. Protect the forest from invasive species, pests and disease and restore impacted forests
7. Protect forest soils

Theme 2: *Protect Natural Values* contains objectives which will ensure forest management operations are conducted in a way that protects wildlife and significant ecological features and functions.

Objectives 8-9:

8. Protect wildlife
9. Protect significant ecological features and functions

Theme 3: *Connect with Indigenous Communities, Stakeholders and the Public* sets out how CVC will interact with groups which have interests and a part to play in how CVC manages the forest. Objectives and actions also include working with partners and promoting forest management to build capacity to help move CVC towards implementing projects and achieving the objectives of Theme 1 on lands outside of CVC ownership.

Objectives 10-14:

10. Protect and have regard for Indigenous peoples' values and Interests
11. Protect and have regard for cultural heritage features
12. Consider recreational use and infrastructure on CVC land during forest operations planning
13. Collaborate with municipalities, NGOs, and others
14. Provide education and outreach to landowners and general public on the needs and benefits of sustainable forest management

Theme 4: *Protect Public Health and Safety* will ensure that CVC's properties remain safe places for the public to visit and are managed for forest fire risk. Ensuring the safety of the users of CVC's properties, infrastructure, and its natural assets is of paramount importance.

Objectives 15-16:

15. Manage hazard trees
16. Reduce the risk of forest fire

Actions to achieve these objectives are described in detail in the SFMP. Each objective has a series of actions that will be implemented to contribute towards achieving the objective. Figure 3 provides an example of this cascade for Theme 1 maintaining and restoring forest health with an objective to manage plantations and the actions to develop and implement site level plans (silviculture prescriptions) to manage individual plantations and monitoring to ensure natural regeneration of native tree species are critical actions to achieve the objective.

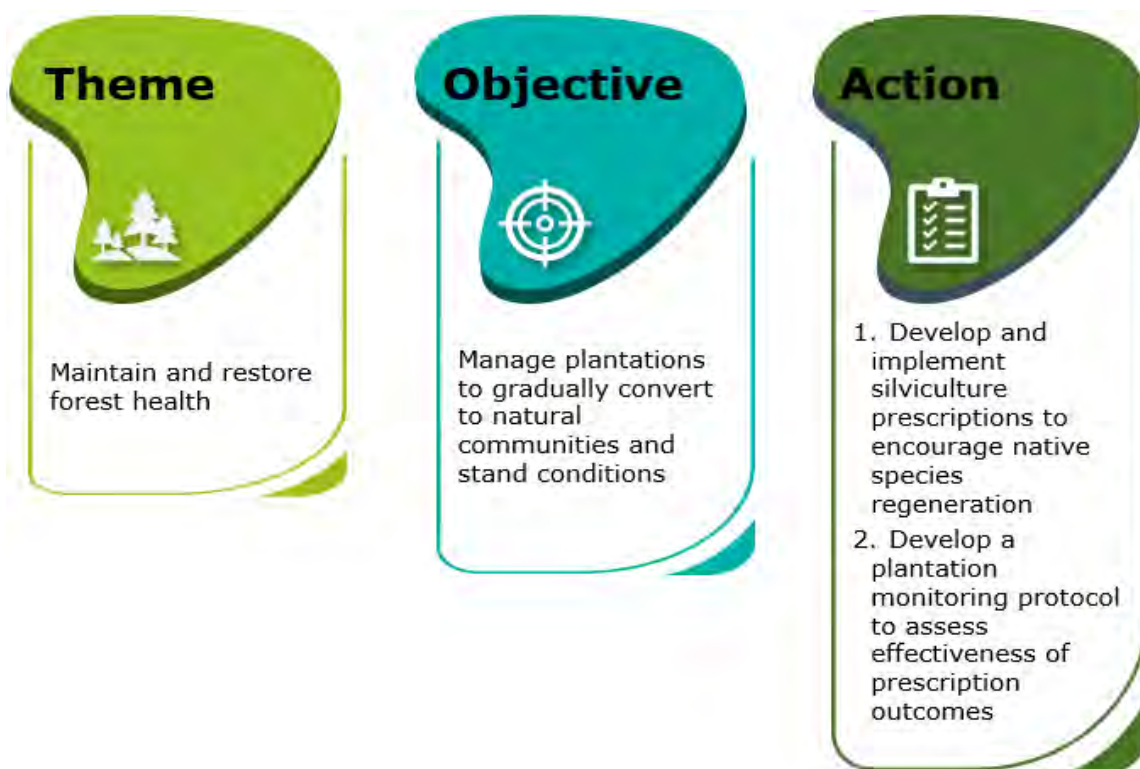


Figure 3. An example (using Objective 2) showing the SFMP's implementation structure and flow from theme through actions that lead to achieving an objective.

Actions to achieve other objectives such as invasive species management, adapting for climate change, and reducing the risk of fire in plantations are also being integrated and implemented at the same time, working towards the goal of healthy, sustainable forests (i.e. Theme 1).

The success of the SFMP's overarching goal of healthy, sustainable forests will require implementing identified actions to achieve key objectives; for example,

Managing plantations: With over 3,300 ha of plantations in the watershed (15 per cent of forests), 200 ha of which are on CVC properties, managing plantations is critical to ensuring their long-term health. Actions include:

- Prioritizing plantations for management on both CVC property and private lands;
- Implementing site plans to thin plantations to encourage native tree species regeneration and growth;

- Managing to remove and suppress invasive plant species while managing plantations;
- Reducing risk of wildfire by thinning high-risk coniferous plantations; and
- Planting within plantations following thinning to increase tree and shrub diversity and to accelerate succession to targeted native mixed- and hardwood- forests.

Increasing healthy forest cover: To achieve the long-term minimum goal of 30 per cent forest cover - critical to healthy watersheds - we need to manage and plant 6,800 hectares of new forest - that's up to 12 million new trees on an area 4 times the size of Orangeville. Most of this will need to be on privately owned, rural lands. This will require a sustained, long-term effort through our tree planting program. Actions include:

- Working with private landowners to develop and implement tree planting plans;
- Managing natural, successional areas to ensure they are moving towards a healthy, future forest;
- Prioritizing planting and targeted outreach efforts to increase landowner uptake;
- Increasing forest size to connect and expand healthy forest interior habitat; and
- Working with partners to support municipal climate change strategies.

Improving forest health, diversity and resilience: Addressing forest health in our upland forests - which make up more than 50 per cent of forests in the watershed - is imperative to ensuring long-term sustainability and biodiversity. With over 90 per cent of forest communities impacted by invasive plant species, ten invasive pests and disease already known in the watershed, four highly disruptive pests and disease on their way, we must remain vigilant. Addressing forest health to mitigate their impacts will require integration with invasive species management. Actions include:

- Implementing site plans to restore and enhance natural diversity and structure;
- Prioritizing upland forest areas in poor forest health, targeting areas affected by stand-altering stressors such as invasive species; and
- Aligning and integrating with the *Invasive Species Strategy* (in draft) to manage and mitigate the risk of existing and approaching invasive species in our forests.

Adapting practices to climate change: Expanding and connecting forest cover, maintaining and improving biodiversity, and restoring forest health and resilience are key objectives, since healthy forests will better withstand disturbance and stressors, including climate change. However, we can also help our forests prepare in more specific ways. Actions include:

- Identifying and responding to climate trends and extreme events in our forests;
- Assessing tree, shrub and forest community vulnerability and prioritizing areas for management and species selected in planting plans; and
- Exploring techniques in assisted migration through CVC's nursery production system, such as using more southerly seed of commonly planted tree species.

Managing hazard trees on CVC properties to keep visitors safe: The devastating and costly effects of one invasive pest (i.e. EAB) may be just the beginning with four more on their way that can cause widespread tree mortality - hemlock woolly adelgid, oak wilt, sudden oak death, and beech leaf disease. Natural tree mortality is also common and can be caused by native pests and disease. Actions include:

- Identifying and removing trees that are a safety hazard to the public and property quickly and efficiently; and
- Proactively identifying future potential risks through regular inventories, and early risk mitigation, which can preserve more trees in recreation areas.

Implementing the Plan

CVC will implement the SFMP through a series of successive five-year operating plans, annual work plans, and a variety of CVC programs to allow for flexibility to respond as conditions change and new information becomes available.

The SFMP will follow an adaptive management framework. Results of inventory, monitoring, experience and lessons learned, and advancements in science and knowledge, including new and emerging threats, will continually inform how we manage our forests.

The first five years of implementation will focus heavily on plantation management. This will allow for much needed management and to ensure they are scheduled for future work at the appropriate intervals. Managing invasive species within plantations and coordinating with the implementation of the *Invasive Species Strategy* (in draft) when managing in other forest types will also be a priority.

It is intended that all CVC plantations (approx. 200 ha) that require thinning will be managed within the next ten years. CVC will also develop a prioritization framework, along with other actions such as adaptation practices for climate change, to schedule the management of other forest types in subsequent operating plans.

A similar prioritization framework and annual work planning will be used to schedule and implement work with partners and private landowners. This includes:

1. Providing technical advice, recommendations, and participation in working groups and in plan development with municipalities and other partners;
2. Supporting and leading joint forest management projects on public lands;
3. Full plan development and implementation for private landowners, with a focus on plantations; and
4. Continued tree planting on private and public lands.

Other 'non-operational' actions, such as the development of guidelines, tools, or program reviews, are scheduled to be completed in the first five-year term of the plan so that they can inform and guide operational actions.

A more detailed ten-year review and update to the SFMP will allow CVC to respond and adapt to changing conditions, new information, the results of monitoring, as well as to

changes in key strategies, plans, policy and legislation. The ten-year review of the SFMP will assess progress in achieving the objectives of the plan. At this point, most of the non-operational actions will have been completed, while others may be adjusted or new ones added.

The SFMP can be accessed here: www.cvc.ca/sfmp. Some minor edits and changes may still be made as the document is prepared for publication.

COMMUNICATIONS PLAN:

Communication and engagement with CVC staff, the Mississaugas of the Credit First Nation (MCFN), stakeholders, and agency partners were essential and instrumental to the management planning process.

The primary distribution method for the SFMP will be in electronic format with a limited number of printed copies. The SFMP Technical Report will also be made available upon request.

Communications tactics for the SFMP includes:

- Posting the SFMP on CVC's website;
- Providing copies to member municipalities and partners, including those who participated in the stakeholder workshops as well as the MCFN;
- Delivering presentations on the SFMP for municipal partners and other stakeholder and ENGO groups through established working groups and general meetings; and
- Providing progress and forest health updates to the board of directors and other key stakeholder groups.

Specific communications plans, timed with the annual operating schedule and workplan, will also be developed and implemented for forestry operations on CVC lands in order to notify and educate the public on planned activities and possible disruptions to recreation.

FINANCIAL IMPLICATIONS:

Under current operating budgets, CVC will initiate the first five years of the plantation operating schedule and other key actions such as:

- Continued tree planting on private and public lands;
- Technical and management support for private landowners and partners; and
- The development of key tools and protocols (e.g. prioritization, monitoring) to support forest management operations.

Full implementation of the SFMP is beyond the scope of the current Terrestrial Restoration and Management budget; as such, CVC will explore reallocation of funding as well as additional funding opportunities.

Potential sources of supplementary funding include compensation funding from development projects, voluntary offset initiatives, grants, special levy, and developing a 'green' asset management reserve as part of the CVC Asset Management Plan. Additional funding opportunities, paired with cost recovery charges, can also help offset the cost of management offered for private lands.

Some of the objectives and actions, such as those related to monitoring, outreach, communications and engagement are already part of CVC programming. Collaboration and integration between CVC departments and with the programs of our municipal partners will ensure alignment on these shared goals.

CONCLUSION:

The forests of the Credit River watershed are under stress and threatened by urbanization, climate change, invasive species, pests and disease. To restore, maintain and enhance their health, CVC has developed a Sustainable Forest Management Plan through a lengthy and comprehensive process that reflects input from CVC staff, Mississaugas of the Credit First Nation, non-government organizations, stakeholders and agencies.

The SFMP identifies key objectives and actions that respond to the stresses and challenges facing our forest and charts a path forward to promote long-term forest health and resilience. This will include on-the-ground, forest management and restoration through operational activities. Critical objectives for future success of the SFMP include:

- Managing plantations;
- Continued tree planting;
- Addressing invasive species pests and disease;
- Improving forest health, diversity and resilience;
- Adapting practices to climate change; and
- Managing hazard trees on CVC properties to keep visitors safe.

With a 20-year horizon, every element of the plan has been carefully considered to ensure that the actions are relevant, achievable and strike an appropriate balance between objectives by acknowledging priorities set out through other CVC plans and strategies, and the ecological priorities of forests on CVC properties and across the watershed. Forest management will create healthier and diverse forests, maintain resilient forest cover, regenerate wildlife habitat, and reduce the risk of fire that can threaten public health, property and our green assets.

CVC staff are seeking Board approval of the Sustainable Forest Management Plan to guide forest management and restoration in the Credit River watershed.

RECOMMENDED RESOLUTION:

***WHEREAS** the forests of the Credit River Watershed are a vital natural resource that provides a range of goods and services to watershed residents and nurtures natural biodiversity that supports us all; and*

***WHEREAS** CVC Sustainable Forest Management Plan lays out the objectives, actions and implementation to conserve, enhance and restore forest health on CVC properties and throughout the watershed;*

***THEREFORE, BE IT RESOLVED THAT** the report entitled "CVC Sustainable Forest Management Plan" be received and appended to the minutes of this meeting as Schedule 'D'; and*

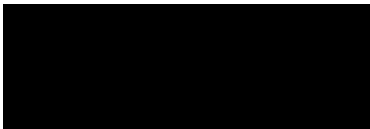
***THAT** the Board of Directors approve the CVC Sustainable Forest Management Plan; and*

***THAT** CVC staff be directed to begin implementing the objectives and actions laid out within the Sustainable Forest Management Plan as part of annual work planning; and*

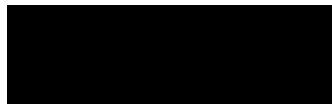
***THAT** staff be directed to pursue various fundraising opportunities to enable full implementation of the Sustainable Forest Management Plan; and further*

***THAT** staff report back to the Board of Directors on progress in achieving the objectives and actions every two years.*

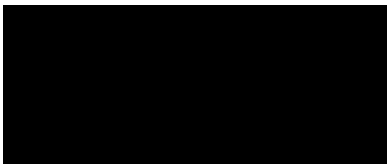
Submitted by:



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Chief Administrative Officer

BRIEFING NOTE



CREDIT VALLEY CONSERVATION
1255 Old Derry Road, Mississauga, Ontario L5N 6R4
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To:	CVC Board of Directors	September 4, 2020
From:	Josh Campbell, Director PDS	
cc	Deb Martin Downs, CAO	
Re:	Review of Bill 197 and Implications for CVC	

BILL 197 – COVID-19 ECONOMIC RECOVERY ACT 2020

Bill 197 (the 'bill') was introduced and received first reading on July 8, 2020 – subsequently, it received royal assent on July 21, 2020. The bill amends twenty provincial statutes, with the stated objective of jumpstarting economic growth and laying the groundwork for long term, sustainable recovery, by simplifying regulatory processes including those related to building and housing, environmental compliance, business regulations and transportation.

Of most interest to CVC were the changes made to four (4) of the 20 statutes:

- *The Drainage Act* (Schedule 4);
- *The Environmental Assessment Act* (Schedule 6);
- *The Ministry of Municipal Affairs and Housing Act* (Schedule 10); and
- *The Planning Act* (Schedule 17).

The Drainage Act

Schedule 4 of the bill provides details of the changes made to *The Drainage Act*. The majority of the amendments were administrative in nature and relate to the service of documents and the processes involved in amending engineers' reports, approving improvement projects and requesting environmental appraisals. The intended effect of these amendments was to simplify the process, reduce 'red-tape' and/or alleviate burdensome or duplicative processes.

The Environmental Assessment Act

Schedule 6 of the bill provides the details of changes made to the *Environmental Assessment Act* (EA Act). Many of the changes to this act were intended to lay the groundwork for future amendments to the Class Environmental Assessment (Class EA) system and MTO's Gateway West Transportation Corridor EA through regulation, which are part of the province's environmental assessment modernization initiative - Environmental Registry of Ontario (ERO) posting 019-1712 (see briefing note titled '*Environmental Assessment Modernization*', dated September 2, 2020) and ERO posting 019-1882 (see briefing note titled 'Greater Toronto Area West Transportation Corridor Environmental Assessment', dated September 2, 2020).

The following are the key highlights of the changes made to the *EA Act*:

- Provisions to enable the creation of a regulatory project list of works that will be subject to environmental assessments;
- Renaming Individual Environmental Assessments to 'Comprehensive Environmental Assessments' and provisions to enable the creation of a standardized terms-of-reference through regulation;

- Streamlining the environmental assessment process by the elimination for the need of Ministerial approvals for Class EAs;
- Modifications to the eligibility for stakeholders to request Part II orders (aka 'bump ups') to only matters related to those affecting aboriginal communities and treaty rights – including updating timelines and expiry dates; and
- Reduction of the duplication in process between the Provincial *EA Act* and Federal *EA Act*, as well as requiring local municipal support for landfills requiring an environmental assessment (large landfills).

A preliminary analysis of some potential implications of these changes to the *EA Act* may be found on the Canadian Environmental Law Associations website at: <https://cela.ca/prelim-analysis-sched-6-bill-197-proposed-eaact-changes/>

The Ministry of Municipal Affairs and Housing Act

Schedule 10 of the Bill establishes a 'Provincial Land and Development Facilitator' and establishes the parameters under which the facilitator operates. The main role of the facilitator is to advise and make recommendations to the Minister in respect to growth, land use and other matters – including the Provincial interests.

The Planning Act

Schedule 17 of the Bill includes updated provisions related to community benefit charges – to coordinate with changes made to the *Development Charges Act*. Section 42, related to parkland dedication, was also amended with respect to the alternative parkland rate that can be imposed by by-law and procedural matters related to the passing of such by-law, including the process for appeal.

Another key amendment to the *Planning Act* broadens the powers of the Minister to make Ministerial Zoning Orders (MZO). These enhanced order making powers relate to 'specified lands' (lands other than those within the Greenbelt), including powers in relation to site plan control and inclusionary zoning. Among other things, this provides the Minister with the ability to require the inclusion of affordable housing units as well as require the owner of the specified land to enter into agreements with a municipality respecting specified matters related to development on the land and conditions required for the approvals through site plan in a site plan control area.

Summary and Key Activities

Bill 197 was an act to amend various statutes in response to COVID-19 and to enact, amend and repeal various statutes associated with 20 individual acts. The bill received royal assent on July 21, 2020. The stated objective of the bill was to jumpstart economic growth and lay the groundwork for long term, sustainable recovery from COVID-19, by simplifying regulatory processes including those related to building and housing, environmental compliance, business regulations and transportation. Of interest to CVC were changes made to four (4) acts: *The Drainage Act*, *Environmental Assessment Act*, *Ministry of Municipal Affairs and Housing Act* and *Planning Act*. Of particular interest, were those changes made to the *EA Act* to modernize and streamline the EA process.

CVC staff will continue to work with conservation authority, provincial and municipal staff to assess and coordinate on potential implications of Bill 197 on CVC program delivery – in particular, CVC's Planning and Development Services (PDS) functions including Plan Review, Plan Input and Environmental Assessment Review programs.

Currently, there are no significant implications anticipated from Bill 197 on CVC's programs or services – however, CVC staff have provided comments to the province on two (2) recent ERO postings regarding proposals to develop regulations to modernize the Class EA and GTA West Transportation Corridor EA processes resulting from the Bill 197 *EA Act* changes.

BRIEFING NOTE



CREDIT VALLEY CONSERVATION
1255 Old Derry Road, Mississauga, Ontario L5N 6R4
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To:	CVC Board of Directors	September 4, 2020
From:	Josh Campbell, Director PDS	
cc	Deb Martin Downs, CAO	
Re:	Environmental Assessment Modernization: amendment proposal for Class Environmental Assessments	

PURPOSE

The purpose of this brief is to provide an update on the province's environmental assessment (EA) modernization initiative for Class EAs and Credit Valley Conservation's (CVC) staff comments on the proposal – in particular, for Municipal Class EAs and Remedial Flood and Erosion Control Projects Class EAs.

BACKGROUND

On July 8, 2020, the province posted notice of their intentions to modernize the Class EA program, through regulation (ERO posting 019-1712). This initiative is one of the next steps to update the environmental assessment program as committed to in the Made-in-Ontario Environment Plan. As a first step, the province released a discussion paper in April 2019, outlining the challenges with the current framework and introducing a vision for a modernized environmental assessment framework ([ERO 013-5101](#)). The province continues to work with holders of Class EAs, including the Municipal Engineers Association and Conservation Ontario for suggested improvements.

In addition to this, the province amended the *Environmental Assessment Act (EA Act)* through the *More Homes, More Choice Act, 2019*, to address some immediate challenges with the environmental assessment program while working on changes to implement the government's long-term vision. These amendments included exempting low-impact projects, such as constructing roadside parks and adding bike lanes from requirements under Class EAs ([ERO 013-5102](#)).

Most recently, the province further amended the *EA Act* through the *Covid-19 Economic Recovery Act, 2020*, to assist in laying the groundwork for additional regulatory updates (see briefing note titled 'Bill 197 – Covid-19 Economic Recovery Act, dated August 17, 2020). To build on these amendments and support the province's next steps to modernization, consultation on potential regulatory changes to Class EAs continue and were refined to help refocus efforts on projects that have potential to impact the environment by:

- exempting low-impact projects; and
- aligning study requirements with the potential for impacts

What are Class Environmental Assessments?

A Class EA is a document that sets out a standardized planning process for classes or groups of activities. It applies to projects that:

- are carried out routinely; and
- have predictable environmental effects that can be readily managed.

Projects defined within a Class EA do not require approval from the Minister, so long as they are:

- being planned according to the procedures set out in the Class EA; and
- not subject to a Part II Order from the Minister requiring that the proponent undertake a full (individual) environmental assessment.

PROPOSED AMENDMENTS TO CLASS ENVIRONMENTAL ASSESSMENTS

Of the ten (10) Class EA types, amendments have been proposed for eight (80 Class EAs. Each of these proposals have been posted for public comment in the previously noted EBR posting (ending August 22, 2020). Some of the key proposed changes include:

- changing requirements for some projects, including reducing requirements for certain projects, or exempting projects altogether;
- establishing or updating screening processes to determine the appropriate categorization for a project;
- updating the Class EAs to ensure consistency with the *Environmental Assessment Act* because of the passage of the *More Homes, More Choice Act, 2019*, and most recently the *Covid-19 Economic Recovery Act, 2020*; and
- administrative changes to correct errors; update references to legislation and regulations; clarify the existing text; and update references.

In addition, the ministry proposes to update certain sections of all Class EAs with standardized language to ensure consistency between programs, including:

- the amending procedures in Class EAs to be consistent with the *EA Act*, as recently amended; and
- the sections in Class EAs on Part II Orders to explain the Minister's authority under section 16 of the *Environmental Assessment Act* and to create consistency across all Class EAs.

Of most interest to CVC are proposed changes to two (2) Class EA programs:

- Municipal Class EAs (infrastructure projects carried out by municipalities); and
- Remedial Flood and Erosion Control Projects Class EAs (remedial flood and erosion control projects carried out by Conservation Authorities).

Municipal Class Environmental Assessments

Administered by municipalities, Municipal Class EAs are the main process for planning and regulatory approvals for municipal infrastructure and works projects. Municipal Class EA planning is a key process for the review and comment from Conservation Authority (CA) staff to ensure program interests are adequately addressed – including natural heritage protection, water and natural hazard management. Projects within the Municipal Class EA can fall within one of four schedules: Schedules A, A+, B and C.

Schedules A and A+ are projects which are limited in scale, have minimal adverse environmental effects, and typically include various municipal routine maintenance and operational activities. Schedule A+ often include rehabilitation works that may be of interest to the local community and matters of provincial interest. Both Schedule A and A+ projects are exempt from the requirements of the *EA Act*.

Schedule B projects have the potential for some adverse environmental effects, such as improvements or minor expansions to existing infrastructure or facilities. The proponent is required to work through a screening process, involving mandatory contact with directly affected public and relevant review agencies to ensure they are aware and may comment on the project. Schedule C projects have the potential for more significant environmental effects and must proceed under a more rigorous full

planning and documentation procedure. These projects are required to prepare an Environmental Study Report (ESR) for review and comment, and often include the construction of new infrastructure or major expansions to existing infrastructure or facilities.

Proposed Changes

Below is a brief list of the key proposed changes by the Municipal Engineers Association to the Municipal Class EA:

- Changing the project schedules for some projects to better align study requirements with the potential environmental impact of the project and reduce duplication, including:
 - exempting 28 project types that are low impact (e.g. modifications to traffic signals), where there is duplication with other processes, or the project types would be needed in cases of emergency.
 - upgrading or downgrading assessment requirements for projects (e.g. shifting project schedules from B to C, or from C to B depending on project type).
 - removing cost analyses and thresholds from being considered in the evaluation of alternatives for road projects;
- Clarifying and modernizing current process requirements (e.g. removing the requirement to publish project notices in newspapers); and
- Updating the requirements for transit projects to be more consistent with *O. Reg. 231/08: Transit Projects* and Metrolinx undertakings under the Act and proposing additional exemptions.

Remedial Flood and Erosion Control Projects Class Environmental Assessments

This Class EA establishes a planning and approval process for a variety of remedial flood and erosion control projects that are carried out by the 36 conservation authorities across Ontario. This Class EA sets out procedures and environmental planning principles for conservation authorities to follow to plan, design, evaluate, implement and monitor a remedial flood and erosion control project so that environmental effects are considered as required under the *EA Act*.

This Class EA allows conservation authorities to undertake these projects without applying for formal approval under the *EA Act*, on the condition that the planning and design process outlined in the Class EA is followed and all other necessary federal and provincial approvals are obtained.

Proposed Changes

To support the government's modernization initiative, Conservation Ontario (CO) is proposing the following amendments to the Flood and Erosion Control Projects Class EA:

- Housekeeping and administrative amendments to reduce duplication with existing regulations, including other class environmental assessments, align assessment requirements with environmental impact, and increase efficiency with the environmental assessment process;
- four exemption amendments to this Class EA to align with *Regulation 334* (the general regulation for the EAA which sets out details on how EA requirements will be applied to different types of undertakings) including:
 - reforestation and woodlot management
 - conservation services
 - floodproofing
 - development of conservation areas and campgrounds; and
- to exempt the installation of public safety devices around flood and erosion control infrastructure to align with the Municipal Class Environmental Assessment, where the installation of safety projects is a Schedule A and therefore exempt from requirements under the *EA Act*.

SUMMARY AND KEY ACTIVITIES

On July 8, 2020, the province posted notice of their intentions to modernize the Class Environmental Assessment (Class EA) programs (commenting period on individual Class EA programs closed August 22, 2020). Of the ten (10) Class EA types, amendments have been proposed for eight (8) Class EAs – two (2) of which are of most interest to CVC: Municipal Class EAs (Municipal Engineers Association), and Remedial Flood and Erosion Control Projects Class EAs (Conservation Ontario). The purpose of these amendments is to ensure strong environmental oversight while eliminating duplication, red tape, and reducing delays on projects that matter most to Ontario communities.

CVC staff continues to work with partner CAs, CO and member municipalities to further assess the potential implications of these proposed changes. It should be noted that CVC staff had provided early input to Conservation Ontario on the proposed changes to the Remedial Flood and Erosion Control Project Class EA and consider the amendments an enhancement to the existing program – as such, CVC staff did not provide additional comment to the province.

As it relates to the proposed Municipal Class EA amendments, CVC staff provided comments generally related to receiving further clarification on assessment, alternative and review process – including more detail on the proposed process and consultation for 'early works' activities (see Attachment 1 for CVC staff comments).

ATTACHMENT 1 – CVC staff comments on proposed changes to Municipal Class EAs

From: "Kilis, Jakub" <Jakub.Kilis@cvc.ca>

Date: August 22, 2020 at 8:42:00 AM EDT

To: "callee.robinson@ontario.ca" <callee.robinson@ontario.ca>

Subject: CVC Comments - Proposed changes to Municipal Class EA as posted for comment through ERO posting 019-1712

Miss Robinson,

Thank you for the opportunity to provide comments on the proposed changes to the Municipal Class EA process. Credit Valley Conservation (CVC) works closely with our municipal partners on numerous municipal projects in our jurisdiction and the Class EA process provides mechanisms which help in planning for the infrastructure in a responsible manner, addressing various environmental factors including natural heritage and natural hazard features that are of interest to CVC.

SUMMARY OF CHANGES TO MUNICIPAL CLASS EA

The summary below provides an overview of the proposed changes to the Municipal Class EA which can have direct impacts on CVC programs and areas of interest.

The proposed amendments include:

- Changing the project schedules for some projects to better align study requirements with the potential environmental impact of the project and reduce duplication, including:
 - exempting 28 project types that are considered to be low impact (e.g. modifications to traffic signals), where there is duplication with other processes, or the project types would be needed in cases of emergency
 - upgrading or downgrading assessment requirements for projects (e.g. shifting project schedules from B to C, or from C to B)
 - removing cost thresholds for road projects

EVALUATION OF POTENTIAL IMPACTS ON CVC

CVC is supportive of many of the proposed changes aimed at modernizing and streamlining the Class EA process. We have taken the opportunity to provide comments on items that may affect CVC interests in detail below.

We have listed our comments below based on specific proposed changes to Sections A – Class EA planning process, and the proposed schedule changes. Generally, we have concerns with some proposed changes of projects from Schedules B to A+ for certain classes of projects. New and expansions of infrastructure are proposed to be shifted to Schedule A+ due to their common nature, a technical review through a different process (ECA/PTTW) or when property is not required. CVC's position is that commonality of infrastructure, technical merit which does not properly address environmental concerns due to its focused nature, and property may not preclude certain new or expanded projects from having environmental impacts which would be better addressed through a Schedule B evaluation of alternatives. Further, it is CVC's position that Schedule A+ is intended, as described in the Class EA document, for minor projects including rehabilitation and similar projects that may be of interest to the local community. Projects that propose new infrastructure or expansions to infrastructure should remain as Schedule B projects to ensure a proper evaluation of alternative can be undertaken.

Changes to Part A – Class EA Planning Process

The scope of proposed changes includes minor administrative changes, legislative Updates – sections updated to reflect legislative changes, including recent changes included in Bill 108 (More Homes, More Choices Act, 2019) and addition of new sections regarding legislation previously not mentioned in the EA Manual such as Endangered Species Act. Further revisions are proposed to clarify requirements and expectation from proponents. CVC has no objection to these changes as they do not affect any of our program interests and provide an update to reflect the current status of legislation in Ontario.

The proposed changes also include added considerations for Climate Change Mitigation and Adaptation for inclusion in the Class EA process for Schedule B and C projects including reference to provincial climate change guidelines and examples of how Climate Change can be incorporated into the evaluation of alternatives and/or alternative solutions. CVC is encouraged by this and supportive of this change to advance the need for incorporating realities of climate change into the Municipal EA planning process and projects.

The proposed changes provide an Expansion on approaches to Master Planning with the intent to provide flexibility to the proponent to accommodate their particular needs. CVC has no objection to the expansion of approaches to master planning. The intent of each approach is to meet the requirements of the Class EA as such the overall goal of the Class EA is met while providing additional flexibility to the proponent during the Master Planning process.

Finally, the proposed changes refine and clarify requirements and promote taking an integrated approach between EA Act and Planning Act requirements, where possible. CVC is supportive of added encouragement to match up Planning Act approval requirement steps with Class EA requirement steps to identify opportunities to reduce duplication and coordinate timing of both processes. Elimination of duplication between various approval processes leads to more efficient review processes and more effective use of staff time.

Changes to Schedules that may affect CVC interests:

R4 - Parking lots >\$9.5 million that are not located within or adjacent to an environmentally significant area shift to Schedule A meaning they are pre-approved without need for an EA to evaluate options.

CVC Comments - There is no definition for 'environmentally significant area' which can provide conflict and risk to CVC in areas of CVC interest where the parking lot is proposed. CVC recommend a definition be included and include both natural heritage and natural hazard areas to clearly identify the intent of this change or a mechanism to confirm the lack of environmentally significant areas adjacent to project is required from various agencies with interest, including CVC.

R7 - Construction of a collector or arterial road that is required as a specific condition of approval on a site plan, consent, plan of subdivision or plan of condominium which will come into effect under the Planning Act - New item is created for collector and arterial roads. This item will be grouped under the heading Other Approvals. In some cases, the details of a collector or arterial road are determined through a Planning Act Approval. In these cases, the planning process could be duplicative with the EA process. Therefore, if a collector or arterial road is required as a specific condition of a Planning Act approval, e.g. plan of subdivision, and the environmental impacts have been assessed, mitigation measures have been developed and will be implemented, and alternative alignments have been considered, there are three cases where an EA would not be required: a. Where the majority of the project is located within a single Planning Act Approval. b. Where the project is located within an existing road allowance c. Where the project will be located on a new alignment that has been finalized through a Transportation Master Plan and a Secondary Plan.

CVC Comments - Planning applications are subject to CVC review and as such CVC has no objection to this change subject to the Planning Act process confirming the details noted in the posting. It is important to ensure that a full level of review of the road project is undertaken at the planning stage so that any future permitting can be supported.

R27 - Construction of new roads or substantial alteration of existing roads or other linear paved facilities (e.g. HOV lanes) that are not approved through the Planning Act. The cost of the project does not relate to the environmental risk and should not be used to classify the project. Instead, impact to property is used for assessing environmental impact. If the road allowance is new or needs to be substantially altered (the area of the road allowance for the project increased by more than 10%) then there is a substantial impact that should be assessed by following the Schedule C process. New infrastructure such as this must now follow the Schedule C process regardless of the size/cost of the project (greater or less than \$2.4m). The alternatives presented during the EA process need to include sufficient detail to allow the public and agencies to determine the details of the impacts of the project and be satisfied with mitigation measures.

CVC Comments - CVC is supportive of this approach to ensure that alternatives are considered for any road expansion projects that have substantial impacts due to expansion of the road allowance.

R29 – New item - Reconstruction or expansion of an existing expressway classified as Schedule C. Expressways are not addressed in the current document. A proponent needs to follow the individual EA process for the construction of an entirely new expressway. However, the reconstruction or expansion (including realignment) of an existing expressway can be approved by following the Schedule C process.

CVC Comments - CVC has no objection to the proposed change. Most significant impacts would have been addressed through the initial individual EA to site the facility. CVC is supportive that a Schedule C process would be an appropriate method address impacts for a modification to such a facility.

R30, W74– new item – provision for emergency works to follow schedule A+ process (even if normally considered a Schedule B or Schedule C project with notification of Director, EA and Permissions branch.

CVC Comments - In order to ensure a proposed project is considered an emergency, proper definitions should be put in place to clearly define what type of works constitute an emergency and what can trigger the emergency definition. Emergency works should only be works that require immediate attention due to the risk to the infrastructure, the public or other. CVC recognizes that emergency works to protect the public need to have an expedited process for implementation. CVC already works with our municipal partners to ensure emergency works are processed in an expeditious manner while addressing appropriate environmental impacts. CVC has no objection to this change subject to proper definitions of what constitutes emergency works.

W5 & W14 – expansion of pumping stations (Water and Wastewater respectively) including construction of new stations within exiting servicing site or road allowance moving to Schedule A+ from Schedule B. Rationale states that this is common infrastructure located throughout the community. The Schedule A+ process encourages proponents to provide notice to adjacent residents so they have the opportunity for input to their local government. A requirement for additional property would trigger a Schedule B process to evaluate alternative locations.

CVC comments – commonality of infrastructure does not preclude it from having potential environmental impacts. Although water pump stations can usually be located in various locations within a system due to the pressurized nature of the water infrastructure, wastewater pump stations usually have to be located near the lowest points in a system, which tend to be in/near valleys or other natural systems. The elimination of Schedule B requirements which would evaluate alternative solutions which could include various locations could lead to concerns with locating potential stations. CVC policies allow for locating certain infrastructure facilities within hazard or natural heritage features subject to comprehensive environmental studies, such as would be completed through a Schedule B EA. With the lack of such studies, CVC policies generally do not support locating infrastructure in natural features or hazards which may create conflict on certain municipal projects, including on already owned property. Although expansion of existing stations may be captured within a Schedule A+ project, the need for new stations should continue to be considered a Schedule B project to ensure that locating the proposed infrastructure involves a proper level of evaluation of potential impacts to both natural heritage and hazards features, even if the new station is proposed within an existing service corridor. Existing service corridors typically contain sub-surface pipe infrastructure which in many cases can be installed with little to no impacts on the surface natural heritage and hazard features. The introduction of a surface-based pump station could have significantly greater impacts on such features. Further, the move from Schedule B to Schedule A+ eliminate the requirement for public consultation. Local interest in such a new facility may be better addressed through a formal opportunity to provide public input such as through a Schedule B process.

W30 – Establish new facility – a) Establish facilities for disposal of process wastewater (e.g. install sewer connection, construct holding pond, dewatering and hauling operations to disposal sites) that does not require new property, is not a significant drinking water threat located in a source protection vulnerable area, and does not require a new outfall. Shift from Schedule B to Schedule A+. b) Establish facilities for disposal of process wastewater (e.g. install sewer connection, construct holding pond, dewatering and hauling operations to disposal sites) that requires property acquisition, is located within a source protection vulnerable area, or where a new outfall is required remains Schedule B. Rationale - The technical merits of projects at treatment plants are covered by the ECA and Municipal Drinking Water License approval processes. The local community can be engaged with the Schedule A+ process. Regardless of impacts to rated capacity any projects that requires land acquisition should be Schedule B.

CVC comments – Technical merits of establishing a new facility are one portion of the equation. Schedule B process allows for evaluation of alternatives which included the location of proposed new infrastructure, even if along already owned municipal property. The elimination of Schedule B requirements which would evaluate alternative solutions which could include various locations could lead to concerns with locating potential infrastructure. CVC policies allow for locating certain infrastructure facilities within hazard or natural heritage features subject to comprehensive environmental studies, such as would be completed through a Schedule B EA. With the lack of such studies, CVC policies generally do not support locating infrastructure in natural heritage features and hazards which may create conflict on certain municipal projects, including on already owned property. The need for new infrastructure should continue to be considered a Schedule B project to ensure that locating the proposed infrastructure involves a proper level of evaluation of potential impacts to both natural heritage and hazards features, even if the new station is proposed within an existing service corridor or municipally owned property. Existing property may contain various natural heritage and hazard features where the introduction of new infrastructure could have significant impacts on such features. Further, the move from Schedule B to Schedule A+ eliminates the requirement for public consultation. Local interest in such a new facility may be better addressed through a formal opportunity to provide public input such as through a Schedule B process.

W37 & W42 – Expand facility including outfall – Expand / refurbish / upgrade sewage treatment plant including outfall with a minor (<50%) increase to existing rated capacity where no land acquisition is required and adding additional lagoon cells or installing new or additional storage tanks at an existing lagoon site that result in a minor (<50%) increase to existing rating capacity. Rationale - shifted from Schedule B to A+ as the technical merits of project are evaluated and approved through the ECA and PTTW process. The Schedule A+ process provides notice to adjacent residents, so they have the opportunity for input to their local government.

CVC Comments – Similar to our comments above, technical merits are one portion of the equation. Schedule B process allows for evaluation of alternatives which included the location of any proposed expansions to infrastructure, even if on already owned municipal property. The elimination of Schedule B requirements which would evaluate alternative solutions which could include various locations could lead to concerns with locating potential infrastructure. CVC policies allow for locating certain infrastructure facilities within hazard or natural heritage features subject to comprehensive environmental studies, such as would be completed through a Schedule B EA. With the lack of such studies, CVC policies generally do not support locating infrastructure in natural heritage features and hazards which may create conflict on certain municipal projects, including on already owned property. The need for expanded infrastructure should continue to be considered a Schedule B project to ensure that locating the proposed infrastructure involves a proper level of evaluation of potential impacts to both natural heritage and hazards features, even if the expanded infrastructure is proposed within an existing service corridor or municipally owned property. Existing property may contain various natural heritage and hazard features where the introduction of expanded infrastructure could have significant impacts on such features. Further, the move from Schedule B to Schedule A+ eliminates the requirement for public consultation. Local interest in such a new facility may be better addressed through a formal opportunity to provide public input such as through a Schedule B process.

Thank you again for the opportunity to provide comments on these proposed changes. Please do not hesitate to contact me should you have any questions above the above,

Jakub Kilis, RPP

Manager, Infrastructure and Regulations | Credit Valley Conservation

905-670-1615 ext 287 | C: 647-212-6554 | 1-800-668-5557

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BRIEFING NOTE



CREDIT VALLEY CONSERVATION
 1255 Old Derry Road, Mississauga, Ontario L5N 6R4
 Tel: (905) 670-1615 Fax: (905) 670-2210 1-800-668-5557

To:	CVC Board of Directors	September 4, 2020
From:	Josh Campbell, Director PDS	
cc	Deb Martin Downs, CAO	
Re:	Greater Toronto Area West Transportation Corridor Environmental Assessment – proposed regulation and update	

PURPOSE

The purpose of this briefing note is to provide a review of the details proposed to be included in the regulation affecting the Ministry of Transportation’s (MTO’s) Greater Toronto Area West Transportation Corridor (GTA West) environmental assessment (EA), an update on the current project status as well as CVC staff’s comments.

BACKGROUND

In March 2008, the MTO’s GTA West EA Terms of Reference was approved. Stage 1 of the GTA West EA study (systems planning) recommended a Transportation Development Strategy (TDS), which was completed in November 2012. This strategy identified the need for more road capacity beyond optimizing the existing transportation network, widening existing highways, and the transit expansion projects identified by Metrolinx.

In 2016, the province created an advisory panel (the ‘panel’) to review the GTA West EA in response to stakeholder concerns. The panel concluded its review in 2017 with the general recommendation that a proposed highway in the GTA West is currently not the best way to address changing transportation needs for the area. In 2018, the province announced that a narrower corridor that is approximately one-third of the size of the analysis area of the GTA West EA will be protected from development while the province further assesses what infrastructure, such as new transit or utilities, will be needed to support the growing region.

Subsequently, Stage 2 of the GTA West EA study (route planning and preliminary design) resumed in 2019. Building on the recommendations from Stage 1, the GTA West EA study will identify the route, determine interchange locations, and complete the preliminary design for a new transportation corridor within the route planning study area. The new multimodal transportation corridor will include:

- a 400-series highway
- transitway and potential goods movement priority features extending from Highway 400 (between Kirby Road and King-Vaughan Road) in the east to the Highway 401/407 ETR interchange area in the west

EA Status - Stage 2 of GTA West EA Study

In June 2019, the MTO resumed the GTA West Route Planning and EA Study. In the fall of 2019, a second round of Public Information Centres (PICs) was held to update stakeholders. At the PIC, the

technically preferred route was presented based on high-level evaluations of the previously short-listed alignment options. While the required technical studies to support the preferred route were not yet completed, CVC staff and other stakeholders continued to request them for review and comment – to ensure CVC’s interests have been adequately addressed, and in an effort to ensure future consultations are meaningful and to support the province’s proposed streamlined approvals process.

In early 2020, CVC and other agency staff met with MTO and the EA consulting team to receive an update on the EA’s supporting technical studies – including a brief review of the study team’s proposed fieldwork plans. It was indicated that once the studies have been completed, they will be provided to stakeholders for comment and further revisions to the plan will be made, as necessary.

Summary of Key Provisions to be included in the Proposed Regulation

The province is proposing the creation of a regulation to update the existing EA process for the MTO’s GTA West project. The regulation would create a new streamlined process for assessing potential environmental impacts of the project, as well as consulting on it. The proposal was posted on the Environmental Registry of Ontario (ERO) on July 8, 2020 and closed for comment on August 22, 2020 (ERO posting 019-1882). The proposal is described in more detail below.

Preliminary Design, Consultation and Subsequent Requirements through Detailed Design

Through the proposed regulation, MTO would continue to be required to complete preliminary design, consultation and meet certain regulatory conditions through detailed design stage. This would include:

- completing field investigations and collecting technical information that would be documented in the technical reports;
- continuing public and stakeholder consultation consistent with previous commitments; and
- continuing consultation with Indigenous communities.

This streamlined process would require MTO to prepare an environmental conditions report. This report would be documentation of all work completed from the start of the project up until the completion of the preliminary design phase. The report would help expedite timelines and provide certainty in the process, in turn supporting the selection of the future delivery model.

MTO would also be required to:

- complete and publish a draft environmental conditions report which identifies the study area and a preliminary design for the project, existing environmental conditions, a plan to deal with known/identified environmental impacts, and a consultation record;
- notify and consult with government agencies, stakeholders, the public, and Indigenous communities; and
- publish a final Environmental Conditions Report that includes a record of the consultation and a description of if/how the preliminary design was changed.

In addition to this, MTO would be required to develop an issues resolution process - replacing the public objections process (Part II orders – a.k.a ‘bump up’).

After Preliminary Design

Once the preliminary design phase is complete, MTO would be required to:

- complete and publish a draft environmental impact assessment report which will include the elements of the final environmental conditions report along with an impact assessment and proposed plan to deal with any environmental impacts;

- notify and consult with government agencies, stakeholders, the public, and Indigenous communities about the draft environmental impact assessment report;
- publish the final environmental impact assessment report which will include a record of the consultation and if/how the environmental impact assessment was changed;
- notify government agencies, stakeholders, the public, and Indigenous communities of any significant changes and provide an opportunity for review;
- address any outstanding concerns through an issue resolution process; and
- publish a statement of completion noting their intent to proceed with the project.

Early Works

To provide further flexibility, the regulation proposes to permit 'early works' to proceed prior to the completion of the draft Environmental Impact Assessment Report, subject to:

- MTO fulfilling the duty to consult if there is a potential for adverse impacts on Aboriginal and treaty rights;
- requirements for consultation;
- identification of impacts and mitigation measures; and
- issues resolution.

Preliminary 'early works' activities may include:

- new bridge construction;
- bridge replacement or expansion;
- transitway station construction; and
- utility relocation.

MTO will be required to complete an early works report for public comment and consultation with Indigenous communities at any point prior to completion of the draft Environmental Impact Assessment Report. The process for public and Indigenous community consultation, posting of reports, and issues resolution are the same as for the Environmental Impact Assessment Report.

CURRENT PROJECT STATUS

On August 7, 2020 MTO announced their preferred route for the GTA West Corridor. This preferred route supersedes the previously presented draft technically preferred route. Within CVC's jurisdiction, this change is relatively minor (see attached Figure 1) and includes:

- a shift in the alignment westward, for the route east of Heritage Road and south of Wanless Drive to North of Mayfield Road; and
- a minor shift of the proposed interchange at Mayfield Road westward.

As it relates to CVC's interests, the alignment shift westward moves the proposed corridor further away from Huttonville Creek and does not impact the proposed locations of the Levi Creek and Credit River crossings. CVC staff continue to await the completion of the requisite technical reports for public/agency review, to ensure CVC's program interests are appropriately addressed.

CVC Staff Comment on Proposed Regulation Framework

While the proposed regulation is not yet posted for public comment (only the details of what may be in the regulation), CVC staff coordinated with affected CA partners (Conservation Halton and Toronto and Region Conservation) to prepare comments. As it relates to the regulation, CVC staff are supportive of improving and enhancing legislative and regulatory processes and requirements to modernize and improve efficiencies related to service delivery, issuing approvals while ensuring a high level of

environmental protection. For reference, CVC staff's comments to the province on this proposal are attached and generally centre around three (3) concerns:

- it is unclear how the proposed streamlined approach allows for an appropriate level of evaluation of the proposed alternatives, as well as an appropriate level of public/agency participation in the process – it is hopeful this will be further clarified once the regulation has been drafted and provided for review and comment;
- it appears the proposed regulation will shift the approvals process to MTO (the proponent), and there is no oversight mechanism to create and enforce conditions of approval – while this may complicate/frustrate the proposed process, this too may be further clarified once a draft of the regulation has been provided for review and comment; and
- It is unclear as to the evaluation and review process for the proposed 'early works' activities. Bridge crossings are significant works and should not be lumped in with potentially more minor utility relocations. Similar to the above, this may become clearer once the regulation has been drafted and provided for consultation.

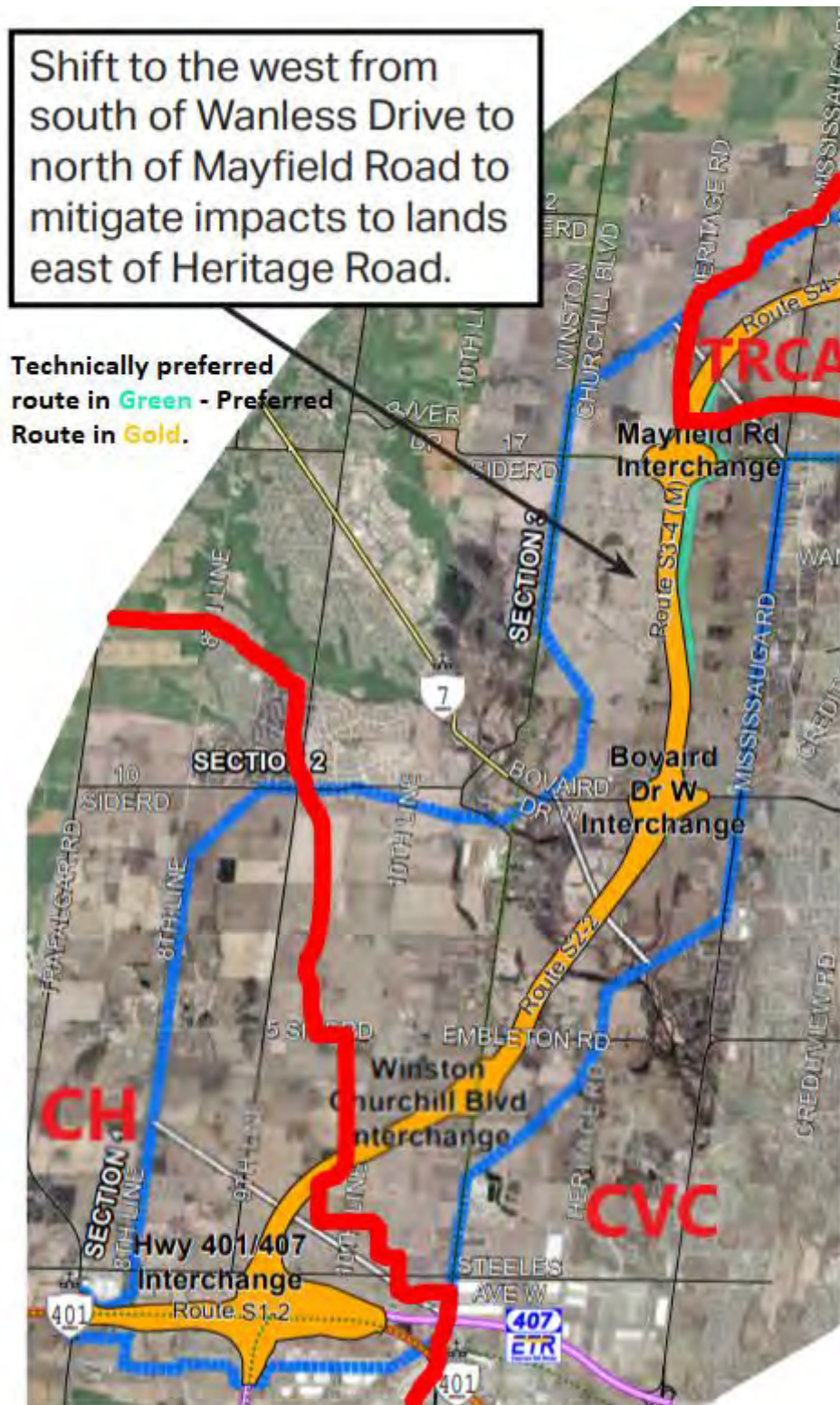
SUMMARY AND KEY ACTIVITIES

The province is proposing a regulation to update the existing environmental assessment (EA) process for the Ministry of Transportation's (MTO's) Greater Toronto Area West Transportation Corridor (GTA West) in an effort to streamline the process and increase timelines for approvals (ERO posting 019-1882). The commenting period for the creation of a regulation ended August 22, 2020. The EA for this project has been on-going since 2008, and most recently began Phase 2 in 2019. Earlier this month, the MTO announced its preferred route, which in CVC's jurisdiction, includes a minor shift of the corridor westward - further away from Huttonville Creek.

While CVC staff have attended MTO's consultations and technical meetings, the release of technical studies in support of the identified alternatives, technical preferred route and preferred route have yet to be provided for review and comment. A key activity for this aspect of the GTA West EA for CVC staff is to review the announced preferred route and provide comment to MTO upon receipt and review of the supporting technical studies.

As it relates to the proposed regulation, a key activity includes CVC staff continuing to coordinate with affected partner conservation authorities and municipalities to further evaluate the proposed regulation once drafted and provided for consultation. While the regulation itself has not yet been posted, CVC staff's comment on the current posting can be categorized into three general concerns around: further clarity on maintaining an appropriate level of evaluation and input to ensure the province's high level of environmental protection is maintained, providing clarity on the mechanism to create and enforce conditions, and providing clarity on the evaluation and review process for 'early works' activities – each of these concerns may be further clarified once a draft regulation is provided for review and comment.

FIGURE 1 – map of MTO's GTA West preferred route



ATTACHMENT 1 – CVC staff comments on proposed GTA West EA regulation

August 21, 2020

Ms. Antonia Testa
Special Project Officer
Project Coordination – Team 2
Ministry of Environment, Conservation and Parks
135 St. Clair Avenue West
Toronto, ON M4V 1P5

Dear Ms. Testa,

Re: ERO 019-1882 Proposed regulation for a streamlined Environmental Assessment process for the Ministry of Transportation's Greater Toronto Area West Transportation Corridor project

Established in 1954, Credit Valley Conservation (CVC) is a community-based environmental organization, and one of 36 Conservation Authorities in Ontario, with a mandate dedicated to protecting, restoring and managing the natural resources of the Credit River Watershed.

CVC appreciates the opportunity to provide comments on the proposed regulation for a streamlined Environmental Assessment process for the Ministry of Transportation's Greater Toronto Area West Transportation Corridor project. CVC has been participating in the GTA West project from the onset and considerable time and effort have been spent starting in Stage 1 and through the EA process by both the Province and affected agencies, including CVC, to ensure that the proposed Environmental Assessment evaluation process provides an appropriate level of assessment, consultation and opportunities for input and to ensure that agency comments and concerns are incorporated into the evaluation of project options.

CVC staff are supportive of improving and enhancing legislative and regulatory processes and requirements to modernize and improve efficiencies related to service delivery and issuing approvals while ensuring a high level of environmental protection. However, CVC staff have the following comments on the proposed streamlining of the current EA process and proposed new regulation:

- It is unclear how the proposed streamlined approach allows for an appropriate level of evaluation of the proposed project components, as well as, an appropriate level of public/agency participation in the process during the decision-making stages. Appropriate levels of technical and field study along with agency and public input are critical components of successful EA projects. The proposed changes to the process, including the provision of an early works process, should maintain the same level of agency and public involvement and be evaluated using information from complete comprehensive technical studies as in the current process. A chart or graph showing the steps of the proposed streamlined process versus the current process would be a helpful tool to understand the proposed changes to the process and how it affects agency and public consultation and completion of technical study steps prior to making decision. CVC is hopeful this will be further clarified once the regulation has been drafted and provided for review and comment.
- It appears the proposed regulation will shift the approvals process to the Ministry of Transportation (the project proponent). It is not clear if there are any changes to the mechanism to create and enforce conditions of approval as part of the conclusion of the EA portion of this project. Typically, conditions of approval have been used to ensure various aspects of the project

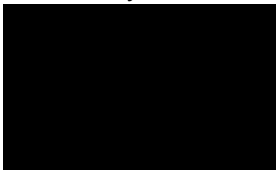
were formally carried to the detailed design stages and provide agencies, including CVC, a vehicle to ensure our program interests continue to be considered and addressed. More clarity should be provided on any proposed changes. This may complicate/frustrate the proposed process and should be further clarified once a draft of the regulation has been provided for review and comment.

- The proposed streamlining includes the creation of an issues resolution process to be administered by the Ministry of Transportation. CVC has concerns that an issues resolution process which is administered by one of the parties that may be in conflict can lead to, at minimum, the appearance of inappropriate bias in the decision or outcome. CVC recommends that any issues resolution process continues to be administered by MECP. Again, CVC is hopeful this will be further clarified once the regulation has been drafted and provided for review and comment.

The future draft regulation will outline specifics of the currently proposed changes to the EA process. CVC requests that an opportunity to review and comment on draft regulation is provided to gain a better understanding how the proposed changes and our comments and concerns noted above are being incorporated into the proposed streamlined process.

CVC looks forward to an opportunity to review the proposed regulation and to working with the MECP and MTO to ensure that the proposed changes to the EA process continue to provide appropriate opportunities for input from CVC.

Sincerely,



Manager, Infrastructure and Regulations



Office of the Regional Chair
1151 Bronte Road
Oakville, ON L6M 3L1

July 29, 2020

VIA EMAIL - minister.mah@ontario.ca

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
College Park, 17th Floor, 777 Bay Street
Toronto, ON M7A 2J3

Dear Minister Clark,

RE: Halton Area Planning Partnership Joint Submission on Proposed Amendment 1 to A Place To Grow: Growth Plan for the Greater Golden Horseshoe and Proposed Land Needs Assessment Methodology

Thank you for providing the Region and its Local Municipalities the opportunity to comment on proposed Amendment 1 to the Growth Plan, and the proposed Land Needs Assessment Methodology (ERO Numbers: 019-1679 and 019-1680). The comments highlighted in the attached Report No. LPS57-20, have been endorsed by Regional Council.

Regional Council generally supports the Amendment 1 changes to the Growth Plan, and the new Land Needs Assessment Methodology, including the use of the Reference Forecast for the 2051 horizon year to update the Schedule 3 population and employment forecasts. Council does not support the proposed policy change permitting mineral aggregate extraction in the habitat of threatened and endangered species.

In Halton, planning and growth management is coordinated and integrated to ensure that infrastructure and community services are planned, constructed and financed in advance of growth and in accordance with the long-held principle that growth must pay for growth to the greatest extent possible. However, there are gaps in Provincial infrastructure investment related to growth in Halton. For example, the Province is responsible for funding critical infrastructure (such as hospitals, schools, highways and higher order transit) required to serve population growth in our communities. It is of the utmost importance that Provincial infrastructure be financed, planned, designed and commissioned seamlessly in time to support the needs of growth in new communities.

The successful implementation of the Growth Plan can only occur with a well coordinated, integrated, and phased approach to land-use planning, infrastructure needs, municipal service delivery, and public sector financial planning. While Halton is prepared to implement the

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Provincial Growth Plan, Regional Council's position is that this can only happen if we have a commitment from the Province to deliver its infrastructure. In this regard we ask that you provide a multi-year, multi-ministry plan to build Provincial infrastructure that will support growth in Halton.

Sincerely,

<Original signed by>

Gary Carr,
Regional Chair

Cc: Ted Arnott, MPP, Wellington-Halton Hills
Jane McKenna, MPP, Burlington
Parm Gill, MPP, Milton
Stephen Crawford, MPP, Oakville
Effie Triantafilopoulos, MPP, Oakville North-Burlington
Mayor Marianne Meed Ward, City of Burlington
Mayor Rick Bonnette, Town of Halton Hills
Mayor Gord Krantz, Town of Milton
Mayor Rob Burton, Town of Oakville
Gerry Smallegange, Chair, Conservation Halton
Karen Ras, Chair, Credit Valley Conservation
Helen Jowett, Chair Grand River Conservation Authority

Attachments



The Regional Municipality of Halton

Report To:	Regional Chair and Members of Regional Council
From:	Bob Gray, Commissioner, Legislative and Planning Services and Corporate Counsel
Date:	July 15, 2020
Report No. - Re:	LPS57-20 - Comments on the Proposed Amendment 1 to the Growth Plan and Land Needs Assessment Methodology

RECOMMENDATION

1. THAT Report No. LPS57-20 re: "Comments on the Proposed Amendment 1 to the Growth Plan and Land Needs Assessment Methodology" be endorsed.
2. THAT the Regional Clerk forward a copy of Report No. LPS57-20 and Attachment #1 to the Ministry of Municipal Affairs and Housing (MMAH), the Halton Area MPPs, the City of Burlington, the Town of Halton Hills, the Town of Milton, the Town of Oakville, Conservation Halton, the Credit Valley Conservation and the Grand River Conservation Authority for their information.

REPORT

Executive Summary

- On June 16, 2020 the Provincial government released proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe through the Environmental Registry of Ontario as a Policy Notice, ER Number: 019-1680. On the same date, the Province released a Proposed Land Needs Assessment Methodology for A Place to Grow through the Environmental Registry of Ontario as a Policy Notice, ER Number: 019-1679.
- The Halton Area Planning Partnership (HAPP) has reviewed the proposed changes and has developed a joint Halton municipal and conservation authority response to the MMAH (Attachment #1 – document under separate cover).
- This report provides information to Regional Council on the proposed changes to the Growth Plan and the Land Needs Assessment Methodology, and recommends that Council endorse the joint submission as outlined in this Report.

Background

Schedule 3 to A Place to Grow ('the Growth Plan') contains population and employment forecasts for all upper and single-tier municipalities in the Greater Golden Horseshoe. The Growth Plan requires that upper-tier municipalities use the forecasts for planning and managing growth to the horizon of the Growth Plan. The forecasts are a key input into the Land Needs Assessment methodology that municipalities use to determine the quantity of land needed to accommodate growth. In Fall 2019, the Province initiated a review of the Schedule 3 forecasts, as directed by policy 5.2.4.7 of the Growth Plan. Hemson Consulting was retained by the Province to complete the review.

On June 16, 2020 the government released proposed Amendment 1 to the Growth Plan, containing the certain key proposed changes to the Growth Plan, together with more minor changes to ensure consistency with the Provincial Policy Statement (PPS), 2020. These key changes are:

- Updated Schedule 3 population and employment forecasts extended to the year 2051 (the current Growth Plan horizon is 2041).
- An amendment to the Schedule 3 forecasts with one of three growth outlooks: A Reference Forecast which represents the most likely future growth outlook, a High Scenario and a Low Scenario.
- A direction that municipalities must use the Schedule 3 forecasts to plan for growth, or substitute higher forecasts determined through their municipal comprehensive review.
- A statement that the Schedule 3 forecasts (i.e. the Reference Forecast), for the Greater Golden Horseshoe as a whole, represent a minimum of 14.9 million people and 7 million jobs by 2051.
- An extension of the planning horizon from 2041 to 2051, intended to achieve better alignment with the land supply requirements of the PPS, 2020, that requires sufficient land be made available for growth for 25 years.
- A removal of the prohibition on new mineral aggregate operations in the habitat of threatened and endangered species within the Natural Heritage System of the Growth Plan.
- A removal of the prohibition on the conversion of employment lands to non-employment uses within Provincially Significant Employment Zones (PSEZ), if the lands are also located within the boundary of a Major Transit Station Area.
- A strengthening of policies requiring the engagement of Indigenous communities in the planning process.

Also released on June 16, 2020 was a proposed Land Needs Assessment Methodology to implement the Growth Plan, replacing the methodology released in 2018 to implement the previous 2017 version of the Growth Plan. According to the materials, the proposed methodology is intended to provide an "outcomes-based streamlined approach" to

assessing Community Area and Employment Area land need to the horizon of the Growth Plan, by outlining the key components that must be addressed at a minimum.

The methodology is premised on the diversity of local needs, and to ensure a sufficient and appropriate mix of land is available to accommodate:

- All housing market segments, to avoid supply shortages;
- Market demand;
- All employment types, including those types that are evolving;
- All infrastructure services needed to meet complete community objectives to the horizon of the Growth Plan.

Discussion

Halton Region has developed a joint response with our local municipalities and conservation authorities to respond to both the Changes to the Growth Plan, the Land Needs Assessment Methodology and the questions posed by the Province found in Attachment #1. The joint Halton response contains the following commentary on key changes as follows:

1. Extension of the Planning Horizon to 2051

Proposed Amendment 1 includes a changes to the Growth Plan, 2019 to extend the Plan's horizon from 2041 to 2051.

The joint Halton submission supports this change to facilitate alignment with the transportation planning for the Greater Golden Horseshoe and provincial and municipal planning initiatives to focus growth around priority transit corridors and nodes.

However, extension of the planning horizon in the midst of the current municipal comprehensive review, does have implications for the development of growth concepts, and progression to a preferred growth concept as part of the Region's Integrated Growth Management Strategy.

In addition, development phasing will be important in the Regional Official Plan to enable the orderly progression of intensification and compact urban form and growth through a settlement boundary expansion if determined to be necessary as part of the current municipal comprehensive review.

2. Selection of a Growth Forecast from the Reference, High and Low Scenarios

Proposed Amendment 1 contains a Reference Forecast which represents the most likely future growth outlook, as well as a High Scenario, and a Low Scenario. The range of population and employment in 2051 from the Low to High Scenarios is 100,000 people and 40,000 jobs. Proposed Amendment 1 also includes versions of the forecast that either includes forecast numbers in 2031, 2041 and 2051 (i.e. 'Mock A') or forecast numbers in the 2051 horizon year only (i.e. 'Mock B'). Also included in the table below

are the Reference Forecast numbers from the Hemson Technical Report: Greater Golden Horseshoe Growth Forecasts to 2051. These numbers indicate a reduction in the 2031 and 2041 numbers (compared to Schedule 3 of the current Growth Plan), based on the technical analysis conducted by Hemson.

REGION OF HALTON	POPULATION			EMPLOYMENT		
	2031	2041	2051	2031	2041	2051
Current Growth Plan Forecast	820,000	1,000,000	N/A	390,000	470,000	N/A
Amendment 1 Proposed Forecast						
Reference Forecast	820,000	1,000,000	1,100,000	390,000	470,000	500,000
Low Scenario	820,000	1,000,000	1,060,000	390,000	470,000	480,000
High Scenario	820,000	1,000,000	1,160,000	390,000	470,000	520,000
Hemson Reference Forecast	767,000	931,000	1,100,000	352,000	420,000	500,000

In Halton, planning and growth management is coordinated and integrated to ensure that infrastructure and community services are planned, constructed and financed in advance of growth and in accordance with the long-held principle that growth must pay for growth. This approach however is not being applied consistently with Provincial infrastructure.

For example, the Province is responsible for funding critical infrastructure like hospitals, schools, highways and higher order transit that are required to serve population growth in our communities. These assets need to be financed, planned, designed and commissioned seamlessly in time to support the needs of growth in new communities.

In this regard, the joint submission supports the Reference Forecast with 1.1 million people and half a million jobs in 2051. However, the position of joint submission is that the 'Mock B' Reference Forecast for the horizon year to 2051 only, should be used to update Schedule 3 of the Growth Plan.

In addition, Halton Region staff recommends using the lower population and employment forecasts to 2041 contained in the Hemson Technical Report to 2051, in its Integrated Growth Management Strategy, to better reflect growth in Halton to date, and a more gradual phasing of development between the conformity date (i.e. 2021) and 2051. Having overstated growth projections in Schedule 3 could put undue pressure on municipalities and public agencies to plan for expensive infrastructure and community without commitments from the Province for investments in infrastructure.

3. Direction that the Schedule 3 forecasts can be substituted with higher forecasts

The Schedule 3 numbers that are proposed in Amendment 1 to the Growth Plan, 2019 are referred to as forecasts and not targets. The Growth Plan requires upper-tier municipalities to plan to achieve the Schedule 3 forecasts. A proposed change to the Growth Plan through Amendment 1 would permit upper-tier municipalities to substitute higher forecasts for the Schedule 3 forecasts, through its municipal comprehensive review, subject to Provincial approval.

The joint Halton submission supports this change in the policy, assuming that the policy change (and the Province as the approval authority) will ensure that any higher forecasts are supported by adequate analysis and do not undermine efforts to foster intensification and minimize settlement boundary expansions.

4. Proposed New Land Needs Assessment Methodology

The joint Halton submission generally supports the simplified Land Needs Assessment methodology, provided the critical steps of the methodology are retained, as proposed, and the desired outcome achieved – which is to ensure an accurate assessment of the land needs of the upper-tier municipality to accommodate the forecasted growth, and to clearly demonstrate the need, as necessary, for a settlement area expansion, in a manner that maximizes opportunities for intensification, and minimizes settlement area expansions. However, the joint submission reiterates earlier comments to the Province with respect to the introduction of “market demand” to the PPS, 2020, the 2019 Growth Plan, and now the proposed LNA methodology.

The joint Halton submission emphasizes that “market demand” is only one consideration amongst many considerations with respect to Growth Plan implementation. In particular, settlement area expansions should not solely or overwhelmingly be based on market demand considerations.

5. Mineral Aggregate Extraction in Habitat of Threatened and Endangered Species

Proposed Amendment 1 includes proposed changes to the Growth Plan, 2019 policies to remove the prohibition on new mineral aggregate operations and wayside pits and quarries from habitats of endangered species and threatened species within the Natural Heritage System of the Growth Plan. The rationale for this permissive change is to ensure that there are adequate mineral resources available to the Greater Golden Horseshoe market.

Halton Region has significant concerns with, and does not support, this proposed policy change. If the policy change is carried forward the joint Halton submission recommends that alternative wording be considered in order to align it with the Provincial Policy Statement, 2020, which would allow for extraction to take place only in circumstances where it can be justified, that species/habitat can be protected.

In addition, the joint Halton submission recommends that the proposed changes to the Growth Plan should include a new policy that would require a “demonstration of needs” test, including a supply/demand analysis for aggregates, before a license is issued for new mineral aggregate operations. This position is consistent with Regional Council’s position on this issue.

6. Employment Conversions in Provincially Significant Employment Zones located within Major Transit Station Areas

Proposed Amendment 1 includes changes to the Growth Plan that would permit employment conversions of lands within a Provincially Significant Employment Zone in advance of the next municipal comprehensive review, if the lands are located within the boundary of a Major Transit Station Area.

The policy change is generally supported by the joint Halton submission as it provides flexibility to support mixed use development in Major Transit Station Areas, where appropriate. However, there is a concern that permitting residential uses on employment lands in Major Transit Station Areas would result in the displacement of higher density office employment. Therefore, performance criteria will be critical to ensure an appropriate mix of residential and non-residential uses in these areas. Also, residential uses are often not compatible with industrial uses, therefore introducing residential uses in certain Major Transit Station Areas must be done in a manner that addresses land use compatibility.

As per previous joint Halton comments on the Provincially Significant Employment Zones, the joint submission recommends that the Province provide more detail on the purpose and role of these zones, and expectations for long term planning of these zones, in a timely manner to assist with the municipal comprehensive review process that is now underway as part of the Regional Official Plan Review.

7. Strengthening of requirements for Indigenous Engagement

Proposed Amendment 1 includes changes to the Growth Plan policies to emphasize the importance and value of the unique role Indigenous communities play in land use planning through consultations with municipalities.

The joint Halton submission, welcomes these changes but notes a pressing need for Provincial guidance to support implementation of these policies by providing municipalities with clear direction on what will be expected through consultation and which applications will require consultation with Indigenous communities.

The joint Halton submission recommends that the Province develop consultation guidelines so that there is a mutual understanding of what constitutes meaningful engagement.

8. Changes to achieve consistency with the PPS, 2020

As a result of recent changes to the Provincial Policy Statement, 2020, Amendment 1 proposes to change the Growth Plan to ensure alignment with the updated Provincial Policy Statement. These changes are mostly technical in nature and include changes to Growth Plan definitions and planning horizons to ensure consistency across provincial planning documents.

The joint Halton submission supports the proposed changes in Amendment 1 to ensure consistency between the Growth Plan and Provincial Policy Statement.

9. Growth Plan Conformity Date

The Province has identified a deadline for upper and single tier municipalities to achieve conformity of the Growth Plan by July 1, 2022.

Numerous and progressive changes to the Provincial Planning framework make it extremely difficult for municipalities to advance conformity exercises when standards for conformity are constantly changing. In order to ensure upper-tier municipalities can complete the MCR work by the deadline, any further delays in changes to the policy framework which has implications for the MCR (i.e. policy direction on Provincially Significant Employment Zones, review of municipal request for refinement of the Growth Plan Natural Heritage System, update of the Built Boundary, Agricultural Impact Assessment and Subwatershed Study guidelines, etc.) will make it very difficult for achieving the deadline imposed. The Province should consider transitioning any future changes, in order to not further delay the process.

Implications for the Integrated Growth Management Strategy

The successful implementation of the Growth Plan can only be achieved with a well coordinated, integrated, and phased approach to land-use planning, infrastructure needs, municipal service delivery, and public sector financial planning.

Halton's integrated approach is clearly articulated in the Regional Official Plan and long-term infrastructure plans and capital programs.

Delivering of infrastructure to support the Growth Plan's complete communities will require significant financial commitment and partnership from all levels of government, including a provincial multi-year, multi-ministry infrastructure plan to build essential community infrastructure such as schools, hospitals and transportation networks. In addition, municipalities will need appropriate funding tools to enable delivery of infrastructure planned to achieve the Growth Plan forecasts while ensuring that growth pays for itself.

As Council will recall, a critical milestone in the Integrated Growth Management Strategy was recently achieved with Council direction for staff to prepare four Growth Concepts based on the four 'Local Plans and Priorities' Growth Scenarios to the 2041 planning

horizon, developed in the first stage of the process. Also, Council endorsed an Evaluation Framework on which to evaluate the four Growth Concepts, leading into the development a Preferred Growth Concept.

Assuming that proposed Amendment 1 comes into force and effect in the near future, staff and the Region's consultants have initiated an assessment of the impacts of the extension on the development of Growth Concepts, based upon an extended 2051 planning horizon and higher population and employment forecasts of 1.1 million people and 500,000 jobs. However, the principles and parameters of the four 'Local Plans and Priorities' Growth Scenarios will continue to provide the foundation for the development of Growth Concepts.

FINANCIAL/PROGRAM IMPLICATIONS

There are no financial implications arising from this report. Staff continue to monitor all changes (legislative, regulatory, policy and program area) associated with the Province's amendments to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

If brought into force and effect, the population and employment forecasts to the 2051 planning horizon will have financial implications to the Region, which will need to be fully examined through the Integrated Growth Management Strategy (IGMS) component of the Regional Official Plan Review. Staff will provide an update to Council if any further changes related to this effort result in financial impact to the Region.

Respectfully submitted,

<Original signed by>

<Original signed by>

Curt Benson
Director, Planning Services and Chief
Planning Official

Bob Gray
Commissioner, Legislative and Planning
Services and Corporate Counsel

Approved by

<Original signed by>

Jane MacCaskill
Chief Administrative Officer

If you have any questions on the content of this report,
please contact:

Curt Benson

Tel. # 7181

Attachments: Attachment #1 – HAPP Joint Submission on Proposed Amendment 1

Halton Area Planning Partnership (HAPP)

Joint Submission on Proposed Amendment 1 to the Growth Plan and Proposed Land Needs Assessment Methodology

July 2020



Introduction

The Halton Area Planning Partnership (HAPP) is comprised of Halton Region, City of Burlington, Town of Halton Hills, Town of Milton, Town of Oakville, Credit Valley Conservation, Grand River Conservation Authority and Conservation Halton.

This submission represents HAPP's collective review and joint response to proposed Amendment 1 to the Growth Plan, 2019 and the proposed Land Needs Assessment (LNA) Methodology. The proposed changes were placed on the Environmental Registry of Ontario as a Policy Proposal Notice (ER Numbers: 019-1679 and 019-1680) on June 16, 2020 with a comment period ending July 31, 2020.

HAPP welcomes this opportunity to have its collective voice heard by responding to the proposed changes to the PPS. HAPP's response contains comments and recommendations related to main areas of proposed policy changes in Amendment 1 and proposed changes to the LNA Methodology within the PPS that are relevant to and important for Halton.

Background

Schedule 3 to A Place to Grow ('the Growth Plan') contains population and employment forecasts for all upper and single-tier municipalities in the Greater Golden Horseshoe that must be used for planning and managing growth to the horizon of the Growth Plan. The forecasts are a key input into the Land Needs Assessment methodology that municipalities use to determine the quantity of land needed to accommodate growth. In fall 2019, the Province initiated a review of the Schedule 3 forecasts, as directed by policy 5.2.4.7 of the Growth Plan. Hemson Consulting was retained to complete the review.

On June 16, 2020 the government released proposed Amendment 1 to the Growth Plan, containing the certain key proposed changes to the Growth Plan, together with more minor changes to ensure consistency with the Provincial Policy Statement (PPS), 2020. These key changes are:

- Updated Schedule 3 population and employment forecasts extended to the year 2051 (the current Growth Plan horizon is 2041).
- An amendment to the Schedule 3 forecasts with one of three growth outlooks: A Reference Forecast which represents the most likely future growth outlook, a High Scenario and a Low Scenario.
- A direction that municipalities must use the Schedule 3 forecasts to plan for growth, or substitute higher forecasts determined through their municipal comprehensive review.
- An extension of the planning horizon from 2041 to 2051, intended to achieve better alignment with the land supply requirements of the PPS, 2020.

- A removal of the prohibition on new mineral aggregate operations in the habitat of threatened and endangered species within the Natural Heritage System of the Growth Plan.
- A removal of the prohibition on the conversion of employment lands to non-employment uses within Provincially Significant Employment Zones (PSEZ), if the lands are also located within the boundary of a Major Transit Station Area.
- A strengthening of policies requiring the engagement of Indigenous communities in the planning process.

Also released on June 16, 2020 was a proposed Land Needs Assessment Methodology to implement the Growth Plan, replacing the methodology released in 2018 to implement the previous 2017 version of the Growth Plan. The proposed methodology is intended to provide an “outcomes-based streamlined approach” to assessing Community Area and Employment Area land need to the horizon of the Growth Plan, by outlining the key components that must be addressed at a minimum.

The methodology is premised on the diversity of local needs, and to ensure a sufficient and appropriate mix of land is available to accommodate:

- All housing market segments, to avoid supply shortages;
- Market demand;
- All employment types, including those types that are evolving;
- All infrastructure services needed to meet complete community objectives to the horizon of the Growth Plan.

Key Points of HAPP’s Response

1. Extension of the Planning Horizon to 2051

The proposed change to extend the planning horizon of the Growth Plan from 2041 to 2051 is generally supported by HAPP. Extending the planning horizon to 2051 facilitates better alignment with transportation planning for the Greater Golden Horseshoe, and provincial and municipal planning initiatives to focus growth around priority transit corridors and nodes.

However, extension of the planning horizon in the midst of the current municipal comprehensive review, does have implications for the development of growth concepts, and progression to a preferred growth concept as part of the Region’s Integrated Growth Management Strategy.

Also, if the longer planning horizon is implemented, the Growth Plan objective of minimizing settlement boundary expansion in order to encourage intensification and compact urban form may be more difficult to achieve, than in the case of potentially more incremental settlement area expansion to a shorter planning horizon. Therefore, clear policies in municipal official plans (i.e. Region Official Plan) addressing development phasing will be critically important, if a settlement boundary expansion is determined to be necessary to 2051 as part of the current municipal comprehensive review.

2. Selection of a Growth Forecast from the Reference, High and Low Scenarios

Proposed Amendment 1 contains a Reference Forecast which represents the most likely future growth outlook, as well as a High Scenario, and a Low Scenario. The range of population and employment in 2051 from the Low to High Scenarios is 100,000 people and 40,000 jobs. Proposed Amendment 1 also includes versions of the forecast that either includes forecast numbers in 2031, 2041 and 2051 (i.e. 'Mock A') or forecast numbers in the 2051 horizon year only (i.e. 'Mock B').

REGION OF HALTON	POPULATION			EMPLOYMENT		
	2031	2041	2051	2031	2041	2051
Current Growth Plan Forecast	820,000	1,000,000	N/A	390,000	470,000	N/A
Reference Forecast	820,000	1,000,000	1,100,000	390,000	470,000	500,000
Low Scenario	820,000	1,000,000	1,060,000	390,000	470,000	480,000
High Scenario	820,000	1,000,000	1,160,000	390,000	470,000	520,000
Hemson Reference Forecast	767,000	931,000	1,100,000	352,000	420,000	500,000

HAPP supports use of the Reference Forecast with 1.1 million people and half a million jobs in 2051. However, the position of HAPP is that the 'Mock B'

Reference Forecast, should be used to update Schedule 3 of the Growth Plan. Unlike the 'Mock A' forecast, the 'Mock B' forecast does not contain population and employment forecasts for the 2031 and 2041 years, but only the 2051 horizon year.

3. Direction that the Schedule 3 forecasts can be substituted with higher forecasts

The Schedule 3 numbers are referred to as forecasts and not targets, but according to policy, upper-tier municipalities must plan to achieve the Schedule 3 forecasts. This proposed change would permit upper-tier municipalities to substitute higher forecasts for the Schedule 3 forecasts, through its municipal comprehensive review, subject to Provincial approval.

HAPP supports this change in the policy, assuming that the policy change (and the Province as the approval authority) will ensure that any higher forecasts are supported by adequate analysis and do not undermine efforts to foster intensification and minimize settlement boundary expansions.

4. Proposed New Land Needs Assessment Methodology

HAPP generally supports the simplified Land Needs Assessment methodology, provided the critical steps of the methodology are retained, as proposed, and the desired outcome achieved – which is to ensure an accurate assessment of the land needs of the upper-tier municipality to accommodate the forecasted growth, and to clearly demonstrate the need, as necessary, for a settlement area expansion, in a manner that maximizes opportunities for intensification, and minimizes settlement area expansions.

However, HAPP would like to reiterate its earlier comments to the Province with respect to the introduction of “market demand” to the PPS, 2020, the 2019 Growth Plan, and now the proposed LNA methodology. In particular, it is critical to emphasize that “market demand” is only one consideration amongst many considerations such as protecting natural hazards and natural heritage with respect to implementing the Growth Plan, and in particular, planning for settlement area expansions.

With respect to the Employment Area Land Needs Assessment and the Employment Categorization and Needs Analysis step, HAPP supports the recognition that employment types are evolving. However, HAPP recommends that consideration be given to revising the LNA Methodology to facilitate the identification of new employment types, and allow for adjustments which reflect local priorities and strategies, in addition to having regard for factors such as changes in economic activity, market disruptors, infrastructure and investment strategies, and other business environment impacts.

5. Mineral Aggregate Extraction in Habitat of Threatened and Endangered Species

HAPP has significant concerns with, and does not support this policy change.

However, if a policy change is carried forward HAPP recommends that the wording align with the PPS, 2020, which would allow for extraction to take place in certain circumstances, where it can be justified, but would protect species/habitat in circumstances where extraction is not appropriate. The proposed wording that would provide more clarity with respect to the PPS, 2020 is as follows:

“... shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.”

It is also the position of HAPP that there must be a more detailed assessment of demand for aggregates relative to supply as part of a new mineral aggregate resources application. Determining the impact of development proposals on the demand for aggregates in the Province is crucial. The supply of recyclable aggregate must also be determined through the needs analysis so that this valuable resource is not wasted and so that virgin aggregate is not unduly extracted.

HAPP recommends a change with respect to adding a “demonstration of needs” test to the Growth Plan.

Proposed changes:

PPS 2020 Section 2.5.2.1:

“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.

Demonstration of need for mineral aggregate resources, including a supply/demand analysis for virgin and recycled aggregates in a regional context, shall be required prior to the issuance of a license.”

Proposed Amendment 1 Growth Plan 2020:

New Sub-Section 4.2.8.2.b) v.

“the need for mineral aggregate resources, including a supply/demand analysis for virgin and recycled aggregates in a regional context; and...”

6. Employment Conversions in PSEZ located within MTSA

This change would permit employment conversions of lands within a Provincially Significant Employment Zone (PSEZ) in advance of the next municipal comprehensive review, if the lands are located within the boundary of a Major Transit Station Area (MTSA).

The policy change is generally supported by HAPP as it provides flexibility to support mixed use development in MTSA, where appropriate. However, there is a concern that permitting residential uses on employment lands in MTSA would result in the displacement of higher density office employment. Therefore, performance criteria will be critical to ensure an appropriate mix of residential and non-residential uses in MTSA.

As per previous HAPP comments on the Provincially Significant Employment Zones, more detail on the purpose and role of the PSEZ, and expectations for long term planning is requested from the Province, in a timely manner to assist in the municipal comprehensive review (MCR) process.

7. Strengthening of requirements for Indigenous Engagement

HAPP strongly supports policy changes to further reinforce the importance of engagement with Indigenous communities. However, HAPP requests again that the Province provide additional guidance to municipalities on what constitutes “appropriate engagement” in various planning contexts and/or geographic areas of the Province. There is a pressing need for Provincial guidance to support implementation of these policies by providing municipalities with clear direction on what will be expected through consultation and which applications will require consultation with Indigenous communities. Therefore, it is recommended that the Province develop consultation guidelines so that there is a mutual understanding of what constitutes meaningful engagement. In addition, it is extremely important that the Province provide Indigenous communities with the funding and other resources necessary to ensure that they can meaningfully engage in municipal planning processes in which they have an interest.

HAPP notes that use of the term “shall” in the proposed policy elevates the duty to consult Indigenous communities. This change is supported by HAPP, but this underscores the need for the Province to both provide resources to Indigenous communities and guidance to municipalities on how to fulfill this policy direction.

8. Changes to achieve consistency with the PPS, 2020

Proposed Amendment 1 also contains a number of changes to achieve consistency of policy and definitions with the PPS, 2020. In general, HAPP supports these changes recognizing the importance of consistency between Provincial planning documents to facilitate consistency in interpretation.

For instance, HAPP strongly supports the alignment of the definition of ‘Cultural Heritage Landscape’ with the PPS, 2020 to ensure consistency in interpretation, however, HAPP notes that it is also critical to align the definition of ‘Built Heritage Resource’ in the Growth Plan with the definition in the PPS, 2020 to avoid problems with interpretation.

With respect to the change of terminology from ‘second units’ to ‘additional residential units’, HAPP recommends that a definition be provided to assist in interpretation. Although the previous term “second units” did not have a definition, its meaning is very intuitive, whereas the proposed “additional residential units” can be widely interpreted.

9. Growth Plan Conformity Date

HAPP supports no change to the conformity date of July 1, 2022, in order that the MCR can be completed, thereby permitting the lower-tier municipalities to complete their work to achieve conformity with the 2019 Growth Plan and Regional Official Plan.

However, in order to ensure upper-tier municipalities can complete the MCR work by the deadline, any further changes to the policy framework which has implications for the MCR (i.e. policy direction on Provincially Significant Employment Zones, review of municipal request for refinement of the Growth Plan Natural Heritage System, update of the Built Boundary, Agricultural Impact Assessment and Subwatershed Study guidelines, etc.) must be provided to municipalities in a timely manner, in order to not further delay the process.

Conclusion

There is general support for the Amendment 1 changes to the Growth Plan, and the new Land Needs Assessment Methodology, and for the use of the Reference Forecast for the 2051 horizon year to update the Schedule 3 population and employment forecasts. HAPP does not support the proposed policy change permitting mineral aggregate extraction in the habitat of threatened and endangered species.

However, the successful implementation of the Growth Plan can only occur with a well coordinated, integrated, and phased approach to land-use planning, infrastructure needs, municipal service delivery, and public sector financial planning. Halton’s integrated approach is clearly articulated in the Regional Official Plan and long-term infrastructure plans and capital programs.

Delivering of infrastructure to support the Growth Plan's complete communities will require significant financial commitment and partnership from all levels of government, including a provincial multi-year, multi-ministry infrastructure plan to build essential community infrastructure such as schools, hospitals and transportation networks. In addition, municipalities will need appropriate funding tools to enable delivery of infrastructure planned to achieve the Growth Plan forecasts while ensuring that growth pays for itself.

Thank you for providing the Region, its Local Municipalities, and Conservation Authorities the opportunity to comment on the proposed Amendment 1 to the Growth Plan, and the proposed Land Needs Assessment Methodology. We welcome the opportunity to have further discussions with Provincial staff to clarify our comments prior to Amendment 1 coming into force and effect.

Respectfully submitted,

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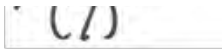
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