

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH 2016 COUNCIL MEETING

A G E N D A

DATE: Wednesday, January 6, 2016

CLOSED MEETING: 12:30 P.M.

REGULAR MEETING: 1:00 P.M.

Denotes resolution prepared

1. Call the Meeting to Order
2. Disclosure of Pecuniary Interest & the General Nature Thereof.
3. Adoption and Receipt of Minutes of the Previous Meeting. #
 - (a) Public Meeting – Community Improvement Plan November 6, 2015
 - (b) Budget Meeting –November 25, 2015
 - (c) Council Meeting – December 16, 2015
 - (d) Closed Council Meeting –December 16, 2015
4. Business Arising Out of the Minutes.
5. **PUBLIC MEETINGS**

1. Community Based Strategic Plan

***note this Public Meeting will be held on Thursday, January 14, 2016 at 7:00 p.m. at the Puslinch Community Centre , 23 Brock Road South**

- (a) Notice of Public Meeting

2. 2016 Proposed Budget

***note this Public Meeting will be held on Thursday, January 21, 2016 at 7:00 p.m. at the Municipal Complex– 7404 Wellington Rd. 34, Guelph**

- (a) Notice of Public Meeting

3. Morriston Streetscaping

***note this Public Meeting will be held on Thursday, February 4, 2016 at 7:00 p.m. at the Municipal Complex– 7404 Wellington Rd. 34, Guelph**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH January 6, 2016 MEETING

(a) Notice of Public Meeting

6. **COMMUNICATIONS**

1. **Mill Creek Pit, Licence No. 5738 7115 Concession 2**

- (a) Correspondence from Dufferin Aggregates regarding Monthly Monitoring Report, Mill Creek Pit, License No. 5738, Township of Puslinch, Wellington County (November 2015) dated December 9, 2015.

Mr. Stan Denhoed, Harden Environmental Services Ltd. has reviewed the report and advised that he has no comments.

2. **Hamilton Conservation Authority**

- (a) Correspondence from Hamilton Conservation Authority regarding resignation by David Rodgers from Board of Hamilton Conservation Authority dated December 11, 2015.

3. **Council appointments to Various Committees: ≠**

- (a) Planning and Development Advisory Committee and Committee of Adjustments.
(b) Community Oriented Police
(c) Emergency Management
(d) Friends of Mill Creek
(e) Puslinch Lake Conservation Association
(f) Badenoch Committee
(g) Recreation Committee
(h) Well Protection Committee
(i) Hamilton Conservation Authority

4. **Intergovernmental Affairs ≠**

- (a) Various correspondence for review.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
January 6, 2016 MEETING

7. **DELEGATIONS / PRESENTATIONS**

1. **1:05 p.m.** Mr. John Uptegrove, presentation of Ontario Association of Fire Training Officers 2015 Training Officer of the Year Award.

8. **REPORTS**

1. **Puslinch Fire and Rescue Services**

- (a) Puslinch Fire and Rescue Services Monthly Report – November, 2015. ≠
- (b) Quint Truck - Verbal Update – Steve Goode, Fire Chief. ≠

2. **Finance Department**

- (a) Financial Reports – November 2015 ≠

- i. Financial Report as of November 30, 2015
- ii. Cheque Register – November 1, 2015 to November 30, 2015
- iii. Financial Report by Department – November 2015
- iv. Total Revenues, Contributions from Working Reserves and Expenditures – All Departments – November, 2015.

- (b) Applications for Cancellation, Reduction or Refund of Taxes re: Chapter 25, Section 357, 358, the Municipal Act, S.O., 2001. ≠

3. **Administration Department**

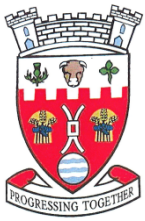
None.

4. **Planning and Building**

- (a) County of Wellington Planning Committee Report – Bill 140 – Second Unit and Garden Suite Policies dated November 12, 2015.≠

5. **Roads & Parks Department**

None.



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6. **Recreation Department**

None.

7. **Mayor's Updates**

None.

9. **NOTICES OF MOTION ≠**

(a) Councillor Roth – Operation of Rink pad at Optimist Recreation Centre.

10. **COMMITTEE MINUTES ≠**

(a) Recreation Committee – November 17, 2015

11. **MUNICIPAL ANNOUNCEMENTS**

12. **UNFINISHED BUSINESS**

13. **CLOSED ITEMS ≠**

- (a) Confidential Verbal Report from Donna Tremblay Deputy Clerk, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board – 599 Arkell Rd.
- (b) Confidential Verbal Report from Paul Creamer, Director of Finance/Treasurer, regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose– Assessment Appeal



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
January 6, 2016 MEETING

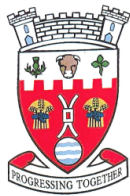
14. **BY-LAWS ≠**

- (a) A by-law to authorize the Mayor and Clerk to execute the Agreement with Calvary Baptist Church and Puslinch Minor Soccer Club. –
Resolution No. 2015-503

15. **CONFIRMING BY-LAW ≠**

- (a) By-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch.

16. **ADJOURNMENT ≠**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC MEETING MINUTES

DATE: Thursday November 5, 2015

TIME: 7:00 p.m.

PLACE: Puslinch Municipal Complex

FILE NUMBER: Community Improvement Plan
D18/CIP

MEMBERS: Mayor Dennis Lever - Chair
Councillor Ken Roth
Councillor Susan Fielding
Councillor Wayne Stokley
Councillor Matthew Bulmer

The Chair welcomed those attending the Public Meeting.

No pecuniary interest was declared by any member of Council.

The Chair advised that the purpose of the Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the proposed Township of Puslinch Community Improvement Plan.

The Chair advised that the members of Council are here to observe and listen to public comments; however, they will not provide a position on the matter.

The Chair informed attendees when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Township of Puslinch before the decision is made, the person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Municipal Board. In addition, if a person or public body does not make an oral submission at a public meeting, or make written comments to the Township of Puslinch before the decision is made, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

The Chair noted that the Planning Act requires that at least one Public Meeting be held for the creation of a Community Improvement Plan.

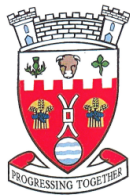
The Chair instructed the format of the Public Meeting is as follows:

- The consultant, Nancy Reid of Meridian Planning, will present the purpose and details of the Community Improvement Plan and any further relevant information.
- Following this the public can obtain clarification, ask questions and express their views on the Plan.
- Following this members of Council have the opportunity to obtain clarification and ask questions of the proposal.

Presentations

Nancy Reid stated she is pleased to attend this evening to present the draft Community Improvement Plan (CIP) that will provide the Township with tools, through the Planning Act, to provide financial incentives through grants and loans to commercial and industrial businesses and landowners. The milestones achieved to date have been:

- Consultation and Community Survey (May 2015)
- Stakeholder Workshop (May 13, 2015)
- Presentation to Council of CIP options (June 17, 2015)
- Stakeholder Workshop and Public Open House #1 (July 9, 2015)
- Preparation of Draft CIP (Summer 2015)



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC MEETING MINUTES

- Statutory Public Meeting and Public Open House #2 (November 5, 2015)

Nancy Reid stated the vision for the CIP is to have an integrated and transformed main corridor that will be attractive, prosperous and distinctive, where residents, families and visitors will come to shop, eat, socialize, celebrate, play and explore. People will be able to move around safely through a network of roads, paths and trails and the area will be connected to its agricultural heritage, rural way of life and local pride.

Nancy Reid listed the goals of the CIP are to:

- Promote beautification and restoration of public and private property.
- Celebrate and restore local buildings and cultural heritage.
- Attract new business development.
- Support and promote existing businesses.
- Encourage active transportation and enhance recreational opportunities.
- Provide attractive streetscapes, including parking, gateway signage, tree plantings and lighting.
- Provide safe pedestrian and cycling connections between Aberfoyle and Morriston

Nancy Reid noted that the Community Improvement Project area includes the properties fronting Highway 6/Brock Road within the urban centres of Morriston and Aberfoyle and the Industrial Area in-between.

Nancy Reid indicated there are Township led programs that could be put into effect including a strategy for County participation in the CIP, zoning review, branding and marketing initiative, streetscape and active transportation improvements, heritage conservation initiatives, parking needs study and a festivals and events strategy.

Nancy Reid continued to list the Financial Incentive Programs the Township could put into action, subject to the availability of resources that include:

A. Planning and Building Fee Grant

Covers 100% of eligible fees required by Township (excluding processing and consulting fees).

B. Façade, Signage, and Landscape Improvement Grant

Up to 50% of the eligible costs of property improvements.

The maximum value is \$3,000 per property or total value of eligible costs related to project (whichever is less).

C. Building Improvement Grant

Up to 50% of the eligible costs of building improvements.

The maximum grant of \$3,000 per property or total value of eligible costs related to project (whichever is less).

D. Building Conversion and Expansion Grant

Up to \$10 per square feet of the converted or expanded floor space.

The maximum value is \$3,000 per property or total value of eligible costs related to project (whichever is less).

E. Motor Vehicle and Bicycle Parking Grant

Up to 50% of the eligible costs of the improvements to a maximum of \$500.

F. Tax Increment Equivalent Grant (TIEG) Program

Grant is equivalent to 75% of the Municipal portion of the tax increment

Provided over a 5-year period.

The total value of grants over 5 years shall not exceed \$25,000 or the total eligible costs (whichever is less).



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC MEETING MINUTES

Nancy Reid indicated that for a property to be eligible for a financial incentive program, the lands must be located within the CIP boundary, the property shall be commercial, industrial or mixed-use, the proposed project must contribute to achieving the CIP's goal and the project must result in some level of improvement over existing conditions. The combined value of grants on a property shall not exceed \$5000 per year, with exception of the TIEG program.

Nancy Reid noted the Plan will have a 15 year implementation period that will end December 31st, 2031. Township Council is able to make decisions on CIP applications, but also can appoint a Community Improvement Implementation Committee to delegate the decision making. Council implements financial incentive programs annually and identifies a community improvement budget for the incentive programs.

Nancy Reid stated the Community Improvement Committee is to consist of Township Staff including the Development Coordinator, Chief Building Official and the Treasurer, who will together review and evaluate applications and make recommendations on the applications. The Committee will also market the CIP, monitor the use of the CIP and make budget and program recommendations to Council for implementation.

Nancy Reid stated further comments on the Draft CIP from the public, staff and Ministry of Municipal Affairs and Housing will be considered and may be required prior to final adoption of the Plan. It is anticipated that the CIP will be brought forward for council adoption in the new year, pending the Wellington County Official Plan CIP Amendment.

Question/Comments

Bill Knetsch inquired how the programs are provided with funding and wondered how the Township decides on applications.

Nancy Reid replied that the Township provides funding for the CIP programs and applications would be evaluated based on how they meet the Township's goals and objectives and stated that the Tax Increment Equivalent Grant (TIEG) and the façade improvement grant are the two most popular programs.

Bill Knetsch asked how does the community see the results?

Nancy Reid stated that the program is designed to help business owners with improvements that can have a stimulating effect in the community.

Councillor Bulmer asked for clarification on the Township documents that were referenced.

Nancy Reid noted the Township has a great set of existing documents that goals and objectives can be based on, such as the County's Active Transportation Plan, Morriston Street Scape project and the Urban Design Guidelines that includes desired types of signage, lighting and landscaping.

Councillor Bulmer mentioned that there are existing properties that are zoned commercial and industrial along Brock Road and inquired if new properties can participate that are rezoned to commercial or industrial.

Nancy Reid confirmed that properties that have zoning amendments to commercial or industrial can participate.

Councillor Bulmer noted the name "Our Corridor" could be improved upon.

Nancy Reid stated that the title can easily be changed.

Councillor Stokley inquired if the public could be included in choosing the available programs in advance because he would hate to see a program that wasn't utilized.

Nancy Reid noted the façade improvement grant and TIEG programs are two of the more popular programs and the TIEG doesn't require the Township to provide funding.

Mayor Lever stated it would be beneficial to have a type of marketing program that could get the public involved prior to initiating the program.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC MEETING MINUTES

Nancy Reid stated there are ways to inform the public such as a mailing, a brochure, and at the time of new development applications.

Councillor Fielding stated it is nice to see a way for all the plans in the Township to work together and have a purpose and noting branding is a key to the success of the CIP.

Mayor Lever noted the County is currently amending their Official Plan and creating a program where they are able to contribute to the TIEG program.

Bill Knetsch noted it is important to make people aware of the CIP and the financial support for development improvements.

Councillor Fielding stated it should be advertised and made enticing for people.

Mayor Lever indicated that when the Plan is approved and funds are allocated to implement programs the Township would advertise it, as this type of program is new to the Township.

There were no further questions and the Chair called an end to the public meeting and advised that Council would not be taking action on this proposal tonight.

Adjournment

The meeting adjourned at 7:38 p.m.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
November 25, 2015 COUNCIL BUDGET MEETING

MINUTES

DATE: Wednesday, November 25, 2015

TIME: 9:00 A.M.

The Council Budget Meeting was held on the above date and called to order at 9:00 a.m. in the Council Chambers, Aberfoyle.

1. **ATTENDANCE:**

Mayor Dennis Lever
Councillor Matthew Bulmer
Councillor Susan Fielding
Councillor Ken Roth
Councillor Wayne Stokley

STAFF IN ATTENDANCE:

1. Karen Landry, CAO/Clerk
2. Donna Tremblay, Deputy Clerk
3. Paul Creamer, Director Finance/Treasurer
4. Don Creed, Director of Public Works and Parks
5. Steve Goode, Fire Chief
6. Robert Kelly, Chief Building Official

2. **DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:**

None.

3. **REPORTS:**

Finance Department

1. Report FIN-2015-035 – 2016 Capital and Operating Budget Update

Paul Creamer, Director of Finance/Treasurer provided council with a brief summary of the report including any changes to both the capital and operating budgets.

Steve Goode, Fire Chief, provided Council with a summary of the base budget increase with respect to increasing the weekly hours of the Chief Fire Prevention Officer from sixteen hours to twenty four hours per week in order to address the Master Fire Plan's recommendations relating to fire prevention and public education and the need for increased enforcement of 41 additional fire code ticketable offences.

Resolution 2015-458: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report FIN-2015-035 regarding the 2016 Capital and Operating Budget Update be received.

CARRIED

2. Report REC-2015-009 – 2016 Conestoga College Unpaid Student Placement – Recreation and Leisure Studies Program.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
November 25, 2015 COUNCIL BUDGET MEETING

Resolution 2015-459: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report REC-2015-009 regarding the 2016 Conestoga College Unpaid Student Placement be received; and

That Council authorize the recruitment of an Unpaid Conestoga College Student Placement from the Recreation and Leisure Studies program during the 2016 Winter term, in accordance with staff recommendations contained in report REC-2015-009.

CARRIED

3. Report FIN-2015-036 – 2016 Grant Requests

Resolution 2015-460: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report FIN-2015-036 regarding the 2016 Grant Requests be received.

CARRIED

Resolution 2015-461: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That the grant allocations be provided as follows with approval of the budget:

Aberfoyle Agricultural Society	\$3000
Community Oriented Policing	500
Friends of Mill Creek-Grand River	1250
Puslinch Lake Conservation Association	25,000
Sunrise Therapeutic Riding & Learning Centre	2,500
Wellington County Farm and Home Safety Association	125
Badenoch Community Centre	2000
Total:	\$34,375

CARRIED

4. **2016 Proposed Capital Budgets**

- (a) Corporate
- (b) Finance
- (c) Building
- (d) Planning
- (e) Public Works (Roads)
- (f) Fire
- (g) Parks
- (h) Optimist Recreation Centre
- (i) Puslinch Community Centre
- (j) Badenoch

Council requested staff to follow up on the following related to the 2016 Proposed Capital Budgets:



Public Works Roads

Edge Line Painting

Councillor Stokley inquired as to whether the mapping for the Active Transportation had been taken into consideration in the development of the costs.

Don Creed, Director of Public Works and Parks advised that the Active Transportation had been taken into consideration.

Councillor Stokley inquired as to whether the line painting could be considered on an annual basis.

Don Creed, Director of Public Works and Parks advised that this could be taken into consideration.

Nassagaweya- Puslinch Townline

Councillor Bulmer inquired as to whether the Township had received any feedback from the Town of Milton.

Don Creed advised that the offer of 30% for the roads project had been put forward to the Town of Milton but the Township has not received a response.

Fire

Council expressed concerns regarding changes to the Fire Department Budgets given recommendations contained in the Master Fire Plan.

Karen Landry, CAO/Clerk suggested that Council's first action should be to determine service levels and that a staff report come forward to Council in February/March 2016 for Council to consider and set service levels with the Fire Department to develop their action plan thereafter.

Mayor Lever inquired as to whether the Township is aware of the costs associated with the Township responding to 401 motor vehicle accident calls.

Steve Goode, Fire Chief advised that staff can prepare an assessment of the actual costs for Council's consideration.

Quint Fire Truck Purchase

Council expressed concerns with respect to acquiring a fire truck from the United States and the additional costs associated with exchange rates.

Paul Creamer, Director of Finance/Treasurer advised Council that information presented at the January, 2016 Public Meeting will include the most current exchange rate and the purchase will be indicated in United States dollars with the exchange rate.

Parks

Councillor Stokley advised that discussions had taken place with Friends of Mill Creek and they have expressed interest in assistance with the development of the parkland trail.

Council requested that staff make inquiries of the Guelph Hiking Club as to whether they could provide assistance in overseeing and coordinating the development of the parkland trail.



Working Reserves

Councillor Bulmer expressed concern that the proposed budget does not include contributions to working reserves and inquired of staff as to why there was not recommendation for contribution to working reserves.

Karen Landry, CAO/Clerk, advised that staff are also concerned that there is no recommendation for contributions to working reserves.

Councillor Stokley suggested that the public be provided with information regarding the full impact of capital projects and how the Township applies reserve funds to the projects at the Public Meeting in January.

Mayor Lever requested that staff prepare a chart for the Public Meeting which would include capital projects, the amount of each project and how it is funded and what the impact to the levy is for each project.

Paul Creamer, Director of Finance/Treasurer advised that he would prepare a summary report for Council's consideration at the January meeting which provided the costs for each capital project, the funding of the project and the impact on the levy.

Planning Department – Zoning By-Law Review

Councillor Bulmer inquired as to whether the County of Wellington Planning Department would have resources to assist with the Township's proposed Zoning By-Law Review.

Karen Landry, CAO/Clerk advised that she would make inquiries of the County of Wellington.

Council recessed from 10:50 a.m. to 10:55 a.m.

5. 2016 Proposed Operating Budget

(a) Corporate

- i. Administration
- ii. Council
- iii. Elections
- iv. Committees

(b) Finance

- i. Library

(c) Building

- i. Source Water
- ii. By-Law

(d) Planning

(e) Public Works (Roads)

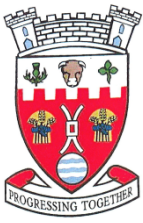
(f) Fire

(g) Parks

(h) Optimist Recreation Centre

(i) Puslinch Community Centre

(j) Badenoch



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
November 25, 2015 COUNCIL BUDGET MEETING

Council requested staff to follow up on the following related to the 2016 Proposed Operating Budgets:

Corporate – Administration

Councillor Bulmer inquired as to whether it is necessary to have department heads attend all meetings.

Karen Landry CAO/Clerk advised that there is value in department heads attending meetings and gaining an understanding of the other department's responsibilities and participating in the development of corporate policies.

Planning

Community Improvement Project (CIP)

Council inquired as to whether the Township required the full amount of grant funding for the Community Improvement Project in 2016, given that the project would not be considered for final approval until the County of Wellington's Official Plan Amendment is approved in 2016.

Staff advised the full amount of the funding is required and is funded through the County of Wellington's Economic Development Grant.

Badenoch

Council inquired of staff as to whether the replacement of the front doors could be included in the interior works in 2016.

6. **BY-LAW:**

Resolution 2015-462: Moved by Councillor Stokley and
Seconded by Councillor Fielding

That the following By-law be taken as read three times and finally passed in open Council:

(a) By-Law **66/15** being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 25th day of November, 2015.

CARRIED

7. **ADJOURNMENT:**

Resolution No. 2015-463: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council hereby adjourns at 12:41 p.m.

CARRIED

Dennis Lever, Mayor

Karen Landry, CAO/Clerk



MINUTES

DATE: Wednesday, December 16, 2015

TIME: 6:30 p.m.

The December 16, 2015 Regular Council Meeting was held on the above date and called to order at 6:30 p.m. in the Council Chambers, Aberfoyle.

1. ATTENDANCE:

Mayor Dennis Lever
Councillor Matthew Bulmer
Councillor Susan Fielding - Absent
Councillor Ken Roth
Councillor Wayne Stokley

STAFF IN ATTENDANCE:

1. Donna Tremblay, Deputy Clerk
2. Karen Landry, CAO/Clerk
3. Paul Creamer, Director of Finance/Treasurer

OTHERS IN ATTENDANCE

1. Doug Smith
2. Karen Lever
3. Sandra Pady
4. David Pady
5. Greg Bowles
6. Laurie Ball
7. Mina Magliotta
8. Kathy White

2. DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:

None.

3. ADOPTION OF THE MINUTES:

- (a) Council Meeting – December 2, 2015
- (b) Closed Council Meeting –December 2, 2015

Councillor Bulmer provided clarification with respect to Item 8.5(a) Report PW-2015-006 – Request for Speed Limit Reduction and advised that his inquiry was as to whether the speed spy results were included as an indicator in the TAC calculations.

Resolution No. 2015-487 Moved by Councillor Stokley and
Seconded by Councillor Roth

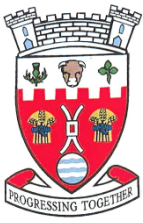
That the minutes of the following meetings be adopted as written and distributed:

- (a) Council Meeting –December 2, 2015, as amended.
- (b) Closed Council Meeting – December 2, 2015

CARRIED

4. BUSINESS ARISING OUT OF THE MINUTES:

None.



5. **PUBLIC MEETINGS:**

1. **Community Based Strategic Plan**

***note this Public Meeting will be held on Thursday, January 14, 2016 at 7:00 p.m. at the Puslinch Community Centre , 23 Brock Road South**

(a) Notice of Public Meeting

2. **2016 Proposed Budget**

***note this Public Meeting will be held on Thursday, January 21, 2016 at 7:00 p.m. at the Municipal Complex– 7404 Wellington Rd. 34, Guelph**

(a) Notice of Public Meeting

6. **COMMUNICATIONS:**

1. **Warren Bitulitic Limited – The Warren Paving & Materials Group Limited a Subdivision of Lafarge Canada Inc.**

(a) Correspondence from Lafarge Canada Inc. regarding 2015 Compliance Assessment Reports regarding McMillan Licence No. 10671 dated November 10, 2015.

(b) 2015 Licensees Compliance Assessment Report.

2. **St. Mary's Cement Inc. (Canada)
Licence #48576 – Tikal Pit
Victoria Rd.**

(a) Correspondence from Ministry of Natural Resources and Forestry regarding Surrender of Licence under the Aggregate Resources Act, St. Mary's Cement Inc. (Canada) Licence #48576, Southwest Half Lot 21, Concession 9, Township of Puslinch, County of Wellington dated November 23, 2015.

3. **CBM Puslinch Pit - Licence # 17600 (4313 Sideroad 25 S)
Neubauer Pit Licence No. 625284 (7203 Concession 2)**

(a) Correspondence from the Grand River Conservation Authority regarding CBM Puslinch Pit and Neubauer Pit – Monitoring Well MP7 Decommissioning, Part Lots 26 & 27, Concession 1, Township of Puslinch dated November 23, 2015.

4. **Request to Waive/Reduce Fees ≠**

(a) Correspondence from Ms. Rochelle Barber and Ms. Lee-Ann Prickett regarding request to waive fees for a fundraising event to be held at the Puslinch Community Centre on Friday, January 29, 2016.

Resolution No. 2015-488

Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council receive the correspondence from Ms. Rochelle Barber and Ms. Lee-Ann Prickett regarding request to waive fees for a fundraising event to be held at the Puslinch Community Centre on Friday, January 29, 2016

CARRIED



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
December 16, 2015 COUNCIL MEETING

Resolution No. 2015-489

Moved by Councillor Stokley and
Seconded by Councillor Roth

That Council authorize a 40% reduction of the rental fees for the fundraising event to be held at the Puslinch Community Centre on Friday, January 29, 2016.

CARRIED

- (b) Correspondence from Mr. Jamie Skeoch, Principal Aberfoyle Public School regarding Aberfoyle Public School request to reduce fees for use of the ice rink at the Optimist Recreation Centre dated November 27, 2015.

Resolution No. 2015-490

Moved by Councillor Roth and
Seconded by Councillor Stokley

That Council receive the correspondence from Mr. Jamie Skeoch, Principal Aberfoyle School regarding Aberfoyle Public School request to reduce fees for use of the ice rink at the Optimist Recreation Centre dated November 27, 2015; and

That Council approves the waiving of all rental fees for the Aberfoyle Public School for use of the Optimist Recreation Centre Rink during the 2016 ice season (non-prime time) conditional upon the school being flexible with scheduling should the Township receive a rental request; and

That Staff advise the Aberfoyle School of the fee waiver and prepare a Township Ice Rental Contract.

CARRIED

#5. Intergovernmental Affairs

- (a) Various correspondence for review.

Item #1 – Notification of Application for Permit to Take Water

Council requested staff to advise the Ministry of the Environment that the Township's preferred length of taking is 5 years.

Resolution No. 2015-491

Moved by Councillor Roth and
Seconded by Councillor Bulmer

That the correspondence items listed on the Council Agenda for December 16, 2015 Council meeting be received.

CARRIED

7. DELEGATIONS/PRESENTATIONS

1. Ms. Lee-Ann Prickett, regarding fundraising event to be held at Puslinch Community Centre on Friday, January 29, 2016.

Ms. Prickett and Ms. Barber made a presentation to Council with respect to their fundraising efforts and event to be held at the Puslinch Community Centre on January 29, 2016.



Resolution No. 2015-492:

Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Council receive the delegation from. Ms. Rochelle Barber and Ms. Lee-Ann Prickett regarding request to waive fees for a fundraising event to be held at the Puslinch Community Centre on Friday, January 29, 2016.

CARRIED

2. Mr. David Pady, regarding speed limit reduction request on Puslinch Concession 4 between Side road 20 and Wellington County Road 35.

Mr. Pady made a presentation to Council with respect to his concerns regarding the speed limit on Concession 4 between Side Road 20 and Wellington County Rd. 35 and his request to have the speed limit decreased from the posted 80 to 60 km.

Resolution No. 2015-493:

Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council receive the delegation from Mr. David Pady, regarding speed limit reduction request on Puslinch Concession 4 between Side Road 20 and Wellington County Road 35.

CARRIED

8. **REPORTS:**

1. **Puslinch Fire and Rescue Services**

None.

2. **Finance Department**

(a) Report FIN-2015-038 – Annual Indexing of Development Charges.

Resolution No. 2015-494:

Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report FIN-2015-038 regarding the Annual Indexing of Development Charges be received.

CARRIED

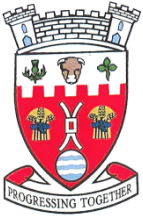
3. **Administration Department**

(a) Report ADM-2015-022– Agreement with County of Wellington – Lease of Library Space – Puslinch Historical Society.

Resolution No. 2015-495:

Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report ADM–2015–022 regarding the Agreement (Indenture) with County of Wellington – Lease of Library Space for the Puslinch Historical Society be received; and



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
December 16, 2015 COUNCIL MEETING

That Council enact a by-law to authorize the Mayor and Clerk to execute the renewal of the Agreement (Indenture) with County of Wellington

CARRIED

- (b) Report ADM-2015-023 – Automatic Aid Agreement with the Corporation of the City of Cambridge – Fire and Emergency Services Agreement – Puslinch Fire and Rescue Services.

Resolution No. 2015-496: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report ADM–2015–023 regarding the Agreement with the Corporation of the City of Cambridge for Fire and Emergency Services be received; and

That Council enact a by-law to authorize the Mayor and Clerk to execute a renewal Agreement for the provision of Automatic Aid, for 2016.

CARRIED

- (c) Report ADM-2015-024 - Public Sector and MPP Accountability and Transparency Act Update

Resolution No. 2015-497: Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Report ADM-2015-024 regarding the Public Sector and MPP Accountability and Transparency Act Update be received; and

That staff report back to Council within the first quarter of 2016 with a proposed Municipal Complaints Policy.

CARRIED

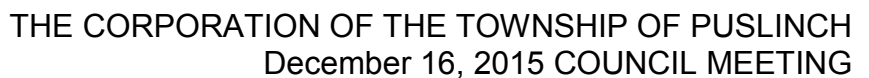
- (d) Report ADM-2015-025 - Modified Work Program and Workplace Accommodations.

Resolution No. 2015-498 Moved by Councillor Stokley and
Seconded by Councillor Roth

That Report ADM-2015-025 regarding Modified Work Program Policy and Workplace Accommodation Policy be received; and

That Council adopt the Modified Work Program Policy and Workplace Accommodation Policy attached as Schedules “A” and “B” to Report ADM-2015-025.

CARRIED



Resolution No. 2015-499 Moved by Councillor Roth and
Seconded by Councillor Bulmer

That Council supports the following mission statement for the Township of Puslinch:

Selection	Mission Statement
	Progressing together to provide sustainable services while we protect resources and respect our heritage. We promote a safe, fun and prosperous rural community.
	Puslinch is a thriving and sustainable community that is committed to progressing together while respecting our heritage.
	Progressing together to provide sustainable growth while protecting and respecting our rural heritage.
√	Progressing together to provide reliable and sustainable services to our residents, businesses and visitors. We will protect our resources while respectfully building upon our heritage as a safe, fun and prosperous rural community.
	Progressing together to provide quality, sustainable services.
	Progressing together to provide quality, sustainable services that respect our heritage and create a safe and prosperous community.
	Progressing together to provide sustainable services while we protect our resources and respect our rural heritage.

CARRIED

- (f) Council appointments to the Planning and Development Advisory Committee and Committee of Adjustments.

Staff requested that this item be withdrawn from the December 16, 2015 Agenda, be placed as an item on the January 6, 2016 Agenda in order to facilitate all 2016 committee appointments.

- (g) Confirmation re: 2016 Council meeting dates.

Ms. Karen Landry, CAO/Clerk advised Council that in preparation of the 2016 Council and Budget Meeting dates which accompanied Report ADM-2016-018, staff had scheduled the November 2016 Council dates out of the normal rotation of the first and third Wednesday of the month. Ms. Landry advised Council that this change would allow for a break in the 6 weeks of meetings scheduled from September to November.

Council confirmed the November 2016 Council meeting dates and requested that staff notify the Public beginning in October, 2016 of the change in the meeting dates.



4. Planning and Building Department

(a) Chief Building Official Report – November 2015

Resolution No. 2015-500:

Moved by Councillor Stokley and
Seconded by Councillor Roth

That Council receive the Chief Building Official Report for November, 2015.

CARRIED

(b) Report PD-2015-029 – Site Plan Agreement - 2120826 Ontario Ltd – property described as Concession 7, Rear Part Lot 20, municipally known as 20 Brock Road N.

Karen Landry CAO/Clerk advised Council that she had been contacted by the developer with respect to the amendment to clause 8.1 of the Agreement. The developer was requesting the amendment of one to two years and two to three years to allow for a transition time from a previous storage space lease that the developer had entered into.

Resolution No. 2015-501:

Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report PD-2015-029 regarding the Site Plan Agreement 2120826 Ontario Ltd., property described as Concession 7, Rear Part Lot 20, municipally known as 20 Brock Road N, Township of Puslinch, be received; and

That Council pass a by-law to authorize the entering into and the execution of a Site Plan Agreement with 2120826 Ontario Ltd. with the following amendments be made to the agreement

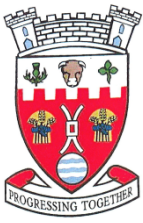
- Replace Schedule “F” with the version of the letter from GM BluePlan that contains GM Blueplan Comments
- Renumber 3.2 to 3.2 (a)

Add 3.2 (b) to read as follows:

Notwithstanding section 3.2 (a) and Schedule C – Section 9, The Developer prior to the Township issuing a Building Permit shall complete all deficiencies from the previous Site Plan as noted in the letter from GM Blue Plan Engineering dated May 5, 2014 attached as Schedule F and identified with an “*” and not otherwise noted as “This item can be included within a new Site Plan Agreement”.

- Add 3.3 to read as follows:

3.3 Notwithstanding Schedule C- Section 9 - The Developer’s consultant shall provide prior to the Township issuing a Building Permit a letter of compliance to the Township Clerk certifying the previous deficiencies from the previous Site Plan as noted in the letter from GM Blue Plan Engineering dated May 5, 2014 attached as Schedule F and identified with an “*” and not otherwise noted as “This item can be



included within a new Site Plan Agreement” have been constructed in accordance with the approved plans.

- Amend Schedule C as follows:

That Schedule C – Section 12 be amended by replacing the first paragraph with the following:

“The Developer, at the time of signing the Site Plan Agreement, shall deposit an unconditional irrevocable Letter of Credit with the Township of Puslinch, to guarantee the construction of the on-site grading and drainage, services, landscaping, storm water management system and the deficiencies as outlined in Schedule F.”

- Amend Section 8.1 as follows:

That “one (1) year” be replaced with “two (2) years” and “two (2) years” be replaced with “three (3) years”.

CARRIED

5. Roads & Parks Department

(a) Report PW-2015-006– Request for Speed Limit Reduction

Council requested that staff provide a further report including TAC Calculations for the areas of Sideroad 20 to Wellington County Road 35 and Wellington County Rd. 35 to the hill.

Mayor Lever advised Council that arrangements have been made to have Wellington County OPP Inspector, Scott Lawson, speak as a delegation to Puslinch Council at the February 17, 2016 meeting and suggested that any requests for further speed spy studies in the area could be made at that time.

Resolution No. 2015-502: Moved by Councillor Bulmer and
Seconded by Councillor Roth

That Report PW-2015-006 be deferred.

CARRIED.

6. Recreation Department

(a) Report REC-2015-011 - Calvary Baptist Church and Puslinch Minor Soccer Club Agreement.

Resolution No. 2015-503: Moved by Councillor Roth and
Seconded by Councillor Stokley

That Report REC-2015-011 regarding the Agreement with Calvary Baptist Church and Puslinch Minor Soccer Club be received;

That Council enact a by-law to authorize the Mayor and Clerk to execute the Agreement with Calvary Baptist Church and Puslinch Minor Soccer Club; and



That Council enact a by-law to amend the User Fee By-Law in accordance with Report REC-2015-011.

CARRIED

7. Mayor's Updates

- (a) County of Wellington – 2016-2020 – Five Year Budget Plan presentation to Wellington County Council – November 19, 2015
- (b) County of Wellington Solid Waste Services Committee Report – Mobile Household Hazardous Waste Services dated September 8, 2015
- (c) County of Wellington Solid Waste Services Committee Report – SWS Strategy Discussion Paper dated November 10, 2015.

9. NOTICE OF MOTION:

- (a) Councillor Roth – Operation of rink pad at Optimist Recreation Centre.

10. COMMITTEE MINUTES

- (a) Planning and Development Advisory Committee – November 3, 2015
- (b) Committee of Adjustment - November 3, 2015
- (c) Committee of Adjustment – November 10, 2015

Resolution No. 2015-504: Moved by Councillor Stokley and
Seconded by Councillor Roth

That Council hereby receives the following minutes as information:

- (a) Planning and Development Advisory Committee – November 3, 2015
- (b) Committee of Adjustment - November 3, 2015
- (c) Committee of Adjustment – November 10, 2015

CARRIED

11. MUNICIPAL ANNOUNCEMENTS

Holiday Greetings

Council wishes those in attendance a happy holiday season.

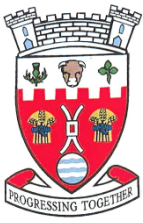
Ontario Sand and Gravel Association Luncheon

Mayor Lever advised that he recently attended the Ontario Sand and Gravel Association Luncheon where he had an opportunity to meet Ms. Kathryn McGarry, who is currently serving as a Parliamentary Assistant to the Minister of Transportation.

Ministry of Natural Resources/Aggregate Resources Act Review - Stakeholder Meetings

Mayor Lever advised that he attended additional meetings and will be providing council with an update on the results of the meetings when they become available to him.

Cambridge East Corridor Public Meeting



Mayor Lever advised that he attended the Public Meeting held on December 9, 2015 at the Cambridge Golf Club. Mayor Lever advised that the meeting was well attended and that Puslinch residents have expressed that they are pleased with the selected corridor route.

12. UNFINISHED BUSINESS

None.

13. CLOSED MEETING

**Council was in closed session from 6:31 p.m. to 6:39 p.m.
Council recessed from 6:40 p.m. to 7:00 p.m.**

- (a) Confidential verbal report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board – Insurance Matters.

Resolution No. 2015-505: Moved by Councillor Roth and
Seconded by Councillor Stokley

That Council shall go into closed session under Section 239 of the Municipal Act for the purpose of:

- (a) Confidential verbal report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board – Insurance Matters.

CARRIED

Resolution No. 2015-506: Moved by Councillor Roth and
Seconded by Councillor Stokley

That Council move into open session.

CARRIED

- (a) Confidential verbal report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board – Insurance Matters.

Resolution No. 2015-507 Moved by Councillor Stokley and
Seconded by Councillor Roth

That Council receive the Confidential verbal report from Karen Landry, CAO/Clerk regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board– Insurance Matters; and

That staff proceed as directed.

CARRIED

14. BY-LAWS:

- (a) A by-law to authorize the Mayor and Clerk to execute an Agreement with Andrea Stacia Clarke. – Resolution No. 2015-474



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
December 16, 2015 COUNCIL MEETING

- (b) A by-law to authorize the Mayor and Clerk to execute an Amending Site Plan Agreement with 2354084 Ontario Limited and repeal By-Law Nos. 58/13 and 10/14 (Mammoet) – Resolution No. 2015-475
- (c) A by-law to authorize the Mayor and Clerk to execute a renewal of the Lease Agreement with the County of Wellington to lease library space for the Puslinch Historical Society for the term of December 31, 2015 to December 31, 2017. – Item 8(3)(a)
- (d) A by-law to authorize the Mayor and Clerk to execute an Automatic Aid Agreement with the Corporation of the City of Cambridge – Fire and Emergency Services Agreement – Puslinch Fire and Rescue Services for the term of January 1, 2016 to December 31, 2016. – Item 8(3)(b)
- (e) A by-law to authorize the Mayor and Clerk to execute a Site Plan Agreement with 2120826 Ontario Ltd. (Ren's) – Item 8(4)(b)

Resolution 2015-508: Moved by Councillor Stokley and
Seconded by Councillor Roth

That the following By-law be taken as read three times and finally passed in open Council:

- (a) By-law 71/15 being a by-law to authorize the Mayor and Clerk to execute an Agreement with Andrea Stacia Clarke.
- (b) By-Law 72/15 being a by-law to authorize the Mayor and Clerk to execute an Amending Site Plan Agreement with 2354084 Ontario Limited and repeal By-Law Nos. 58/13 and 10/14 (Mammoet)
- (c) By-Law 73/15 being a by-law to authorize the Mayor and Clerk to execute a renewal of the Lease Agreement with the County of Wellington to lease library space for the Puslinch Historical Society for the term of December 31, 2015 to December 31, 2017.
- (d) By-Law 74/15 being a by-law to authorize the Mayor and Clerk to execute an Automatic Aid Agreement with the Corporation of the City of Cambridge – Fire and Emergency Services Agreement – Puslinch Fire and Rescue Services for the term of January 1, 2016 to December 31, 2016.
- (e) By-Law 75/15 being a by-law to authorize the Mayor and Clerk to execute a Site Plan Agreement with 2120826 Ontario Ltd. (Ren's)

CARRIED

15. CONFIRMING BY-LAW

- (a) By-Law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

Resolution 2015-509: Moved by Councillor Roth and
Seconded by Councillor Stokley

That the following By-law be taken as read three times and finally passed in open Council:

- (a) By-Law **76/15** being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 16th day of December, 2015.

CARRIED



16. **ADJOURNMENT:**

Resolution No. 2015-510:

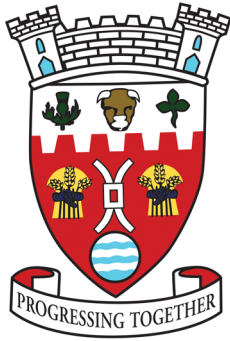
Moved by Councillor Stokley and
Seconded by Councillor Roth

That Council hereby adjourns at 8:28 p.m.

CARRIED

Dennis Lever, Mayor

Karen Landry, CAO Clerk



You are invited to participate in
A Public Open House

to develop

**A “shared vision” for the
Community Based Strategic Plan (CBSP)
for The Township of Puslinch**

WHAT TO EXPECT: **The Township of Puslinch** invites you to participate in a Public Open House to develop a “shared vision” for our first Community Based Strategic Plan.

Since we received your input from our public consultations on September 9 & 10, Dr. John Whitesell has worked with Council members and senior staff to identify the Mission and the Strategic Priorities for the Township. The Community Improvement Plan, Master Fire Plan and the Parks & Recreation Plan are being approved and integrated into the CBSP this fall/winter. Now, it's time to develop a “shared vision” for Puslinch and we need your involvement.

The 90-minute consultation session will start with a presentation by John to update you on our progress with the CBSP and why a “shared vision” is so important. The remainder of the evening will resemble a workshop with plenty of interaction and stimulating discussions. We are expecting a large turnout for this event and that is why we will be meeting at the Puslinch Community Centre.

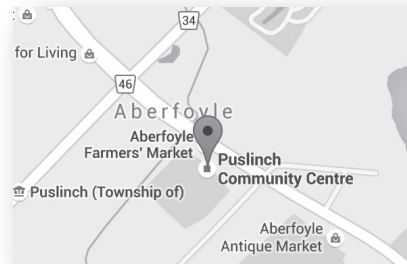
Your participation is a key element in the development of the “shared vision” for the Community Based Strategic Plan and we are looking forward to seeing you!

DATE | TIME:

Thursday January 14, 2016 — 7:00 pm - 8:30 pm

LOCATION:

Puslinch Community Centre
Township of Puslinch
Brock Road South
Puslinch, ON N0B 2C0
519-763-1226 ext. 214





THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

NOTICE OF PUBLIC MEETING

Proposed 2016 Operating and Capital Budget

You are invited to attend a Public Information Meeting on January 21, 2016, as the Township of Puslinch is seeking your input and comments on the proposed 2016 Operating and Capital Budget.

Your attendance and comments at this meeting are welcome as it is your opportunity to learn more about the proposed by-law and policies and express any opinions that you may have.

Date: Thursday, January 21, 2016

Time: 7:00 p.m.

Place: Council Chambers, Township of Puslinch, 7404 Wellington Rd 34

Additional Information:

For further information or to obtain a copy of the proposed 2016 Operating and Capital Budget, please visit the Township's website at www.puslinch.ca or contact the Township at (519)-763-1226 ext. 222.



Township of Puslinch
7404 Wellington Rd 34, Guelph, ON N1H 6H9
P: 519-763-1226 F: 519-763-5846
www.puslinch.ca

NOTICE

MORRISTON STREETSCAPING PLAN OPEN HOUSE

The Township has been issued a permit by the Ministry of Transportation to implement a Morriston Streetscaping Plan.

This important initiative was identified through the establishment of the Morriston Community Safety Zone.

Please join us on:

Thursday, February 4th, 2016 at 7:00 p.m.
Township of Puslinch Council Chambers
7404 Wellington Road 34

Aaron Hill, MacKinnon & Associates will make a presentation regarding the summary of progress to date, expected Phase 1 Works and Proposed Schedule

For further information
please contact:

Township of Puslinch
519-763-1226
admin@puslinch.ca

Key Map





Dufferin Aggregates
2300 Steeles Ave W, 4th Floor
Concord, ON L4K 5X6
Canada

6.1(a).

December 9, 2015

RECEIVED

DEC 11 2015

Township of Puslinch

Seana Richardson
Aggregates Technical Specialist
Ministry of Natural Resources
Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

CLERK'S DEPARTMENT	
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For Your Information	
Council Agenda	
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Attention: Ms. Richardson

**Re: Monthly Monitoring Report
Mill Creek Pit, License #5738
Township of Puslinch, Wellington County**

Please find enclosed the required monitoring data for the month of November 2015. As indicated, there were no exceedences to report in this month.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Van Ooteghem'.

Ron Van Ooteghem
Site Manager

C.c.

Karen Landry (Township of Puslinch)
Sonja Strynatka (GRCA)
Kevin Mitchell (Dufferin Aggregates)
University of Guelph

Monthly Reporting
Mill Creek Aggregates Pit
November 2015

Date	DP21 (mASL)	Threshold Value (mASL)	Exceedance
5-Nov-15	305.89	305.58	NO
12-Nov-15	305.87	305.58	NO
19-Nov-15	305.86	305.58	NO
25-Nov-15	305.85	305.58	NO

Date	BH13 (mASL)	DP21 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
5-Nov-15	306.26	305.89	0.37	0.09	NO
12-Nov-15	306.26	305.87	0.39	0.09	NO
19-Nov-15	306.27	305.86	0.41	0.09	NO
25-Nov-15	306.28	305.85	0.43	0.09	NO

Date	DP17 (mASL)	Threshold Value (mASL)	Exceedance
5-Nov-15	305.29	305.17	NO
12-Nov-15	305.29	305.17	NO
19-Nov-15	305.26	305.17	NO
25-Nov-15	305.24	305.17	NO

Date	BH92-12 (mASL)	DP17 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
5-Nov-15	305.45	305.29	0.16	0.04	NO
12-Nov-15	305.42	305.29	0.13	0.04	NO
19-Nov-15	305.41	305.26	0.15	0.04	NO
25-Nov-15	305.38	305.24	0.14	0.04	NO

Date	DP3 (mASL)	Threshold Value (mASL)	Exceedance
5-Nov-15	304.78	304.54	NO
12-Nov-15	304.79	304.54	NO
19-Nov-15	304.78	304.54	NO
25-Nov-15	304.78	304.54	NO

Date	DP6 (mASL)	DP3 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
5-Nov-15	305.65	304.78	0.87	0.55	NO
12-Nov-15	305.64	304.79	0.85	0.55	NO
19-Nov-15	305.63	304.78	0.85	0.55	NO
25-Nov-15	305.61	304.78	0.83	0.55	NO

Date	DP2 (mASL)	Threshold Value (mASL)	Exceedance
5-Nov-15	304.16	303.55	NO
12-Nov-15	304.17	303.55	NO
19-Nov-15	304.18	303.55	NO
25-Nov-15	304.18	303.55	NO

Date	BH92-27 (mASL)	DP2 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
5-Nov-15	304.78	304.16	0.62	0.34	NO
12-Nov-15	304.76	304.17	0.59	0.34	NO
19-Nov-15	304.74	304.18	0.56	0.34	NO
25-Nov-15	304.73	304.18	0.55	0.34	NO

Date	DP1 (mASL)	Threshold Value (mASL)	Exceedance
5-Nov-15	304.24	303.96	NO
12-Nov-15	304.25	303.96	NO
19-Nov-15	304.26	303.96	NO
25-Nov-15	304.26	303.96	NO

Date	BH92-29 (mASL)	DP1 (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
5-Nov-15	304.99	304.24	0.75	0.19	NO
12-Nov-15	304.97	304.25	0.72	0.19	NO
19-Nov-15	304.94	304.26	0.68	0.19	NO
25-Nov-15	304.92	304.26	0.66	0.19	NO

Date	DP5C (mASL)	Threshold Value (mASL)	Exceedance
5-Nov-15	303.12	302.84	NO
12-Nov-15	303.12	302.84	NO
19-Nov-15	303.11	302.84	NO
25-Nov-15	303.08	302.84	NO

Date	OW5-84 (mASL)	DP5C (mASL)	Head Difference (m)	Threshold Value (m)	Exceedance
5-Nov-15	303.64	303.12	0.52	0.25	NO
12-Nov-15	303.63	303.12	0.51	0.25	NO
19-Nov-15	303.61	303.11	0.50	0.25	NO
25-Nov-15	303.60	303.08	0.52	0.25	NO

Notes:
No exceedances to report

Monthly Reporting
Mill Creek Aggregates Pit
November 2015

							Max. Allowable as per PTTW- Main Pond					
Total Monthly Precipitation (mm):			Waterloo-Wellington Airport (November/Actual)				(Imperial Gallons)				(Litres)	
Total Monthly Normal Precipitation (mm):			Waterloo-Wellington Airport (30-year Normal)				2,500			per minute	11,365	
							1,800,000			per day	8,183,000	
Date	Below Water Table Extraction (wet tonnes) Phase 2	Below Water Table Extraction (wet tonnes) Phase 4	Water Pumped from Main Pond (gals)	Water Pumped from Active Silt Pond (gals)	Main Pond Level (mASL)	Exceedance Y/N (BELOW 305.5 mASL)	Phase 2 Pond Level (mASL)	Exceedance Y/N (BELOW 305.0 mASL)	Phase 3 Pond Level (mASL)	Exceedance Y/N (BELOW 303.85 mASL)	Phase 4 Pond Level (mASL)	Exceedance Y/N (BELOW 304.5 mASL)
1-Nov-15	0	0	0	0	--	--	--	--	--	--	--	--
2-Nov-15	0	6400	1,660,548	3,396,105	306.62	NO	306.12	NO	305.30	NO	305.58	NO
3-Nov-15	0	6,900	1,644,490	3,039,755	306.61	NO	306.13	NO	305.29	NO	305.58	NO
4-Nov-15	0	6,325	1,658,788	2,153,719	306.61	NO	306.13	NO	305.27	NO	305.57	NO
5-Nov-15	0	6,575	1,664,067	2,142,281	306.60	NO	306.12	NO	305.29	NO	305.57	NO
6-Nov-15	0	4,350	886,916	1,353,911	306.61	NO	306.12	NO	305.27	NO	305.57	NO
7-Nov-15	0	0	0	0	--	--	--	--	--	--	--	--
8-Nov-15	0	0	0	0	--	--	--	--	--	--	--	--
9-Nov-15	0	6650	1,637,011	3,356,291	306.63	NO	306.13	NO	305.27	NO	305.56	NO
10-Nov-15	0	6,900	1,663,187	2,968,045	306.61	NO	306.13	NO	305.26	NO	305.55	NO
11-Nov-15	0	6,900	1,657,468	2,406,684	306.62	NO	306.13	NO	305.26	NO	305.55	NO
12-Nov-15	0	6,400	1,556,282	1,823,325	306.62	NO	306.12	NO	305.26	NO	305.56	NO
13-Nov-15	0	6,075	1,450,257	2,240,167	306.62	NO	306.13	NO	305.25	NO	305.56	NO
14-Nov-15	0	0	0	0	--	--	--	--	--	--	--	--
15-Nov-15	0	0	0	0	--	--	--	--	--	--	--	--
16-Nov-15	0	6900	1,396,585	1,671,766	306.56	NO	306.13	NO	305.25	NO	305.62	NO
17-Nov-15	0	6,575	1,662,968	3,020,398	306.56	NO	306.13	NO	305.25	NO	305.58	NO
18-Nov-15	0	6,775	1,661,648	998,440	306.56	NO	306.13	NO	305.24	NO	305.59	NO
19-Nov-15	0	7,475	1,664,067	2,130,842	306.57	NO	306.12	NO	305.24	NO	305.59	NO
20-Nov-15	0	5,175	1,584,658	2,179,235	306.55	NO	306.13	NO	305.24	NO	305.59	NO
21-Nov-15	0	0	0	0	--	--	--	--	--	--	--	--
22-Nov-15	0	0	0	0	--	--	--	--	--	--	--	--
23-Nov-15	0	0	0	1,363,809	306.53	NO	306.13	NO	305.22	NO	305.68	NO
24-Nov-15	0	0	0	563,341	306.53	NO	306.13	NO	305.22	NO	305.70	NO
25-Nov-15	0	0	0	798,928	306.53	NO	306.13	NO	305.22	NO	305.71	NO
26-Nov-15	0	0	0	840,502	306.52	NO	306.12	NO	305.21	NO	305.72	NO
27-Nov-15	0	0	0	0	306.52	NO	306.12	NO	305.21	NO	305.74	NO
28-Nov-15	0	0	0	0	--	--	--	--	--	--	--	--
29-Nov-15	0	0	0	0	--	--	--	--	--	--	--	--
30-Nov-15	0	0	0	0	306.50	NO	306.11	NO	305.20	NO	305.77	NO
Total	0	96375	23,448,942	38,447,545								
Avg./ day	0.0	3212.50	781,631.39	1,281,584.83	306.58	NO	306.12	NO	305.25	NO	305.62	NO

Note: No exceedances to report

(6.2)

Karen Landry

Subject: FW: Resignation from Board of Hamilton Conservation Authority

From: Love, Judy [<mailto:Judy.Love@conservationhamilton.ca>]

Sent: December-11-15 10:59 AM

To: Karen Landry

Subject: FW: Resignation from Board of Hamilton Conservation Authority

Hi Karen – I see that David cc you with his resignation letter. Will you be taking this letter to your next council meeting.

Let me know when Council approves the replacement.

Thanks and hope you have a wonderful Christmas.

**Judy Love
Executive Assistant
Hamilton Conservation Authority
P.O. Box 81067
Ancaster, Ontario
L9G 4X1**

905-525-2181 x112

email - Judy.Love@conservationhamilton.ca

Please visit our website at www.conservationhamilton.ca



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Thank you.

Michelle Cassar

From: Ontario Good Roads Association <info@ogra.org>
Sent: December-22-15 11:09 AM
To: Don Creed
Subject: Notice of Poll – OGRA Board of Directors
Attachments: 95_1450794231_Notice_of_Poll_-_OGRA_Board_of_Directors.pdf

Please be advised that an election will be required to elect the representatives to the Ontario Good Roads Association Board of Directors from the Northern and South West Zones. Please see attached Notice of Poll for details or [click here](#).

Municipal Clerk

Please place this notice on your next available Council agenda

Yours truly

J. W. Tiernay

Executive Director

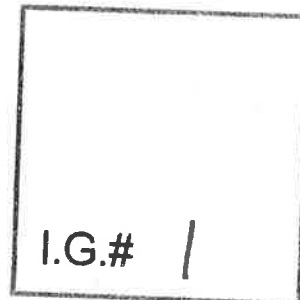
Ontario Good Roads Association

1525 Cornwall Road, Unit 22

Oakville, ON L6J 0B2

www.ogra.org

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Notice of Poll – OGRA Board of Directors

The Board of Directors adopted the recommendations of the OGRA Nominating Committee. The recommended slate is as follows:

Northern Zone (3 to be elected)	
Luc Duval, Director of Public Works & Engineering, City of Timmins	Rick Harms, Project Engineer City of Thunder Bay
Paul Schoppmann, Mayor Municipality of St. Charles	
Southwest Zone (3 to be elected)	
Dave Beres Deputy Mayor Town of Tillsonburg	Jim Maudsley, Mayor Municipality of Thames Centre
Chris Traini, County Engineer County of Middlesex	
South Central Zone (2 to be elected)	
Bryan Lewis, Councillor Town of Halton Hills	John McKean, Mayor Town of the Blue Mountains
Southeast Zone (3 to be elected)	
Dave Burton, Reeve Municipality of Highlands East	Rick Kester, CAO City of Belleville
Michael Touw, Director of Public Works Township of Leeds and the Thousand Islands	
Toronto (1 to be elected)	

The following current Board members do not have to be re-elected to the Board and will automatically assume the following positions effective February 24, 2016:

President - Robert Burlie, Manager, Road Operations, Toronto & East York District, City of Toronto
1st Vice President – Ken Lauppé, Manager, Road Operations – East, City of Brampton

Immediate Past President – Rick Champagne, Councillor, Municipality of East Ferris

The above will serve on the 2016-2017 Board of Directors making a total of 15 on the Board.

The recommended slate of candidates was circulated to the membership on November 16, 2015 requesting additional nominations. The following additional nominations were received by the close of nominations on December 18, 2015

Northern Zone

James Neufeld
Director of Infrastructure
Municipality of Wawa

Southwest Zone

Andy Bruziewicz
Councillor
County of Lambton

Virginia Ridley
Councillor
City of London

City of Toronto

Mark Grimes
Councillor
City of Toronto

As a result of the above a poll will be held on

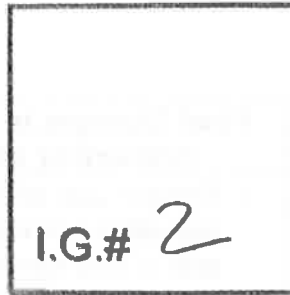
**Tuesday, February 23, 2016
Fairmount Royal York Hotel,
Salon "A" – Convention Floor**

to elect the representatives to the Board from the **Northern** and **Southwest Zones**.

The poll will open from 11:30 a.m. to 2:30 p.m. and any delegate from a member municipality or member First Nations may vote by presenting their name badge to the polling staff.

J. W. Tiernay
Executive Director

December 22, 2015



To our Municipal Clients

Re: Passage of Bill 73 and Ontario Regulation 428/15

This letter is to advise that on December 3, 2015, the Province passed Bill 73 which amended the *Development Charges Act*. Subsequently, on December 18, 2015, Ontario Regulation 428/15 was published which amended Ontario Regulation 82/98 (i.e. the DCA Regulation) and provided additional directives for the amended Act. Copies of both items are enclosed with this letter for your review.

We have reviewed the documents and would provide a summary of the changes which have been made to date. The table below provides the proposed changes which were presented by the Province upon the introduction of Bill 73 (as summarized in our March 9, 2015 letter) along with how these items have been included in the final legislation.

Proposed Changes to the Act (March 9, 2015)	Final Changes to the Act (December 2015)	Commentary
New definitions: <ul style="list-style-type: none"> • “Prescribed” – a reference to what may be contained in the Regulation 	Has been included in the definitions section of the Act (section 1)	“Prescribed” means prescribed by the regulations
<ul style="list-style-type: none"> • “Regulations” – used to specifically refer to regulations made under the DCA. 	Has been included in the definitions section of the Act (section 1)	“Regulations” means the regulations made under this Act

Proposed Changes to the Act (March 9, 2015)	Final Changes to the Act (December 2015)	Commentary
Ineligible Services – move the definition of Ineligible Services from the DCA to the Regulations – allows for easier adjustments to add or reduce ineligible services.	<ul style="list-style-type: none"> Section 2(4) of the Act is repealed and replaced with a new section 2(4) which references ineligible “prescribed” services New section 2.1(1) in Regulations provides the prescribed ineligible services 	<ul style="list-style-type: none"> As noted, allows for easier adjustments to add or reduce ineligible services Solid waste was formerly an ineligible service – sections 2.1(5) and (6) identify that only landfill and incineration are ineligible, thus allowing for alternative waste disposal methods (e.g. recycle, reuse, composting, etc.)
Area Specific Charges: <ul style="list-style-type: none"> New requirements which will prescribe areas and services which must be undertaken on an area-specific basis 	<ul style="list-style-type: none"> Section 2 of the Act expanded to include new subsections (9), (10), (11), (12) 	<ul style="list-style-type: none"> The new sections provide that prescribed services or municipalities shall consider area rating <u>The regulations do not provide for any prescribed services or municipalities at this time</u>
<ul style="list-style-type: none"> New powers to allow the Province to prescribe municipalities, services and criteria so that the prescribed municipality must pass more than one by-law for prescribed services and criteria 	<ul style="list-style-type: none"> Former section 60(1)(d) of the Act is repealed and replaced with a new 60(1)(d) and (d.1) 	<ul style="list-style-type: none"> As noted above, no services or municipalities prescribed at this time For the future, the new powers allow the Minister to provide this by regulation changes
Transit Service – 10% mandatory deduction from the growth-related costs will be removed	<ul style="list-style-type: none"> New section 7.2 of the Act 	

Proposed Changes to the Act (March 9, 2015)	Final Changes to the Act (December 2015)	Commentary
Service Standard Calculations: <ul style="list-style-type: none"> • Prescribe services which will not be subject to the 10-year historic average service restriction 	<ul style="list-style-type: none"> • New section 5.2(1) and (2) of the Act provides for "prescribed" services • New section 6.1 of the regulations only prescribes transit service at this time 	<ul style="list-style-type: none"> • The Act allows for prescribed services to be defined • Only transit service is a prescribed service at this time
<ul style="list-style-type: none"> • Restrictions so that a planned 10-year level of service to be achieved over the 10-year forecast is not exceeded 	<ul style="list-style-type: none"> • New sections 5.2(3) and (4) of the Act provides for "prescribed" services • New section 8(2) of the Regulation provides for the manner in which transit service will be dealt with 	
<ul style="list-style-type: none"> • Methodology for determining the planned level of service will be set out in the regulations 	<ul style="list-style-type: none"> • New section 8(2) of the Regulation provides for the manner in which transit service will be dealt with 	<ul style="list-style-type: none"> • Methodology established for transit service only • Methodology requires ridership forecasts and ridership capacity for all modes of transit over the 10 years, identification of excess capacity which exists at the end of 10 years, identification of whether new ridership is from existing or planned development

Proposed Changes to the Act (March 9, 2015)	Final Changes to the Act (December 2015)	Commentary
Development Charge Background Study: <ul style="list-style-type: none"> Municipalities must examine the use of area-rating 	<ul style="list-style-type: none"> New section 10(c.1) 	<ul style="list-style-type: none"> While there are no “prescribed” services, this section identifies that the background study must consider this to reflect the different needs for different areas Note that while the background study must consider the option of area rating, it is not mandatory to pass area-specific charges
<ul style="list-style-type: none"> Must include an asset management plan related to new infrastructure – the requirements of the asset management plan, the information to be provided and the manner in which it is prepared will be prescribed by regulation 	<ul style="list-style-type: none"> New sections 10(c.2) and 10(3) Section 8 of the Regulation amended to include subsections (2), (3) and (4) which provide for specific detailed requirements for transit (only) 	<ul style="list-style-type: none"> For all services except transit, the background study shall deal with all assets proposed in the study and demonstrate that these assets are financially feasible over their full life cycle Act identifies that further information or the manner in which these are provided may be prescribed; however, only transit service is prescribed at this time However, it is expected that this requirement will align with the Asset Management Guidelines established by the Province

Proposed Changes to the Act (March 9, 2015)	Final Changes to the Act (December 2015)	Commentary
<ul style="list-style-type: none"> • Must demonstrate that all of the new infrastructure in the asset management plan is financially sustainable over their full life cycle 	<ul style="list-style-type: none"> • See above comments 	<ul style="list-style-type: none"> • See above comments
<p>Payment Timing for Multiple Building Permits – when multiple building permits are issued in respect of a single building, the DC is payable when the first building permit is issued.</p>	<ul style="list-style-type: none"> • New sections 26(1.1) and (1.2) of the Act 	<ul style="list-style-type: none"> • Requires that the development charge is calculated and payable when the first permit is issued • However, if the development has two or more phases that are not constructed concurrently, each phase is deemed a separate development
<p>Annual Report of the Treasurer – existing reporting requirements will be continued and new requirements added to:</p> <ul style="list-style-type: none"> • Identify all assets whose capital costs were funded by DCs and, for each asset, identify costs which were funded by other sources 	<ul style="list-style-type: none"> • Section 43(2) of the Act is repealed and replaced with a new 43(2) 	<ul style="list-style-type: none"> • Annual report must include opening/closing balances, all transactions in the fund, statements identifying all assets funded by DCs and how the portions not funded by DCs were funded
<ul style="list-style-type: none"> • Include a statement as to the municipality's compliance in not imposing, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by this Act 	<ul style="list-style-type: none"> • New section 43(2)(c) of the Act 	<ul style="list-style-type: none"> • Section 43(2) references the new section 59.1 of the Act (discussed below under "No Additional Levies") and requires a statement that the municipality is compliant

Proposed Changes to the Act (March 9, 2015)	Final Changes to the Act (December 2015)	Commentary
<ul style="list-style-type: none"> Require that the report be made available to the public 	<ul style="list-style-type: none"> New section 43(2.1) of the Act 	<ul style="list-style-type: none"> New section provides that "council shall ensure that the statement is made available to the public"
<ul style="list-style-type: none"> Submit the report to the Ministry of Municipal Affairs and Housing only when requested by the Minister 	<ul style="list-style-type: none"> Section 43(3) of the Act is modified 	<ul style="list-style-type: none"> The modification removes the requirement to file statements with the Ministry unless requested to provide
No Additional Levies: <ul style="list-style-type: none"> New provisions to prohibit municipalities from imposing additional payments or requiring construction of a service not authorized under the DCA (note that exceptions may be made for a prescribed class of development, a prescribed class of services related to development or a prescribed Act or a prescribed provision of an Act) 	<ul style="list-style-type: none"> New sections 59.1(1) and (2) of the Act 	<ul style="list-style-type: none"> New section prohibits municipalities from imposing additional payments or requiring construction of a service not authorized under the DCA except as permitted by this Act (e.g. Section 59, "Local Services") or another Act (e.g. Local Improvements under the <i>Municipal Act</i>) Subsection (2) does allow for exceptions if a class of service or development, or an Act is prescribed – no provision is made in the Regulations at this time
<ul style="list-style-type: none"> Transitional provisions will make exceptions for existing payment agreements 	<ul style="list-style-type: none"> New section 59.1(3) of the Act 	<ul style="list-style-type: none"> Section 59.1 does not affect a charge imposed prior to January 1, 2016

Proposed Changes to the Act (March 9, 2015)	Final Changes to the Act (December 2015)	Commentary
<ul style="list-style-type: none"> Ministry of Municipal Affairs and Housing may investigate a municipality for compliance. Cost of all or a portion of the investigation may be imposed on the municipality 	<ul style="list-style-type: none"> New sections 59.1(4), (5), (6) and (7) of the Act 	<ul style="list-style-type: none"> Minister may at any time investigate a municipality for compliance - note that the powers provided to the Minister to investigate are extensive
Housekeeping Change to the Act – to update the reference to the <i>Condominium Act</i>	<ul style="list-style-type: none"> Section 2(2)(f) of the Act is amended 	<ul style="list-style-type: none"> Reference to the <i>Condominium Act</i> changed from “section 50” to “section 9”
Other Changes not Identified at the beginning of the Process <ul style="list-style-type: none"> Minimum 60 day circulation of the DC Background Study 	<ul style="list-style-type: none"> New section 10(4) of the Act 	<ul style="list-style-type: none"> Council shall ensure that the DC Background Study is made available to the public 60 days prior to the passing of the DC by-law Report must be available on the website for 60 days prior to passage and be available as long as the by-law is in effect

The Province has set January 1, 2016 for the amended legislation to take full force and effect. This means that starting January 1st of next year, any new by-laws (or amending by-laws) must conform to these new changes. We are aware of a few municipalities who have commenced a process for amending or updating their DC by-laws and hence, will need to refine their background study, draft by-laws and public process to conform to the new legislation.

Remarks

The legislative changes noted above will require a more detailed review to consider the impact to the DC methodology and policies. As we have done in the past, our firm will be engaging with legal advisors to further consider the full implications of the Bill and Regulation. A few direct comments are made at this time for consideration by the reader:

Transit – while there have been changes which appear to allow for a greater recovery of transit capital costs, the process now required to calculate the charge has become far more complex and prescriptive. We would perceive that more detailed background analysis will be required through transit/transportation master plans and ridership forecasting.

No Additional Levies - the new provision prohibits a municipality's ability to impose an additional charge or requirement to directly construct services. This provision does not impact a municipality's ability to impose local service conditions as allowed for currently under section 59(2) of the Act. However, it does emphasize the need for a comprehensive local service policy to be included as part of the DC Background Study. In addition, other Acts remain in effect for imposing charges against development (e.g. *Planning Act* Parkland Dedication, *Municipal Act* Local Improvements, etc).

As we have communicated in earlier correspondence, we feel that this requirement can restrict development in the future. For example, if a developer requests a project timing to be accelerated and there is a non-growth component to the project, the municipality cannot require the developer to fund this non-growth share. The developer will have to wait until the financial resources of the municipality are available to fund this cost. Further, for fast growing municipalities, the burden of the DC deductions and service restrictions may be too substantial to bear and will look to restrict growth to financially manageable levels.

Longer Circulation Period for DC Background Studies – while not a significant change, this will add approximately six weeks on to the DC process. For minor amendments to a by-law to address a definition change or add an additional exemption, it will take longer to implement that change.

Eligible Solid Waste Services – this service was removed by the DCA 1997, hence the methodology, approach to service standard measurements, etc., will need to be developed. It is unclear what data or background studies municipalities may have to support the calculations. This service is expected to evolve over time.

Treasurer Statement – the report requirements for the Treasurer have been expanded. As the Act takes effect on January 1, 2016, it would appear that the new requirement will be required for the 2015 year. We will be preparing sample reporting statements for all of our clients which we will make available in early January.

Area Rating – this new requirement will add additional time, effort and cost to the DC Background Study. Area rating is most applicable to water, wastewater and stormwater services however the Act does not limit which services shall be considered. It is also anticipated that this new requirement will foster additional dialogue with the development community. While the requirement for an open public process is embraced by the Act currently, this provision will compare averaged uniform charges against higher/lower area rated charges, thus giving rise to further discussion.

We trust that the above information is helpful.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

A handwritten signature in dark ink, appearing to read 'G. Scandlan'.

Gary Scandlan, BA, PLE
Director

A handwritten signature in dark ink, appearing to read 'A. Grunda'.

Andrew Grunda, CMA, MBA
Principal

ONTARIO REGULATION 428/15
made under the
DEVELOPMENT CHARGES ACT, 1997

Made: December 9, 2015
Filed: December 17, 2015
Published on e-Laws: December 18, 2015
Printed in *The Ontario Gazette*: January 2, 2016

Amending O. Reg. 82/98
(GENERAL)

1. Subsection 1 (2) of Ontario Regulation 82/98 is revoked and the following substituted:

(2) For the purposes of this Regulation, a reference to transit services does not include the Toronto-York subway extension.

2. The Regulation is amended by adding the following section:

INELIGIBLE SERVICES, SUBSECTION 2 (4) OF ACT

Ineligible services

2.1 (1) The following are prescribed as ineligible services for the purposes of subsection 2 (4) of the Act:

1. The provision of cultural or entertainment facilities, including museums, theatres and art galleries but not including public libraries.
2. The provision of tourism facilities, including convention centres.
3. The acquisition of land for parks.
4. The provision of a hospital as defined in the *Public Hospitals Act*.
5. The provision of landfill sites and services.
6. The provision of facilities and services for the incineration of waste.
7. The provision of headquarters for the general administration of municipalities and local boards.

(2) For the purposes of paragraph 3 of subsection (1),

“land for parks”,

- (a) includes land for woodlots and land that is acquired because it is environmentally sensitive, and
- (b) does not include land for an enclosed structure used throughout the year for public recreation and land that is necessary for the structure to be used for that purpose, including parking and access to the structure.

3. The Regulation is amended by adding the following section:

PRESCRIBED SERVICES, SECTION 5.2 OF THE ACT

6.1 (1) All transit services are prescribed services for the purposes of section 5.2 of the Act.

(2) The following method and criteria shall be used to estimate the planned level of service for a prescribed service:

1. The service is a discrete service.
2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.

(3) For greater certainty, paragraphs 2 and 3 of subsection (2) do not prevent the inclusion in any subsequent estimate of the portion of a service that is intended to benefit development over the 10-year period immediately following the preparation of the background study related to that subsequent estimate, even if that portion of the service was excluded from a previous estimate.

4. Section 8 of the Regulation is amended by adding the following subsections:

(2) Any background study by the municipality under section 10 of the Act that incorporates the cost of transit services shall set out the following:

1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.

(3) If a council of a municipality proposes to impose a development charge in respect of transit services, the asset management plan referred to in subsection 10 (2) (c.2) of the Act shall include the following in respect of those services:

1. A section that sets out the state of local infrastructure and that sets out,
 - i. the types of assets and their quantity or extent,
 - ii. the financial accounting valuation and replacement cost valuation for all assets,
 - iii. the asset age distribution and asset age as a proportion of expected useful life for all assets, and
 - iv. the asset condition based on standard engineering practices for all assets.
2. A section that sets out the proposed level of service and that,
 - i. defines the proposed level of service through timeframes and performance measures,
 - ii. discusses any external trends or issues that may affect the proposed level of service or the municipality's ability to meet it, and
 - iii. shows current performance relative to the targets set out.
3. An asset management strategy that,
 - i. sets out planned actions that will enable the assets to provide the proposed level of service in a sustainable way, while managing risk, at the lowest life cycle cost,
 - ii. is based on an assessment of potential options to achieve the proposed level of service, which assessment compares,
 - A. life cycle costs,
 - B. all other relevant direct and indirect costs and benefits, and
 - C. the risks associated with the potential options,
 - iii. contains a summary of, in relation to achieving the proposed level of service,
 - A. non-infrastructure solutions,
 - B. maintenance activities,
 - C. renewal and rehabilitation activities,
 - D. replacement activities,
 - E. disposal activities, and
 - F. expansion activities,
 - iv. discusses the procurement measures that are intended to achieve the proposed level of service, and
 - v. includes an overview of the risks associated with the strategy and any actions that will be taken in response to those risks.

4. A financial strategy that,
 - i. shows the yearly expenditure forecasts that are proposed to achieve the proposed level of service, categorized by,
 - A. non-infrastructure solutions,
 - B. maintenance activities,
 - C. renewal and rehabilitation activities,
 - D. replacement activities,
 - E. disposal activities, and
 - F. expansion activities,
 - ii. provides actual expenditures in respect of the categories set out in sub-subparagraphs i A to F from the previous two years, if available, for comparison purposes,
 - iii. gives a breakdown of yearly revenues by source,
 - iv. discusses key assumptions and alternative scenarios where appropriate, and
 - v. identifies any funding shortfall relative to financial requirements that cannot be eliminated by revising service levels, asset management or financing strategies, and discusses the impact of the shortfall and how the impact will be managed.

(4) For the purposes of subsection (3), the proposed level of service may relate to a time after the 10-year period immediately following the preparation of the background study.

5. Section 15 of the Regulation is revoked.

6. Paragraph 4 of section 17 of the Regulation is revoked and the following substituted:

4. If a credit has been recognized under this section with respect to a service referred to in paragraphs 1 to 7 of subsection 2 (4) of the new Act, as those provisions read before the day subsection 2 (2) of the *Smart Growth for Our Communities Act, 2015* comes into force, the value of the credit cannot be recovered from future development charges.

7. Subsection 18 (1) of the Regulation is revoked and the following substituted:

(1) This section applies with respect to a debt, other than credits, incurred with respect to a service referred to in paragraphs 1 to 7 of subsection 2 (4) of the new Act, as those provisions read before the day subsection 2 (2) of the *Smart Growth for Our Communities Act, 2015* comes into force, under a development charge by-law under the old Act that expires or is repealed during the transition period or expires, under section 63 of the new Act, at the end of the transition period.

Commencement

8. (1) Subject to subsections (2), (3) and (4), this Regulation comes into force on the day it is filed.

(2) Sections 1, 2, 5, 6 and 7 come into force on the day subsection 2 (2) of the *Smart Growth for Our Communities Act, 2015* comes into force.

(3) Section 3 comes into force on the day section 4 of the *Smart Growth for Our Communities Act, 2015* comes into force.

(4) Section 4 comes into force on the day section 5 of the *Smart Growth for Our Communities Act, 2015* comes into force.

Français

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Development Charges Act, 1997

S.O. 1997, CHAPTER 27

Consolidation Period: From December 3, 2015 to the e-Laws currency date.

Last amendment: 2015, c. 28, Sched. 1, s. 148.

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PART I **DEFINITIONS**

Definitions

1. In this Act,
 "area municipality" means a lower-tier municipality; ("municipalité de secteur")
 "development" includes redevelopment; ("aménagement")
 "development charge by-law" means a by-law made under section 2; ("règlement de redevances d'aménagement")
 "front-ending agreement" means an agreement under section 44; ("accord initial")
 "local board" means a local board as defined in section 1 of the *Municipal Affairs Act* other than a board as defined in subsection 1 (1) of the *Education Act*. ("conseil local") 1997, c. 27, s. 1; 2002, c. 17, Sched. F, Table.

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, section 1 of the Act is amended by adding the following definitions: (See: 2015, c. 26, s. 1)

“prescribed” means prescribed by the regulations; (“prescrit”)

“regulations” means the regulations made under this Act. (“règlements”)

PART II DEVELOPMENT CHARGES

DEVELOPMENT CHARGES

Development charges

2. (1) The council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies. 1997, c. 27, s. 2 (1).

What development can be charged for

(2) A development charge may be imposed only for development that requires,

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (b) the approval of a minor variance under section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, clause 2 (2) (f) of the Act is amended by striking out “section 50 of the *Condominium Act*” and substituting “section 9 of the *Condominium Act, 1998*”. (See: 2015, c. 26, s. 2 (1))

- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure. 1997, c. 27, s. 2 (2); 2015, c. 28, Sched. 1, s. 148.

Same

(3) An action mentioned in clauses (2) (a) to (g) does not satisfy the requirements of subsection (2) if the only effect of the action is to,

- (a) permit the enlargement of an existing dwelling unit; or
- (b) permit the creation of up to two additional dwelling units as prescribed, subject to the prescribed restrictions, in prescribed classes of existing residential buildings. 1997, c. 27, s. 2 (3).

Ineligible services

(4) A development charge by-law may not impose development charges to pay for increased capital costs required because of increased needs for any of the following:

- 1. The provision of cultural or entertainment facilities, including museums, theatres and art galleries but not including public libraries.
- 2. The provision of tourism facilities, including convention centres.
- 3. The acquisition of land for parks.
- 4. The provision of a hospital as defined in the *Public Hospitals Act*.
- 5. The provision of waste management services.
- 6. The provision of headquarters for the general administration of municipalities and local boards.
- 7. Other services prescribed in the regulations. 1997, c. 27, s. 2 (4).

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, subsection 2 (4) of the Act is repealed and the following substituted: (See: 2015, c. 26, s. 2 (2))

Ineligible services

(4) A development charge by-law may not impose development charges to pay for increased capital costs required because of increased needs for a service that is prescribed as an ineligible service for the purposes of this subsection. 2015, c. 26, s. 2 (2).

Local services

(5) A development charge by-law may not impose development charges with respect to local services described in clauses 59 (2) (a) and (b). 1997, c. 27, s. 2 (5).

Services can be outside the municipality

(6) A development charge by-law may impose development charges with respect to services that are provided outside the municipality. 1997, c. 27, s. 2 (6).

Application of by-law

(7) A development charge by-law may apply to the entire municipality or only part of it. 1997, c. 27, s. 2 (7).

Multiple by-laws allowed

(8) More than one development charge by-law may apply to the same area. 1997, c. 27, s. 2 (8).

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, section 2 of the Act is amended by adding the following subsections: (See: 2015, c. 26, s. 2 (3))

Area rating, prescribed areas and services

(9) Despite subsection (7), a development charge by-law dealing with an area that is prescribed for the purposes of this subsection and with a service that is prescribed with respect to the prescribed area for the purposes of this subsection shall apply only to the prescribed area and not to any other part of the municipality. 2015, c. 26, s. 2 (3).

Transition

(10) Subsection (9) does not apply to a development charge by-law that was passed before the relevant area and the relevant service were prescribed for the purposes of that subsection. 2015, c. 26, s. 2 (3).

Area rating, prescribed municipalities, services and criteria

(11) The following rules apply to a municipality that is prescribed for the purposes of this subsection:

1. With respect to a service that is prescribed for the purposes of this subsection, the council shall pass different development charge by-laws for different parts of the municipality.
2. The parts of the municipality to which different development charge by-laws are to apply shall be identified in accordance with the prescribed criteria. 2015, c. 26, s. 2 (3).

Transition

(12) Subsection (11) does not apply to a development charge by-law that was passed before the municipality and the relevant service were prescribed for the purposes of that subsection. 2015, c. 26, s. 2 (3).

Limited exemption

3. No land, except land owned by and used for the purposes of a municipality or a board as defined in subsection 1 (1) of the *Education Act*, is exempt from a development charge by reason only that it is exempt from taxation under section 3 of the *Assessment Act*. 1997, c. 27, s. 3.

Exemption for industrial development

4. (1) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section. 1997, c. 27, s. 4 (1).

Enlargement 50 per cent or less

(2) If the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero. 1997, c. 27, s. 4 (2).

Enlargement more than 50 per cent

(3) If the gross floor area is enlarged by more than 50 per cent the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
2. Divide the amount determined under paragraph 1 by the amount of the enlargement. 1997, c. 27, s. 4 (3).

Determination of development charges

5. (1) The following is the method that must be used, in developing a development charge by-law, to determine the development charges that may be imposed:

1. The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.
2. The increase in the need for service attributable to the anticipated development must be estimated for each service to which the development charge by-law would relate.
3. The estimate under paragraph 2 may include an increase in need only if the council of the municipality has indicated that it intends to ensure that such an increase in need will be met. The determination as to whether a council has indicated such an intention may be governed by the regulations.
4. The estimate under paragraph 2 must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 10-year period immediately preceding the preparation of the background study required under section 10. How the level of service and average level of service is determined may be governed by the regulations. The estimate also must not include an increase in the need for service that relates to a time after the 10-year period immediately following the preparation of the background study unless the service is set out in subsection (5).
5. The increase in the need for service attributable to the anticipated development must be reduced by the part of that increase that can be met using the municipality's excess capacity, other than excess capacity that the council of the municipality has indicated an intention would be paid for by new development. How excess capacity is determined and how to determine whether a council has indicated an intention that excess capacity would be paid for by new development may be governed by the regulations.
6. The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development. The extent to which an increase in service would benefit existing development may be governed by the regulations.
7. The capital costs necessary to provide the increased services must be estimated. The capital costs must be reduced by the reductions set out in subsection (2). What is included as a capital cost is set out in subsection (3). How the capital costs are estimated may be governed by the regulations.
8. The capital costs must be reduced by 10 per cent. This paragraph does not apply to services set out in subsection (5).
9. Rules must be developed to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection (6).
10. The rules may provide for full or partial exemptions for types of development and for the phasing in of development charges. The rules may also provide for the indexing of development charges based on the prescribed index. 1997, c. 27, s. 5 (1).

Capital costs, deductions

(2) The capital costs, determined under paragraph 7 of subsection (1), must be reduced, in accordance with the regulations, to adjust for capital grants, subsidies and other contributions made to a municipality or that the council of the municipality anticipates will be made in respect of the capital costs. 1997, c. 27, s. 5 (2).

Capital costs, inclusions

(3) The following are capital costs for the purposes of paragraph 7 of subsection (1) if they are incurred or proposed to be incurred by a municipality or a local board directly or by others on behalf of, and as authorized by, a municipality or local board:

1. Costs to acquire land or an interest in land, including a leasehold interest.
2. Costs to improve land.
3. Costs to acquire, lease, construct or improve buildings and structures.
4. Costs to acquire, lease, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more,

- ii. furniture and equipment, other than computer equipment, and
 - iii. materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*.
5. Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.
 6. Costs of the development charge background study required under section 10.
 7. Interest on money borrowed to pay for costs described in paragraphs 1 to 4. 1997, c. 27, s. 5 (3).

Capital costs, leases, etc.

(4) Only the capital component of costs to lease anything or to acquire a leasehold interest is included as a capital cost under subsection (3). 1997, c. 27, s. 5 (4).

Services with no percentage reduction

- (5) The services referred to in paragraph 8 of subsection (1), for which there is no percentage reduction, are the following:
1. Water supply services, including distribution and treatment services.
 2. Waste water services, including sewers and treatment services.
 3. Storm water drainage and control services.
 4. Services related to a highway as defined in subsection 1 (1) of the *Municipal Act, 2001* or subsection 3 (1) of the *City of Toronto Act, 2006*, as the case may be.
 5. Electrical power services.
 6. Police services.
 7. Fire protection services.
- 7.1 Toronto-York subway extension, as defined in subsection 5.1 (1).

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, subsection 5 (5) of the Act is amended by adding the following paragraph: (See: 2015, c. 26, s. 3)

7.2 Transit services other than the Toronto-York subway extension.

8. Other services as prescribed. 1997, c. 27, s. 5 (5); 2002, c. 17, Sched. F, Table; 2006, c. 32, Sched. C, s. 12 (1); 2006, c. 33, Sched. H, s. 1.

Restriction on rules

(6) The rules developed under paragraph 9 of subsection (1) to determine if a development charge is payable in any particular case and to determine the amount of the charge are subject to the following restrictions:

1. The rules must be such that the total of the development charges that would be imposed upon the anticipated development is less than or equal to the capital costs determined under paragraphs 2 to 8 of subsection (1) for all the services to which the development charge by-law relates.
2. If the rules expressly identify a type of development they must not provide for the type of development to pay development charges that exceed the capital costs, determined under paragraphs 2 to 8 of subsection (1), that arise from the increase in the need for services attributable to the type of development. However, it is not necessary that the amount of the development charge for a particular development be limited to the increase in capital costs, if any, that are attributable to that particular development.
3. If the development charge by-law will exempt a type of development, phase in a development charge, or otherwise provide for a type of development to have a lower development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up through higher development charges for other development. 1997, c. 27, s. 5 (6).

Toronto-York subway extension

Definition

- 5.1 (1) In this section,

“Toronto-York subway extension” means an extension of the subway service located in the City of Toronto beyond its terminus at Downsview subway station further north in the City of Toronto and into The Regional Municipality of York, and works and equipment directly related to that extension. 2006, c. 33, Sched. H, s. 2.

Provision does not apply

(2) Paragraph 4 of subsection 5 (1) does not apply in determining the estimate for the increase in the need for the Toronto-York subway extension. 2006, c. 33, Sched. H, s. 2.

Applicable restriction

(3) For the purposes of section 5, the estimate for the increase in the need for the Toronto-York subway extension shall not exceed the planned level of service over the 10-year period immediately following the preparation of the background study required under section 10. 2006, c. 33, Sched. H, s. 2.

Regulations

(4) The method of estimating the planned level of service for the Toronto-York subway extension and the criteria to be used in doing so may be prescribed by regulation. 2006, c. 33, Sched. H, s. 2.

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, the Act is amended by adding the following section: (See: 2015, c. 26, s. 4)

Prescribed services

Definition

5.2 (1) In this section,

“prescribed service” means a service that is prescribed for the purposes of this section. 2015, c. 26, s. 4.

Provision does not apply

(2) Paragraph 4 of subsection 5 (1) does not apply in determining the estimate for the increase in the need for a prescribed service. 2015, c. 26, s. 4.

Applicable restriction

(3) For the purposes of section 5, the estimate for the increase in the need for a prescribed service shall not exceed the planned level of service over the 10-year period immediately following the preparation of the background study required under section 10. 2015, c. 26, s. 4.

Regulations

(4) The method of estimating the planned level of service for a prescribed service and the criteria to be used in doing so may be prescribed. 2015, c. 26, s. 4.

Contents of by-law

6. A development charge by-law must set out the following:

1. The rules developed under paragraph 9 of subsection 5 (1) for determining if a development charge is payable in any particular case and for determining the amount of the charge.
2. An express statement indicating how, if at all, the rules provide for exemptions, for the phasing in of development charges and for the indexing of development charges.
3. How the rules referred to in paragraph 1 apply to the redevelopment of land.
4. The area of the municipality to which the by-law applies. 1997, c. 27, s. 6.

Categories of services

7. (1) A development charge by-law may provide for services to be grouped into a category of services. However, services for which there is a 10 per cent reduction under paragraph 8 of subsection 5 (1) may not be grouped with services for which there is no such reduction. 1997, c. 27, s. 7 (1).

Effect of categories

(2) A category of services shall be deemed to be a single service for the purposes of this Act in relation to reserve funds, the use of money from reserve funds and credits. 1997, c. 27, s. 7 (2).

Commencement of development charge by-law

8. A development charge by-law or a by-law amending it comes into force on the day it is passed or the day specified in the by-law, whichever is later. 1997, c. 27, s. 8.

Duration of development charge by-law

9. (1) Unless it expires or is repealed earlier, a development charge by-law expires five years after the day it comes into force. 1997, c. 27, s. 9 (1).

Council can pass new by-law

(2) Subsection (1) does not prevent a council from passing a new development charge by-law. 1997, c. 27, s. 9 (2).

PROCESS BEFORE PASSING BY-LAW

Background study

10. (1) Before passing a development charge by-law, the council shall complete a development charge background study. 1997, c. 27, s. 10 (1).

Same

(2) The development charge background study shall include,

(a) the estimates under paragraph 1 of subsection 5 (1) of the anticipated amount, type and location of development;

(b) the calculations under paragraphs 2 to 8 of subsection 5 (1) for each service to which the development charge by-law would relate;

(c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service; and

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, subsection 10 (2) of the Act is amended by striking out “and” at the end of clause (c) and by adding the following clauses: (See: 2015, c. 26, s. 5 (1))

(c.1) unless subsection 2 (9) or (11) applies, consideration of the use of more than one development charge by-law to reflect different needs for services in different areas;

(c.2) an asset management plan prepared in accordance with subsection (3); and

(d) such other information as may be prescribed. 1997, c. 27, s. 10 (2).

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, section 10 of the Act is amended by adding the following subsection: (See: 2015, c. 26, s. 5 (2))

Asset management plan

(3) The asset management plan shall,

(a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;

(b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;

(c) contain any other information that is prescribed; and

(d) be prepared in the prescribed manner. 2015, c. 26, s. 5 (2).

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, section 10 of the Act is amended by adding the following subsection: (See: 2015, c. 26, s. 5 (3))

Background study to be made available

(4) The council shall ensure that a development charge background study is made available to the public at least 60 days prior to the passing of the development charge by-law and until the by-law expires or is repealed by posting the study on the website of the municipality or, if there is no such website, in the municipal office. 2015, c. 26, s. 5 (3).

By-law within one year after study

11. A development charge by-law may only be passed within the one-year period following the completion of the development charge background study. 1997, c. 27, s. 11.

Public meeting before by-law passed

12. (1) Before passing a development charge by-law, the council shall,

(a) hold at least one public meeting;

- (b) give at least 20-days notice of the meeting or meetings in accordance with the regulations; and
- (c) ensure that the proposed by-law and the background study are made available to the public at least two weeks prior to the meeting or, if there is more than one meeting, prior to the first meeting. 1997, c. 27, s. 12 (1).

Making representations

(2) Any person who attends a meeting under this section may make representations relating to the proposed by-law. 1997, c. 27, s. 12 (2).

Council determination is final

(3) If a proposed by-law is changed following a meeting under this section, the council shall determine whether a further meeting under this section is necessary and such a determination is final and not subject to review by a court or the Ontario Municipal Board. 1997, c. 27, s. 12 (3).

APPEAL OF BY-LAW

Notice of by-law and time for appeal

13. (1) The clerk of a municipality that has passed a development charge by-law shall give written notice of the passing of the by-law, and of the last day for appealing the by-law, which shall be the day that is 40 days after the day the by-law is passed. 1997, c. 27, s. 13 (1).

Requirements of notice

(2) Notices required under this section must meet the requirements prescribed in the regulations and shall be given in accordance with the regulations. 1997, c. 27, s. 13 (2).

Same

(3) Every notice required under this section must be given not later than 20 days after the day the by-law is passed. 1997, c. 27, s. 13 (3).

When notice given

- (4) A notice required under this section shall be deemed to have been given,
 - (a) if the notice is by publication in a newspaper, on the day that the publication occurs;
 - (b) if the notice is given by mail, on the day that the notice is mailed. 1997, c. 27, s. 13 (4).

Appeal of by-law after passed

14. Any person or organization may appeal a development charge by-law to the Ontario Municipal Board by filing with the clerk of the municipality on or before the last day for appealing the by-law, a notice of appeal setting out the objection to the by-law and the reasons supporting the objection. 1997, c. 27, s. 14.

Clerk's duties on appeal

15. (1) If the clerk of the municipality receives a notice of appeal on or before the last day for appealing a development charge by-law, the clerk shall compile a record that includes,

- (a) a copy of the by-law certified by the clerk;
- (b) a copy of the development charge background study;
- (c) an affidavit or declaration certifying that notice of the passing of the by-law and of the last day for appealing it was given in accordance with this Act; and
- (d) the original or a true copy of all written submissions and material received in respect of the by-law before it was passed. 1997, c. 27, s. 15 (1).

Same

(2) The clerk shall forward a copy of the notice of appeal and the record to the secretary of the Ontario Municipal Board within 30 days after the last day of appeal and shall provide such other information or material as the Board may require in respect of the appeal. 1997, c. 27, s. 15 (2).

Affidavit, declaration conclusive evidence

(3) An affidavit or declaration of the clerk of a municipality that notice of the passing of the by-law and of the last day for appealing it was given in accordance with this Act is conclusive evidence of the facts stated in the affidavit or declaration. 1997, c. 27, s. 15 (3).

OMB hearing of appeal

16. (1) The Ontario Municipal Board shall hold a hearing to deal with any notice of appeal of a development charge by-law forwarded by the clerk of a municipality. 1997, c. 27, s. 16 (1).

Who to get notice

(2) The Ontario Municipal Board shall determine who shall be given notice of the hearing and in what manner. 1997, c. 27, s. 16 (2).

Powers of OMB

(3) After the hearing, the Ontario Municipal Board may,

- (a) dismiss the appeal in whole or in part;
- (b) order the council of the municipality to repeal or amend the by-law in accordance with the Board's order;
- (c) repeal or amend the by-law in such manner as the Board may determine. 1997, c. 27, s. 16 (3).

Limitation on powers

(4) The Ontario Municipal Board may not amend or order the amendment of a by-law so as to,

- (a) increase the amount of a development charge that will be payable in any particular case;
- (b) remove, or reduce the scope of, an exemption;
- (c) change a provision for the phasing in of development charges in such a way as to make a charge, or part of a charge, payable earlier;
- (d) change the date the by-law will expire. 1997, c. 27, s. 16 (4).

Dismissal without hearing

(5) Despite subsection (1), the Ontario Municipal Board may, where it is of the opinion that the objection to the by-law set out in the notice of appeal is insufficient, dismiss the appeal without holding a full hearing after notifying the appellant and giving the appellant an opportunity to make representations as to the merits of the appeal. 1997, c. 27, s. 16 (5).

When OMB ordered repeals, amendments effective

17. The repeal or amendment of a development charge by-law by the Ontario Municipal Board, or by the council of a municipality pursuant to an order of the Ontario Municipal Board, shall be deemed to have come into force on the day the by-law came into force. 1997, c. 27, s. 17.

Refunds, if OMB repeals by-law, etc.

18. (1) If the Ontario Municipal Board repeals or amends a development charge by-law or orders the council of a municipality to repeal or amend a development charge by-law, the municipality shall refund,

- (a) in the case of a repeal, any development charge paid under the by-law;
- (b) in the case of an amendment, the difference between any development charge paid under the by-law and the development charge that would have been payable under the by-law as amended. 1997, c. 27, s. 18 (1).

When refund due

(2) If a municipality is required to make a refund under subsection (1), it shall do so,

- (a) if the Ontario Municipal Board repeals or amends the by-law, within 30 days after the Board's order;
- (b) if the Ontario Municipal Board orders the council of the municipality to repeal or amend the by-law, within 30 days after the repeal or amendment by the council. 1997, c. 27, s. 18 (2).

Interest

(3) The municipality shall pay interest on an amount it refunds at a rate not less than the prescribed minimum interest rate from the time the amount was paid to the municipality to the time it is refunded. 1997, c. 27, s. 18 (3).

PROCESS AND APPEALS FOR AMENDMENTS TO BY-LAWS**Application of other sections to amendments**

19. (1) Sections 10 to 18 apply, with necessary modifications, to an amendment to a development charge by-law other than an amendment by, or pursuant to an order of, the Ontario Municipal Board. 1997, c. 27, s. 19 (1).

Limitation of OMB powers

(2) In an appeal of an amendment to a development charge by-law, the Ontario Municipal Board may exercise its powers only in relation to the amendment. 1997, c. 27, s. 19 (2).

COMPLAINTS ABOUT DEVELOPMENT CHARGES

Complaint to council of municipality

20. (1) A person required to pay a development charge, or the person's agent, may complain to the council of the municipality imposing the development charge that,

- (a) the amount of the development charge was incorrectly determined;
- (b) whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or
- (c) there was an error in the application of the development charge by-law. 1997, c. 27, s. 20 (1).

Time limit

(2) A complaint may not be made under subsection (1) later than 90 days after the day the development charge, or any part of it, is payable. 1997, c. 27, s. 20 (2).

Form of complaint

(3) The complaint must be in writing, must state the complainant's name, the address where notice can be given to the complainant and the reasons for the complaint. 1997, c. 27, s. 20 (3).

Hearing

(4) The council shall hold a hearing into the complaint and shall give the complainant an opportunity to make representations at the hearing. 1997, c. 27, s. 20 (4).

Notice of hearing

(5) The clerk of the municipality shall mail a notice of the hearing to the complainant at least 14 days before the hearing. 1997, c. 27, s. 20 (5).

Council's powers

(6) After hearing the evidence and submissions of the complainant, the council may dismiss the complaint or rectify any incorrect determination or error that was the subject of the complaint. 1997, c. 27, s. 20 (6).

Notice of decision and time for appeal

21. (1) The clerk of the municipality shall mail to the complainant a notice of the council's decision, and of the last day for appealing the decision, which shall be the day that is 40 days after the day the decision is made. 1997, c. 27, s. 21 (1).

Requirements of notice

(2) The notice required under this section must be mailed not later than 20 days after the day the council's decision is made. 1997, c. 27, s. 21 (2).

Appeal of council's decision

22. (1) A complainant may appeal the decision of the council of the municipality to the Ontario Municipal Board by filing with the clerk of the municipality, on or before the last day for appealing the decision, a notice of appeal setting out the reasons for the appeal. 1997, c. 27, s. 22 (1).

Additional ground

(2) A complainant may also appeal to the Ontario Municipal Board if the council of the municipality does not deal with the complaint within 60 days after the complaint is made by filing with the clerk of the municipality a notice of appeal. 1997, c. 27, s. 22 (2).

Clerk's duties on appeal

23. (1) If a notice of appeal under subsection 22 (1) is filed with the clerk of the municipality on or before the last day for appealing a decision, the clerk shall compile a record that includes,

- (a) a copy of the development charge by-law certified by the clerk;

- (b) the original or a true copy of the complaint and all written submissions and material received in support of the complaint;
- (c) a copy of the council's decision certified by the clerk; and
- (d) an affidavit or declaration certifying that notice of the council's decision and of the last day for appealing it was given in accordance with this Act. 1997, c. 27, s. 23 (1).

Same

(2) If a notice of appeal under subsection 22 (2) is filed with the clerk of the municipality, the clerk shall compile a record that includes,

- (a) a copy of the development charge by-law certified by the clerk; and
- (b) the original or a true copy of the complaint and all written submissions and material received in support of the complaint. 1997, c. 27, s. 23 (2).

Same

(3) The clerk shall forward a copy of the notice of appeal and the record to the secretary of the Ontario Municipal Board within 30 days after the notice is received and shall provide such other information and material that the Board may require in respect of the appeal. 1997, c. 27, s. 23 (3).

OMB hearing of appeal

24. (1) The Ontario Municipal Board shall hold a hearing to deal with any notice of appeal relating to a complaint forwarded by the clerk of a municipality. 1997, c. 27, s. 24 (1).

Parties

- (2) The parties to the appeal are the appellant and the municipality. 1997, c. 27, s. 24 (2).

Notice to parties

- (3) The Ontario Municipal Board shall give notice of the hearing to the parties. 1997, c. 27, s. 24 (3).

Powers of OMB

(4) After the hearing, the Ontario Municipal Board may do anything that could have been done by the council of the municipality under subsection 20 (6). 1997, c. 27, s. 24 (4).

Dismissal without hearing

(5) Despite subsection (1), the Ontario Municipal Board may, where it is of the opinion that the complaint set out in the notice of appeal is insufficient, dismiss the appeal without holding a full hearing after notifying the appellant and giving the appellant an opportunity to make representations as to the merits of the appeal. 1997, c. 27, s. 24 (5).

Refund if development charge reduced

25. (1) If a development charge that has already been paid is reduced by the council of a municipality under section 20 or by the Ontario Municipal Board under section 24, the municipality shall immediately refund the overpayment. 1997, c. 27, s. 25 (1).

Interest

(2) The municipality shall pay interest on an amount it refunds at a rate not less than the prescribed minimum interest rate from the time the amount was paid to the municipality to the time it is refunded. 1997, c. 27, s. 25 (2).

COLLECTION OF DEVELOPMENT CHARGES

When development charge is payable

26. (1) A development charge is payable for a development upon a building permit being issued for the development unless the development charge by-law provides otherwise under subsection (2). 1997, c. 27, s. 26 (1).

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, section 26 of the Act is amended by adding the following subsections: (See: 2015, c. 26, s. 6)

Multiple building permits

(1.1) If a development consists of one building that requires more than one building permit, the development charge for the development is payable upon the first building permit being issued. 2015, c. 26, s. 6.

Multiple phases

(1.2) If a development consists of two or more phases that will not be constructed concurrently and are anticipated to be completed in different years, each phase of the development is deemed to be a separate development for the purposes of this section. 2015, c. 26, s. 6.

Special case, approval of plan of subdivision

(2) A municipality may, in a development charge by-law, provide that a development charge for services set out in paragraphs 1, 2, 3, 4 or 5 of subsection 5 (5) for development that requires approval of a plan of subdivision under section 51 of the *Planning Act* or a consent under section 53 of the *Planning Act* and for which a subdivision agreement or consent agreement is entered into, be payable immediately upon the parties entering into the agreement. 1997, c. 27, s. 26 (2).

Agreement prevails

(3) This section does not apply in cases where there is an agreement under section 27. 1997, c. 27, s. 26 (3).

Agreement, early or late payment

27. (1) A municipality may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid before or after it would otherwise be payable. 1997, c. 27, s. 27 (1).

Amount of charge payable

(2) The total amount of a development charge payable under an agreement under this section is the amount of the development charge that would be determined under the by-law on the day specified in the agreement or, if no such day is specified, at the earlier of,

- (a) the time the development charge or any part of it is payable under the agreement;
- (b) the time the development charge would have been payable in the absence of the agreement. 1997, c. 27, s. 27 (2).

Interest on late payments

(3) An agreement under this section may allow the municipality to charge interest, at a rate stipulated in the agreement, on that part of the development charge paid after it would otherwise be payable. 1997, c. 27, s. 27 (3).

Withholding of building permit until charge paid

28. Despite any other Act, a municipality is not required to issue a building permit for development to which a development charge applies unless the development charge has been paid. 1997, c. 27, s. 28.

Upper-tier municipalities, development charges

29. If a development charge is imposed by an upper-tier municipality on a development in an area municipality, the following apply:

- 1. The treasurer of the upper-tier municipality shall certify to the treasurer of the area municipality that the charge has been imposed, the amount of the charge, the manner in which the charge is to be paid and when the charge is payable.
- 2. The treasurer of the area municipality shall collect the charge when it is payable and shall, unless otherwise agreed by the upper-tier municipality, pay the charge to the treasurer of the upper-tier municipality on or before the 25th day of the month following the month in which the charge is received by the area municipality.
- 3. If the charge is collected by the upper-tier municipality, the treasurer of the upper-tier municipality shall certify to the treasurer of the area municipality that the charge has been collected. 1997, c. 27, s. 29.

If upper-tier issues building permits

30. If an upper-tier municipality issues building permits, the treasurer of each area municipality within the upper-tier municipality shall, when all development charges are paid with respect to a development in the area municipality, certify to the chief building official of the upper-tier municipality that those charges have been paid. 1997, c. 27, s. 30; 1997, c. 31, s. 146.

Agreement, upper-tier to collect charges

31. (1) If building permits are issued by an upper-tier municipality, the upper-tier municipality may agree with an area municipality to collect all the development charges on development in the area municipality. 1997, c. 27, s. 31 (1); 1997, c. 31, s. 146.

Sections 29 and 30

(2) If an agreement is made under this section, sections 29 and 30 do not apply with respect to development in the area municipality. 1997, c. 27, s. 31 (2).

Unpaid charges added to taxes

32. (1) If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes. 1997, c. 27, s. 32 (1).

Treasurer certifies unpaid amount

(2) If a development charge or any part of it imposed by an upper-tier municipality remains unpaid after it is payable, the treasurer of the upper-tier municipality shall certify to the treasurer of the area municipality in which the land is located the amount that is unpaid. 1997, c. 27, s. 32 (2).

RESERVE FUNDS AND THE USE OF DEVELOPMENT CHARGES

Reserve funds

33. A municipality that has passed a development charge by-law shall establish a separate reserve fund for each service to which the development charge relates. 1997, c. 27, s. 33.

Development charges paid into reserve funds

34. The municipality shall pay each development charge it collects into the reserve fund or funds to which the charge relates. 1997, c. 27, s. 34.

Use of reserve funds

35. The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5 (1). 1997, c. 27, s. 35.

Municipality may borrow from reserve fund

36. Despite section 35, a municipality may borrow money from a reserve fund but if it does so, the municipality shall repay the amount used plus interest at a rate not less than the prescribed minimum interest rate. 1997, c. 27, s. 36.

Exclusions

37. (1) Subsections 417 (2), (3) and (4) and 418 (3) and (4) of the *Municipal Act, 2001* and any equivalent provisions of, or made under, the *City of Toronto Act, 2006* do not apply to development charges collected by a municipality. 2002, c. 17, Sched. F, Table; 2006, c. 32, Sched. C, s. 12 (2).

Limitation

(2) Development charges may not be advanced by a municipality to its capital account as interim financing of capital undertakings of the municipality, except for those capital undertakings for which the development charges may be spent under this Act. 2002, c. 17, Sched. F, Table.

CREDITS

Credits for work

38. (1) If a municipality agrees to allow a person to perform work that relates to a service to which a development charge by-law relates, the municipality shall give the person a credit towards the development charge in accordance with the agreement. 1997, c. 27, s. 38 (1).

Amount of credits

(2) The amount of the credit is the reasonable cost of doing the work as agreed by the municipality and the person who is to be given the credit. 1997, c. 27, s. 38 (2).

Limitation: above average level of service

(3) No credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in paragraph 4 of subsection 5 (1). 1997, c. 27, s. 38 (3).

Credit can be given before work completed

(4) A credit, or any part of it, may be given before the work for which the credit is given is completed. 1997, c. 27, s. 38 (4).

Credit relates to service for which work done

39. (1) A credit given in exchange for work done is a credit only in relation to the service to which the work relates. 1997, c. 27, s. 39 (1).

Credits can be divided among services

(2) If the work relates to more than one service, the credit for the work must be allocated, in the manner agreed by the municipality, among the services to which the work relates. 1997, c. 27, s. 39 (2).

Exception by agreement

(3) The municipality may agree that a credit given be in relation to another service to which the development charge by-law relates. 1997, c. 27, s. 39 (3).

Changes after credit given

(4) The municipality may agree to change a credit so that it relates to another service to which the development charge by-law relates. 1997, c. 27, s. 39 (4).

Transfer of credits

40. (1) A credit may not be transferred unless,

- (a) the holder and person to whom the credit is to be transferred have agreed in writing to the transfer; and
- (b) the municipality has agreed to the transfer, either in the agreement under which the holder of the credit was given the credit or subsequently. 1997, c. 27, s. 40 (1).

Transfer is by municipality

(2) The transfer of a credit is not effective until the municipality transfers it. 1997, c. 27, s. 40 (2).

When municipality must transfer credit

(3) A municipality shall transfer a credit upon being requested to do so by the holder, the person to whom the credit is to be transferred or the agent of either of them and being given proof that the conditions in subsection (1) are satisfied. 1997, c. 27, s. 40 (3).

Use of a credit

41. (1) A credit that relates to a service may be used only with respect to that part of a development charge that relates to the service. 1997, c. 27, s. 41 (1).

Use under another development charge by-law

(2) A credit given towards a development charge under a development charge by-law may be used for a development charge under another development charge by-law only if that other development charge by-law so provides. 1997, c. 27, s. 41 (2).

Used by holder or agent

(3) A credit may be used only by the holder or the holder's agent. 1997, c. 27, s. 41 (3).

MISCELLANEOUS

Registration of by-law

42. A municipality that has passed a development charge by-law may register the by-law or a certified copy of it against the land to which it applies. 1997, c. 27, s. 42.

Statement of treasurer

43. (1) The treasurer of a municipality shall each year on or before such date as the council of the municipality may direct, give the council a financial statement relating to development charge by-laws and reserve funds established under section 33. 1997, c. 27, s. 43 (1).

Requirements

(2) A statement must include, for the preceding year, statements of the opening and closing balances of the reserve funds and of the transactions relating to the funds and such other information as is prescribed in the regulations. 1997, c. 27, s. 43 (2).

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, subsection 43 (2) of the Act is repealed and the following substituted: (See: 2015, c. 26, s. 7 (1))

Requirements

(2) A statement must include, for the preceding year,

- (a) statements of the opening and closing balances of the reserve funds and of the transactions relating to the funds;

- (b) statements identifying,
 - (i) all assets whose capital costs were funded under a development charge by-law during the year,
 - (ii) for each asset mentioned in subclause (i), the manner in which any capital cost not funded under the by-law was or will be funded;
- (c) a statement as to compliance with subsection 59.1 (1); and
- (d) any other information that is prescribed. 2015, c. 26, s. 7 (1).

Statement available to public

- (2.1) The council shall ensure that the statement is made available to the public. 2015, c. 26, s. 7 (1).

Copy to Minister

- (3) The treasurer shall give a copy of a statement to the Minister of Municipal Affairs and Housing within 60 days after giving the statement to the council. 1997, c. 27, s. 43 (3).

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, subsection 43 (3) of the Act is amended by striking out "within 60 days after giving the statement to the council" at the end and substituting "on request". (See: 2015, c. 26, s. 7 (2))

PART III FRONT-ENDING AGREEMENTS

FRONT-ENDING AGREEMENTS

Front-ending agreement

- 44. (1) A municipality in which a development charge by-law is in force may enter into an agreement, called a front-ending agreement, that,

- (a) applies with respect to work, done before or after the agreement is entered into,
 - (i) that relates to the provision of services for which there will be an increased need as a result of development, and
 - (ii) that will benefit an area of the municipality, defined in the agreement, to which the development charge by-law applies;
- (b) provides for the costs of the work to be borne by one or more of the parties to the agreement; and
- (c) provides for persons who, in the future, develop land within the area defined in the agreement to pay an amount to reimburse some part of the costs of the work. 1997, c. 27, s. 44 (1).

Restrictions on services covered

- (2) The services to which the work relates must be services to which the development charge by-law relates and that are set out in paragraph 1, 2, 3, 4 or 5 of subsection 5 (5). 1997, c. 27, s. 44 (2).

Reimbursement restriction

- (3) A front-ending agreement may provide for a person who is not a party to the agreement to pay an amount only if the person develops land and a development charge could be imposed for the development under subsections 2 (2) and (3). 1997, c. 27, s. 44 (3).

Exemption for industrial development

- (4) Section 4 applies, with necessary modifications, to amounts a person who is not a party to a front-ending agreement must pay under the agreement. 1997, c. 27, s. 44 (4).

"Tiering" of front end costs

- (5) A front-ending agreement may provide for persons who reimburse part of the costs of the work borne by the parties to be themselves reimbursed by persons who later develop land within the area defined in the agreement. 1997, c. 27, s. 44 (5).

Person can not be reimbursed for their share

- (6) A front-ending agreement must not provide for a person to be reimbursed for any part of their non-reimbursable share of the costs of the work as determined under the agreement. 1997, c. 27, s. 44 (6).

Inclusions in cost of work

- (7) A front-ending agreement may provide for the following to be included in the cost of the work:

1. The reasonable costs of administering the agreement.
2. The reasonable costs of consultants and studies required to prepare the agreement. 1997, c. 27, s. 44 (7).

Contents of agreements

45. (1) A front-ending agreement must contain the following:

1. A description of the work to be done, a definition of the area of the municipality that will benefit from the work and the estimated cost of the work.
2. The proportion of the cost of the work that will be borne by each party to the agreement.
3. The method for determining the part of the costs of the work that will be reimbursed by the persons who, in the future, develop land within the area defined in the agreement.
4. The amount, or a method for determining the amount, of the non-reimbursable share of the costs of the work for the parties and for persons who reimburse parts of the costs of the work.
5. A description of the way in which amounts collected from persons to reimburse the costs of the work will be allocated. 1997, c. 27, s. 45 (1).

Other provisions allowed

(2) A front-ending agreement may contain other provisions in addition to those required under subsection (1). 1997, c. 27, s. 45 (2).

OBJECTIONS TO AGREEMENTS

Notice of agreement and time for objections

46. (1) The clerk of a municipality that has entered into a front-ending agreement shall give written notice of an agreement and of the last day for filing an objection to the agreement, which shall be the day that is 40 days after the day the agreement is made. 1997, c. 27, s. 46 (1).

Requirements of notice

- (2) Notice must be given, not later than 20 days after the day the agreement is made,
 - (a) by mailing a notice to every owner of land within the area defined in the front-ending agreement; or
 - (b) by publishing a notice in a newspaper having general circulation in the municipality. 1997, c. 27, s. 46 (2).

Same

(3) A notice required under this section must explain the nature and purpose of the agreement and must indicate that the agreement can be viewed in the office of the clerk of the municipality during normal office hours. 1997, c. 27, s. 46 (3).

Agreement to be available

(4) The clerk of the municipality shall ensure that the agreement can be viewed as set out in the notice. 1997, c. 27, s. 46 (4).

Objection to agreement

47. Any owner of land within the area defined in the front-ending agreement may object to a front-ending agreement by filing with the clerk of the municipality on or before the last day for objecting to the agreement, a notice of objection setting out the objection to the agreement and the reasons supporting the objection. 1997, c. 27, s. 47.

Clerk's duties if objection

48. (1) If the clerk of the municipality receives a notice of objection on or before the last day for filing an objection, the clerk shall compile a record that includes,

- (a) a copy, certified by the clerk, of every development charge by-law that applies to the area defined in the front-ending agreement;
- (b) a copy of the front-ending agreement certified by the clerk;
- (c) an affidavit or declaration certifying that notice of the front-ending agreement and of the last day for filing an objection to it was given in accordance with this Act. 1997, c. 27, s. 48 (1).

Same

(2) The clerk shall forward a copy of the notice of objection and the record to the secretary of the Ontario Municipal Board within 30 days after the last day for filing an objection and shall provide such other information or material as the Board may require in respect of the objection. 1997, c. 27, s. 48 (2).

Affidavit, declaration conclusive evidence

(3) An affidavit or declaration of the clerk of a municipality that notice of the front-ending agreement and of the last day for filing an objection to it was given in accordance with this Act is conclusive evidence of the facts stated in the affidavit or declaration. 1997, c. 27, s. 48 (3).

OMB hearing of objection

49. (1) The Ontario Municipal Board shall hold a hearing to deal with any notice of objection to a front-ending agreement forwarded by the clerk of a municipality. 1997, c. 27, s. 49 (1).

Powers of OMB

(2) After the hearing, the Ontario Municipal Board may,

(a) dismiss the objection in whole or in part;

(b) terminate the agreement;

(c) order that the agreement is terminated unless the parties amend it in accordance with the Board's order. 1997, c. 27, s. 49 (2).

Same

(3) If the Ontario Municipal Board terminates the agreement or makes an order under clause (2) (c), the Board may order the municipality to refund any amount paid under the agreement in excess of,

(a) if the agreement is terminated, what would have been payable under the development charge by-law; or

(b) if the agreement is amended, what would have been payable under the amended agreement. 1997, c. 27, s. 49 (3).

Effective date of amendment

(4) An amendment in accordance with an order under clause (2) (c) shall be deemed to have come into force on the day the agreement comes into force. 1997, c. 27, s. 49 (4).

Dismissal without hearing

(5) Despite subsection (1), the Ontario Municipal Board may, where it is of the opinion that the objection to the agreement set out in the notice of objection is insufficient, dismiss the objection without holding a full hearing after notifying the person filing the objection and giving that person an opportunity to make representations as to the merits of the objection. 1997, c. 27, s. 49 (5).

Objections to amendments

50. Sections 46 to 49 apply, with necessary modifications, to an amendment to a front-ending agreement other than an amendment pursuant to an order of the Ontario Municipal Board. 1997, c. 27, s. 50.

MISCELLANEOUS

When agreements in force

51. (1) A front-ending agreement comes into force on the day the agreement is made. 1997, c. 27, s. 51 (1).

If agreement terminated

(2) A front-ending agreement that is terminated by the Ontario Municipal Board shall be deemed to have never come into force. 1997, c. 27, s. 51 (2).

Application to amendments

(3) This section applies, with necessary modifications, with respect to amendments to front-ending agreements. 1997, c. 27, s. 51 (3).

Non-parties bound by agreement

52. (1) A person who develops land within the area defined in a front-ending agreement shall pay any amount the agreement provides under clause 44 (1) (c). 1997, c. 27, s. 52 (1).

When amounts payable

(2) An amount that is payable under subsection (1) is payable upon a building permit being issued for the development unless the front-ending agreement provides for the amount to be payable on a later day or on an earlier day as allowed under subsection (3). 1997, c. 27, s. 52 (2).

Same

(3) A front-ending agreement may provide that an amount payable under subsection (1) for development that requires approval of a plan of subdivision under section 51 of the *Planning Act* or a consent under section 53 of the *Planning Act* and for which a subdivision agreement or consent agreement is entered into, be payable immediately upon the parties entering into the subdivision or consent agreement. 1997, c. 27, s. 52 (3).

Amounts paid to municipality

(4) Amounts paid under subsection (1) shall be paid to the municipality. 1997, c. 27, s. 52 (4).

Building permits withheld until amounts paid

53. If an amount is payable under a front-ending agreement by a person who develops land, no municipality shall issue a building permit for the development until the amount is paid. 1997, c. 27, s. 53.

Use of money received under an agreement

54. (1) A municipality that receives money under a front-ending agreement shall place the money in a special account. 1997, c. 27, s. 54 (1).

Use of money in special account

(2) The money in the special account shall be used, in accordance with the agreement, only for the following purposes:

1. To pay for work provided for under the agreement.
2. To reimburse those who, under the agreement, have a right to be reimbursed. 1997, c. 27, s. 54 (2).

Return of excess funds

(3) Despite subsection (2), if the municipality receives money from parties to the agreement to pay for work provided under the agreement, the municipality shall, if the agreement so provides, return to the parties any amounts that are not needed to pay for the work. 1997, c. 27, s. 54 (3).

Money held until objections disposed of

(4) If an objection to a front-ending agreement is made, the municipality shall retain any money received from persons who are not parties to the agreement until all the objections to the agreement are disposed of by the Ontario Municipal Board. If the Board makes an order that the agreement be terminated unless the parties amend it in accordance with the Board's order the municipality shall retain the money until the agreement is either terminated or amended. 1997, c. 27, s. 54 (4).

Application to amendments

(5) Subsection (4) applies with necessary modifications with respect to amendments to front-ending agreements. 1997, c. 27, s. 54 (5).

Credits

55. (1) A person is entitled to be given a credit towards a development charge for the amount of their non-reimbursable share of the costs of work under a front-ending agreement. 1997, c. 27, s. 55 (1).

Restriction on the amount

(2) If the work would result in a level of service that exceeds the average level of the service in the 10-year period immediately preceding the preparation of the background study for the development charge by-law, the amount of the credit must be reduced in the same proportion that the costs of the work that relate to a level of service that exceeds that average level of service bear to the costs of the work. Any regulations relating to the level of service and average level of service for the purposes of paragraph 4 of subsection 5 (1) also apply with necessary modifications for the purposes of this subsection. 1997, c. 27, s. 55 (2).

Credits are treated like s. 38 credits

(3) Credits under this section shall be treated, for the purposes of this Act, as though they were credits under section 38. 1997, c. 27, s. 55 (3).

Registration of agreement

56. A party to a front-ending agreement may register the agreement or a certified copy of it against the land to which it applies. 1997, c. 27, s. 56.

Notice to other tier

57. (1) An upper-tier municipality that is a party to a front-ending agreement shall, within 20 days after the agreement is made or amended, give a copy of the agreement or amendment to any area municipality that is not a party to the agreement and whose territory includes any part of the area defined in the agreement. 1997, c. 27, s. 57 (1).

Same

(2) An area municipality that is a party to a front-ending agreement shall, within 20 days after the agreement is made or amended, give a copy of the agreement or amendment to the upper-tier municipality that the area municipality is part of, if the upper-tier municipality is not a party to the agreement. 1997, c. 27, s. 57 (2).

**PART IV
GENERAL**

58. REPEALED: 2009, c. 33, Sched. 2, s. 24.

Planning Act, ss. 51, 53

59. (1) A municipality shall not, by way of a condition or agreement under section 51 or 53 of the *Planning Act*, impose directly or indirectly a charge related to a development or a requirement to construct a service related to development except as allowed in subsection (2). 1997, c. 27, s. 59 (1).

Exception for local services

- (2) A condition or agreement referred to in subsection (1) may provide for,
- (a) local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*;
 - (b) local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*. 1997, c. 27, s. 59 (2).

Limitation

(3) This section does not prevent a condition or agreement under section 51 or 53 of the *Planning Act* from requiring that services be in place before development begins. 1997, c. 27, s. 59 (3).

Notice of development charges at transfer

(4) In giving approval to a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, the approval authority shall use its power to impose conditions under clause 51 (25) (d) of the *Planning Act* to ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development. 1997, c. 27, s. 59 (4).

Exception, old agreements

(5) This section does not affect a condition or agreement imposed or made under section 51 or 53 of the *Planning Act* that was in effect on November 23, 1991. 1997, c. 27, s. 59 (5).

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, the Act is amended by adding the following section: (See: 2015, c. 26, s. 8)

No additional levies

59.1 (1) A municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by this Act or another Act. 2015, c. 26, s. 8.

Prescribed exceptions

- (2) Subsection (1) does not apply with respect to,
- (a) a prescribed class of developments;
 - (b) a prescribed class of services related to developments; or
 - (c) a prescribed Act or a prescribed provision of an Act. 2015, c. 26, s. 8.

Exception, transition

(3) Subsection (1) does not affect a charge that is imposed before the day section 8 of the *Smart Growth for Our Communities Act, 2015* comes into force. 2015, c. 26, s. 8.

Power of investigation

(4) The Minister of Municipal Affairs and Housing may, at any time, investigate whether a municipality has complied with subsection (1). 2015, c. 26, s. 8.

Same

- (5) For the purposes of an investigation under subsection (4), the Minister may,
- (a) inquire into any or all of the municipality's affairs, financial and otherwise;
 - (b) require the production of any records and documents that may relate to the municipality's affairs;
 - (c) inspect, examine, audit and copy anything required to be produced under clause (b);
 - (d) require any officer of the municipality and any other person to appear before the Minister and give evidence on oath about the municipality's affairs; and
 - (e) hold any hearings in respect of the municipality's affairs as the Minister considers necessary or expedient. 2015, c. 26, s. 8.

Application of *Public Inquiries Act, 2009*

(6) Section 33 of the *Public Inquiries Act, 2009* applies to an investigation under subsection (4). 2015, c. 26, s. 8.

Cost of investigation

(7) The Minister may require the municipality to pay all or part of the cost of an investigation under subsection (4). 2015, c. 26, s. 8.

Regulations

60. (1) The Lieutenant Governor in Council may make regulations,
- (a) defining or clarifying "gross floor area" and "existing industrial building" for the purposes of this Act;
 - (b) for the purposes of clause 2 (3) (b), prescribing classes of residential buildings, prescribing the maximum number of additional dwelling units, not exceeding two, for buildings in such classes, prescribing restrictions and governing what constitutes a separate building;
 - (c) clarifying or defining terms used in paragraphs 1 to 6 of subsection 2 (4);

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, clause 60 (1) (c) of the Act is repealed and the following substituted: (See: 2015, c. 26, s. 9 (1))

- (c) prescribing services as ineligible services for the purposes of subsection 2 (4);
- (d) prescribing, for the purposes of paragraph 7 of subsection 2 (4), services for which development charges may not be imposed;

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, clause 60 (1) (d) of the Act is repealed and the following substituted: (See: 2015, c. 26, s. 9 (1))

- (d) prescribing areas, and prescribing services with respect to prescribed areas, for the purposes of subsection 2 (9);
- (d.1) prescribing municipalities, services and criteria for the purposes of subsection 2 (11);
- (e) governing the determination as to whether the council of a municipality has indicated, for the purposes of paragraph 3 of subsection 5 (1), an intention to ensure that an increase in need for service will be met;
- (f) governing the determination of the level of service and the average level of service for the purposes of paragraph 4 of subsection 5 (1);
- (g) for the purposes of paragraph 5 of subsection 5 (1), governing the determination of excess capacity and whether a council has indicated an intention that excess capacity would be paid for by new development;
- (h) governing the determination of the extent to which an increase in service would benefit existing development for the purposes of paragraph 6 of subsection 5 (1);
- (i) governing the estimation of the capital costs for the purposes of paragraph 7 of subsection 5 (1);
- (j) prescribing an index for the purpose of paragraph 10 of subsection 5 (1);

- (k) governing reductions, under subsection 5 (2), to adjust for capital grants, subsidies and other contributions, including governing what are capital grants, subsidies and other contributions for the purposes of that subsection and how much the reduction shall be for such grants, subsidies and other contributions;
- (l) clarifying or defining terms used in paragraphs 1 to 7 of subsection 5 (5);
- (m) prescribing, for the purposes of paragraph 8 of subsection 5 (5), services for which there is no percentage reduction;
- (m.1) further clarifying or defining the term “Toronto-York subway extension” in subsection 5.1 (1);
- (m.2) prescribing the method and criteria to be used to estimate the planned level of service for the Toronto-York subway extension;

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, subsection 60 (1) of the Act is amended by adding the following clauses: (See: 2015, c. 26, s. 9 (2))

- (m.3) prescribing a service, other than the Toronto-York subway extension, as a service for the purposes of section 5.2;
- (m.4) prescribing the method and criteria to be used to estimate the planned level of service for a service that is prescribed for the purposes of section 5.2;
- (n) prescribing information that must be included in a background study under section 10;
- (o) defining or clarifying “operating costs” for the purposes of clause 10 (2) (c);

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, subsection 60 (1) of the Act is amended by adding the following clauses: (See: 2015, c. 26, s. 9 (2))

- (o.1) prescribing information for the purposes of clause 10 (3) (c);
- (o.2) prescribing the manner in which an asset management plan is to be prepared for the purposes of clause 10 (3) (d);
- (p) for the purposes of clause 12 (1) (b), governing notice of meetings;
- (q) for the purposes of subsection 13 (2), governing notices of the passing of development charge by-laws;
- (r) requiring municipalities to keep records in respect of reserve funds and governing such records;
- (s) prescribing the minimum interest rate or a method for determining the minimum interest rate that municipalities shall pay under subsections 18 (3) and 25 (2) and section 36;
- (t) prescribing the information to be included in the statement of the treasurer of a municipality under section 43;

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, clause 60 (1) (t) of the Act is repealed and the following substituted: (See: 2015, c. 26, s. 9 (3))

- (t) prescribing information for the purposes of clause 43 (2) (d);
- (t.1) prescribing classes of developments and classes of services related to developments for the purposes of subsection 59.1 (2);
- (t.2) prescribing Acts and provisions of Acts for the purposes of subsection 59.1 (2);
- (u) requiring municipalities to give notice of the particulars of development charge by-laws that are in force, in the manner, and to the persons, prescribed in the regulations;
- (v) requiring municipalities to prepare and distribute pamphlets to explain their development charge by-laws and governing the preparation of such pamphlets and their distribution by municipalities and others. 1997, c. 27, s. 60 (1); 2006, c. 33, Sched. H, s. 3.

Forms

(2) Regulations under subsection (1) may require the use of forms approved by the Minister of Municipal Affairs and Housing. 1997, c. 27, s. 60 (2).

PART V TRANSITIONAL RULES

Interpretation

61. In this Part,
“old Act” means the *Development Charges Act* as it reads immediately before this section comes into force; (“ancienne loi”)

“transition period” means the 18-month period beginning on the day this section comes into force. (“période de transition”) 1997, c. 27, s. 61.

By-laws under the old Act

62. (1) This section applies with respect to a development charge by-law under the old Act. 1997, c. 27, s. 62 (1).

Continues during transition period

(2) Unless it expires or is repealed earlier, a development charge by-law continues in force until the end of the transition period and the old Act continues to apply with respect to the by-law. 1997, c. 27, s. 62 (2).

Application of old Act

(3) A municipality may, under the old Act, amend or repeal a development charge by-law with respect to which the old Act applies under subsection (2) but the municipality may not pass a new development charge by-law under that Act. 1997, c. 27, s. 62 (3).

Repeal at the end of transition period

(4) A development charge by-law under the old Act that has not already expired or been repealed expires at the end of the transition period. 1997, c. 27, s. 62 (4).

Front-ending agreement requirement

(5) For the purposes of subsection 44 (1), a development charge by-law under the old Act shall be deemed to be a development charge by-law under this Act. 1997, c. 27, s. 62 (5).

Reserve funds under the old Act

63. (1) This section applies with respect to a reserve fund under a development charge by-law under the old Act that expires or is repealed during the transition period or expires, under section 62, at the end of the transition period. 1997, c. 27, s. 63 (1).

Eligible services

(2) If a reserve fund is not for a service referred to in paragraphs 1 to 7 of subsection 2 (4) then, upon the expiry or repeal of the development charge by-law, the reserve fund shall be deemed to be a reserve fund under this Act. 1997, c. 27, s. 63 (2).

Ineligible services

(3) If a reserve fund is for a service referred to in paragraphs 1 to 7 of subsection 2 (4) then, upon the expiry or repeal of the development charge by-law, the following apply:

1. The reserve fund shall be deemed to be a general capital reserve fund for the same purpose.
2. The municipality may, at any time, allocate all the money in the fund to one or more reserve funds established under development charge by-laws under this Act.
3. Five years after the development charge by-law expires or is repealed, the municipality shall allocate any money remaining in the fund to reserve funds established under development charge by-laws under this Act or, if there are no such reserve funds, to a general capital reserve fund.
4. Despite paragraph 1, subsection 417 (4) of the *Municipal Act, 2001* and any equivalent provision of, or made under, the *City of Toronto Act, 2006* do not apply with respect to the fund. 1997, c. 27, s. 63 (3); 2002, c. 17, Sched. F, Table; 2006, c. 32, Sched. C, s. 12 (3).

Note: On January 1, 2016, the day named by proclamation of the Lieutenant Governor, section 63 of the Act is amended by adding the following subsection: (See: 2015, c. 26, s. 10)

Interpretation

(4) In this section and in sections 64, 65 and 66, references to paragraphs 1 to 7 of subsection 2 (4) shall be read as references to those provisions as they read before the day subsection 2 (2) of the *Smart Growth for Our Communities Act, 2015* comes into force. 2015, c. 26, s. 10.

Credits under old section 13, ineligible services

64. (1) The following apply with respect to a development charge by-law that expires or is repealed during the transition period or expires, under section 62, at the end of the transition period:

1. Within 20 days after the expiry or repeal of the development charge by-law, the clerk of the municipality shall give written notice of the expiry or repeal of the by-law and of the last day for applying for a refund of ineligible credits given under section 13 of the old Act which shall be the day that is 80 days after the day the by-law expires or is repealed.
2. Notices required under paragraph 1 must meet the requirements prescribed in the regulations and shall be given in accordance with the regulations.
3. A notice required under paragraph 1 shall be deemed to have been given,
 - i. if the notice is by publication in a newspaper, on the day that the publication occurs,
 - ii. if the notice is given by mail, on the day that the notice is mailed.
4. On or before the day that is 90 days after the last day for applying for a refund of ineligible credits given under section 13 of the old Act, the municipality shall pay each holder of such a credit the full value of the credit. 1997, c. 27, s. 64 (1).

“Ineligible credit”

(2) In this section,

“ineligible credit” is a credit given under the old Act in respect of a service referred to in paragraphs 1 to 7 of subsection 2 (4) including such a credit given under the old Act as it applies under section 62. 1997, c. 27, s. 64 (2).

Credits under old section 13, eligible services

65. (1) The following apply with respect to a development charge by-law that expires or is repealed during the transition period or expires, under section 62, at the end of the transition period:

1. The holder of an eligible credit given under section 13 of the old Act is entitled to be given a credit towards a development charge under a development charge by-law under this Act of the same municipality under whose by-law the eligible credit was given.
2. A credit may only be given with respect to the service to which the eligible credit related. 1997, c. 27, s. 65 (1).

“Eligible credit”

(2) In this section,

“eligible credit” is a credit given under the old Act in respect of a service not referred to in paragraphs 1 to 7 of subsection 2 (4) including such a credit given under the old Act as it applies under section 62. 1997, c. 27, s. 65 (2).

Debt under the old Act for eligible services

66. (1) This section applies with respect to a debt, other than credits, incurred with respect to a service not referred to in paragraphs 1 to 7 of subsection 2 (4), under a development charge by-law under the old Act that expires or is repealed during the transition period or expires, under section 62, at the end of the transition period. 1997, c. 27, s. 66 (1).

Can be included as capital cost

(2) For the purposes of developing a development charge by-law, the debt may be included as a capital cost subject to any limitations or reductions in this Act or the regulations. 1997, c. 27, s. 66 (2).

Agreements to pay early or late

67. (1) This section applies with respect to an agreement under subsection 9 (4) or (8) of the old Act (early or late payment) that relates to a development charge under a development charge by-law under the old Act that expires or is repealed during the transition period or expires, under section 62 at the end of the transition period. 1997, c. 27, s. 67 (1).

Agreements continued

(2) An agreement continues in force after the development charge by-law expires or is repealed but only in respect of a development charge that was payable, in the absence of the agreement, before the development charge by-law expired or was repealed. 1997, c. 27, s. 67 (2).

Regulations, transition

68. (1) The Lieutenant Governor in Council may make regulations,
 - (a) governing notices for the purposes of paragraph 2 of subsection 64 (1);

- (b) for the purposes of section 66, limiting the circumstances in which a debt may be included as a capital cost and prescribing reductions that shall be made if a debt is to be included as a capital cost;
- (c) setting out transitional rules relating to credits given under section 14 of the old Act;
- (d) setting out transitional rules relating to front-ending agreements under Part II of the old Act;
- (e) setting out transitional rules dealing with matters not specifically dealt with in this Part;
- (f) clarifying the transitional rules set out in this Part. 1997, c. 27, s. 68 (1).

Same

(2) Regulations under clause (1) (c) may provide for procedures to apply in relation to credits given under section 14 of the old Act and, without limiting the generality of the foregoing, such regulations may provide for appeals to the Ontario Municipal Board. 1997, c. 27, s. 68 (2).

69.-72. OMITTED (AMENDS OR REPEALS OTHER ACTS). 1997, c. 27, ss. 69-72.

73. OMITTED (PROVIDES FOR COMING INTO FORCE OF PROVISIONS OF THIS ACT). 1997, c. 27, s. 73.

74. OMITTED (ENACTS SHORT TITLE OF THIS ACT). 1997, c. 27, s. 74.

Français

[Back to top](#)

From: MFOA <info@mfoa.on.ca>
Sent: December-22-15 2:29 PM
To: Admin
Subject: Development Charges Update: Bill 73 and O. Reg. 428/15

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Red Category

I.G.# 3.

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December 22, 2015

CONTACT US
2169 Queen Street East, 2nd Floor
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Phone: (416) 362-9001 | Fax: (416) 362-9226
www.mfoa.on.ca

Hello ,

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Development Charges Update: Bill 73 and O. Reg. 428/15

December has been a busy month for the Development Charges file.

- *Bill 73, Smart Growth for Our Communities Act, 2015* received royal assent after three days of deliberation by the Standing Committee on Social Policy. Bill 73 amended sections of the Development Charges Act, 1997 (DCA) dealing with: discounted services, timing of payments, voluntary payment charges, and ineligible services, among other areas.

To view a table outlining MFOA's position on Bill 73 as first drafted compared with final changes made by the Standing Committee, [click here](#).

- [O. Reg. 428/15](#) amending O. Reg. 82/98 (under the DCA) was published on December 18, 2015. The primary purpose of the regulation was to incorporate changes related to the calculation of development charges for transit services.

To view MFOA's table summarizing the sections of the new regulation, [click here](#).

- In addition, we are pleased to share comments prepared on the DCA and regulation by [Hemson Consulting](#) and by [Watson & Associates Economists Ltd.](#) Our thanks to Hemson and Watson for allowing us to share their materials with our members.
- Finally, we have a [letter from the Assistant Deputy Minister](#), Local Government and Planning Policy Division, Ministry of Municipal Affairs and

Housing on the Smart Growth for Our Communities Act, 2015.

MFOA wishes to thank all of the members who have been active and supported our work on development charges.

If you have any questions or comments, please contact the Policy Department at colin@mfoa.on.ca.

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Township of Puslinch



Naturally Spirited

KILLALOE-HAGARTY-RICHARDS

TOWNSHIP OF KILLALOE, HAGARTY AND RICHARDS

I.G.# 4

Date:

Dec 15/15

Resolution

No.:

7

Moved By:

Deb Deplumie

Seconded By:

Carl Kuehl

WHEREAS Ontario's growing and aging population is putting an increasing strain on our publicly-funded health care system;

AND WHEREAS since February 2015, the Ontario government has made an almost 7 per cent unilateral cut to physician services expenditures which cover all the care doctors provide to patients - including cuts to programs which are specifically designed to act as incentives for physicians to practice in rural areas;

AND WHEREAS the decisions Ontario makes today will impact patients' access to quality care in the years to come and these cuts will threaten access to the quality, patient-focused care Ontarians need and expect;

AND WHEREAS Ontario is experiencing a growing rural population as retirees move to the countryside;

AND WHEREAS many rural municipalities in Ontario have formed physician recruitment and retention committees and strategies to deal with the reality of physician retirements and shortages;

AND WHEREAS rural areas in Ontario are already at a distinct disadvantage in recruiting family physicians due to a number of factors;

NOW THEREFORE BE IT RESOLVED THAT, in an effort to retain and attract family physicians to our rural Ontario municipality, the Township of Killaloe, Hagarty and Richards hereby requests that; the Minister of Health and Long Term Care reinstate incentives for physicians to practice in rural areas of Ontario; and that the Minister return to the table with Ontario's doctors and work together through mediation-arbitration to reach a fair deal that protects the quality, patient-focused care Ontario's families deserve. AND THAT copies of this Resolution be sent to the Premier of Ontario, the County of Renfrew and all Renfrew County lower-tier municipalities, MPP John Yakabuski, Federal Minister of Health, Ontario College of Physicians and Surgeons and all municipalities in Ontario.

Carried: ✓

Not Carried: _____

Donna Tremblay

From: Karen Landry
Sent: December-16-15 3:35 PM
To: Donna Tremblay
Subject: FW: Resolution of Support re Opposition to Incineration Facilities

Next IG please

From: Tania Wilson [mailto:twilson@porthope.ca]
Sent: December-16-15 3:21 PM
Subject: Resolution of Support re Opposition to Incineration Facilities

I.G.# 5

Good Afternoon: Please find below a Resolution that was passed by Council for the Municipality of Port Hope at their regular Council meeting held on December 15, 2015 for your Council's consideration and support;

Resolution 129/2015

Moved by Councillor Hickey

Seconded by Councillor Polutnik

WHEREAS Council of the Municipality of Port Hope passed Resolution 95/2014 to deny an Official Plan and Zoning By-law Amendment application from a company wishing to locate a power generation facility utilizing the incineration of waste due to numerous concerns including associated health risks;

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Port Hope requests that the Ontario Minister of Environment and Climate Change and the Ontario Minister of Energy prohibit incineration and related means of waste disposal, including "Energy from Waste" facilities, as these facilities result in significant release of toxic substances and greenhouse gases, and thus their use is in conflict with the Province's goal of reducing greenhouse gases;

AND BE IT FURTHER RESOLVED THAT the Municipality of Port Hope submits to the Minister of Environment and Climate Change and the Minister of Energy the attached document prepared by Dr. Stan R. Blecher, which addresses his review of the Environmental Screening Report process, his critique of this process, and his suggestions for improvements to this process to protect communities from harmful and dirty industries;

AND BE IT FURTHER RESOLVED THAT the Municipality of Port Hope request a meeting together with the Minister of the Environment and Climate Change and the Minister of Energy to discuss issues surrounding our opposition to incineration facilities; to discuss the opposing positions being taken by these Ministries with respect to Energy From Waste facilities; to discuss the promotion of clean waste management practices with emphasis on recycling; and to discuss our interest in exploring the establishment in the Municipality of Port Hope, of a Centre of Excellence in Recycling, with focus on attracting recycling industries to the area, and establishing, in collaboration with neighbouring institutions, a Learning and Research Hub in Recycling Technologies;

AND BE IT FURTHER RESOLVED THAT this motion be presented to Northumberland County Council to seek their support in opposing incineration and the banning of "Energy From Waste" facilities in the waste management strategies of Northumberland County;

AND BE IT FURTHER RESOLVED THAT this motion be circulated to all Municipalities in the Province of Ontario for their support;

AND BE IT FURTHER RESOLVED THAT this motion be forwarded to the Association of Municipalities of Ontario to inform them of the Municipality of Port Hope's opposition to incineration, and to request that the AMO advise the Standing Committee on Social Policy (currently reviewing Bill 73) that the Municipality of Port Hope does not support the AMO's position on supporting "Energy From Waste" facilities, but does support expanding options to improve on strategies to divert waste from landfills by reducing, reusing, and recycling.

Regards,

Tania Wilson, Administrative Assistant
Corporate Services
Municipality of Port Hope
56 Queen St.
PORT HOPE ON L1A 3Z9
tel: 905-885-4544
fax: 905-885-7698
www.porthope.ca
twilson@porthope.ca

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Donna Tremblay

From: Karen Landry
Sent: December-21-15 10:17 AM
To: Donna Tremblay
Subject: FW: Resolution of Support re Opposition to Incineration Facilities
Attachments: Delegation Nov 17 15 MOECC PROCEDURES SUPPORT POLLUTERS.pdf; Delegation Nov 17 15 S Blecher re Air Water Earth Fire.pdf

fyi

From: Tania Wilson [<mailto:twilson@porthope.ca>]
Sent: December-18-15 4:01 PM
Subject: Resolution of Support re Opposition to Incineration Facilities

I.G.# 6

Good Afternoon: Further to an email that I previously sent on December 16th regarding a resolution of Support regarding Opposition to Incineration Facilities, the resolution references "the attached document prepared by Dr. Stan R. Blecher", however, I mistakenly forgot to attach the document.

Please find attached the correspondence referenced in the Resolution for your consideration.

I apologize for any inconvenience this may have caused.

Regards

Tania Wilson, Administrative Assistant
Corporate Services
Municipality of Port Hope
56 Queen St.
PORT HOPE ON L1A 3Z9
tel: 905-885-4544
fax: 905-885-7698
www.porthope.ca
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Memo to the Minister of the Environment and Climate Change:

Dear Minister Murray:

The residents of Port Hope, Ontario, recently won a heroic battle to prevent a major potential source of pollution, an incinerator, being constructed in our idyllic, historic, rural community. The heroes of this battle were the members of a grass-roots group of concerned citizens. I volunteered as medical and scientific advisor to this group.

This battle was won at a high cost of many hundreds of person hours of very hard work and much significant stress. We, the environmentally concerned citizens, found ourselves battling not only a corrupt potential polluter of our environment, but also the entangled web of bureaucracy of government agencies at various levels, including that of the Ministry of the Environment and Climate Change.

I realise, of course, that your Ministry's regulations were put in place before your time as Minister, and that it can not be expected that you should be familiar with all the details of these regulations. It is for this reason that I here respectfully bring to your attention that the existing structure of the bureaucracy functions in effect as a support system for the potential polluter, and as an almost insuperable obstruction for concerned citizens who attempt to uphold your Ministry's admirable declared objectives to protect the environment.

I respectfully submit below a Statement in which I document the issues mentioned above, and, in green text, I make the case for positive changes which I respectfully request that the MOECC consider implementing. These include replacing a tradition of pollution that has stigmatised Port Hope in the past, with a new image as a Centre of Excellence in Environmental Recycling, including development of core recycling industries and a School of Recycling Sciences.

I urge you to read what follows carefully and in its entirety, as its message goes to the essence of your Ministry's role, and I appeal to you to take the necessary steps to remediate the problems I identify.

I respectfully request the opportunity to meet with you to further clarify the medical and scientific concerns for the environment that I have expressed in this Statement.

Your sincerely,

Dr. Stan R. Blecher MD, FCCMG (Fellow of the Canadian College of Medical Geneticists)
Port Hope
20 August, 2015

To:

Minister of the Environment and Climate Change Glen Murray <gmurray.mpp@liberal.ola.org>

c.c.

Premier Kathleen Wynne <premier@ontario.ca>;

Minister of Health and Long Term Care Eric Hoskins <ccu.moh@ontario.ca>;

Minister of Municipal Affairs and Housing Ted McMeekin <minister.mah@ontario.ca>;

Minister of Agriculture, Food and Rural Affairs Jeff Leal <minister.mra@ontario.ca>;

MPH Councillors <mayor@porthope.ca>; <gburns@porthope.ca>; <landrews@porthope.ca>; <lferrie-blecher@porthope.ca>; <thickey@porthope.ca>; <jlees@porthope.ca>; <rpolutnik@porthope.ca>

Northumberland County Councillors <coombsm@northumberlandcounty.ca>;

<BrocanierG@northumberlandcounty.ca>; <LogelJ@northumberlandcounty.ca>;

<WalasM@northumberlandcounty.ca>; <lovshinm@northumberlandcounty.ca>;

<sandersonb@northumberlandcounty.ca>; <Macmillanh@northumberlandcounty.ca>

Lou Rinaldi, MPP Northumberland-Quinte West <lrinaldi.mpp.co@liberal.ola.org>

John McKay, MP, Federal Liberal Spokesperson on Environment <mckayj@parl.gc.ca>

Dr. Lynn Noseworthy, Medical officer of Health, Haliburton, Kawartha, Pine Ridge District Health Unit
<info@hkpr.on.ca>; <ctremblay@hkpr.on.ca>

Kim Rudd, Liberal Candidate for Federal Election <kim.rudd@eagle.ca>

Adam Moulton, Conservative Candidate for Federal Election <campaign@adammoulton.ca>

Russ Christianson, NDP Candidate for Federal Election <russchristianson@ndp.ca>

Patricia Sinnott, Green Party Candidate for Federal Election <patricia.sinnott@greenparty.ca>

Liz Benneian, Ontario Zero Waste Coalition <lizcdn@yahoo.com>

Linda Gasser gasserlinda@gmail.com

Chief of Staff to Minister of the Environment Moira McIntyre <Moira.McIntyre@ontario.ca>

Director, Environmental Assessment and Approvals Branch, Ministry of the Environment Agatha Garcia-Wright <agatha.garciawright@ontario.ca>

Senior Policy Advisor Greg Seniuk <greg.seniuk@ontario.ca>

Solange Desautels <Solange.Desautels@ontario.ca>

Ross Lashbrook <Ross.Lashbrook@ontario.ca>

Dawnett Allen <Dawnett.Allen@ontario.ca>

Hollee Kew <Hollee.Kew@ontario.ca>

Executive Director of Policy, Office of the Premier: Karim Bardeesy <Karim.Bardeesy@ontario.ca>

Ministry of the Environment and Climate Change Procedures Favour Polluters: A Plea for Change

Statement by Dr. Stan R. Blecher MD, FCCMG

SUMMARY

The MOECC's Web-site contains powerful statements about environmental protection of air quality, but the Ministry's practice does not live up to its noble stated intentions. In the paradigm case described below, in which an incinerator company targeted the Municipality of Port Hope (MPH), repeated examples came to light of how MOECC Regulations explicitly favour the polluter rather than concerned citizens opposed to the pollution. The MOECC's basic position in such cases is that the process is Proponent driven. This starting point provides a framework within which a polluting industry is able to get away with egregious dishonesty and misuse of privilege.

The Company was allowed to employ and pay a non-independent agent to perform a so-called Environmental Screening Process (ESP). The resulting Environmental Screening Report (ESR), and in particular the section entitled Human Health Risk Evaluation (HHRE) was, not unexpectedly, profoundly flawed and biased. A so-called "Peer Review" of the ESR including the HHRE was done by another non-independent company, again paid by the incinerator company, and, again unsurprisingly, the "Peer Review" was characterised by errors and bias.

A more complete Human Health and Ecological Risk Assessment (HHERA) was requested by the local Medical Officer of Health, but again the incinerator company was allowed to employ and pay the same non-independent company to do the HHERA as had done the ESR including HHRE. The HHERA was not produced by the date it was due; indefinite extensions were granted by the MOECC. Submissions from citizens in opposition to the incinerator had the same deadline, but no extensions were given to citizens. The Proponent incinerator company repeatedly put out false information in its promotional material, in statements to the MOECC and to the MPH, in public and press releases, and even in a formal statement to a House of Commons Standing Committee. The MOECC was repeatedly informed that the Proponent had been promoting falsity, but no action appeared to be taken.

This attempt by a polluting industry to impose its activities on an unwilling citizenry and municipality was defeated through a grass roots effort by citizens, but at the cost of hundreds of person-hours of citizens' hard work and much stress.

Plea for change:

The kind of situation experienced during our battle against the incinerator could be avoided if the MOECC were to ensure protection of the environment and the public by **passing legislation making incinerators and similarly polluting industrial activities illegal.**

The Ministry's policy on so-called "Guidelines" for allowable amounts of pollution by cancer- and other disease-causing poisons also requires revision to accord with modern scientific information. **It is now known that there is no safe limit for cancer-producing molecules, and accordingly we propose that the "limits" should in general be zero. This should include the emission of nanoparticles, heretofore not restricted by any legislation.** In the interim, while allowable "limits" or "guidelines" do currently exist, these should be enforced, with ongoing monitoring of emissions by plants and, in the event of infractions, appropriate correctional measures including close-down of facilities. **We propose that existing plants such as cement kilns should not be granted permission to incinerate waste and thus increase their emissions while preventing establishment of recycling programmes.**

Port Hope has been the unwilling victim of environmental pollution since the era of the Eldorado radium and uranium plants. The attempt to place a polluting incinerator in our municipality was successfully deflected by people power. A fitting future goal, and one appropriate for MOECC support, would be the development in Port Hope of a Centre of Excellence for development of Environmental Recycling Industries, and a School of Recycling Sciences.

PREAMBLE

The Ministry of the Environment and Climate Change (MOECC) Web-site states: **The quality of our air directly impacts our health and the natural environment, so we want our air to be as clean as possible. The Ministry of the Environment works to protect and improve air quality.**

It is curious, in light of this, that MOECC rules and regulations, procedures, staff interpretations of the regulations, and the resulting bureaucratic practice, all appear to strongly favour polluters, and appear to place obstacles in the way of concerned citizens who attempt to support and promote the Ministry's stated objectives of protecting and improving air quality.

This conclusion emerges from experience in having battled against a major threat of serious pollution of the atmosphere and the environment that was created by the efforts of the incinerator company ENTECH-REM to force its incinerator on an unwilling host, the citizenry of the Municipality of Port Hope (MPH). In the following I use this battle as the paradigm to document the statement above, concerning MOECC procedures. **The objective of this exercise is to bring this situation to the attention of the decision makers in the MOECC, and to provide information that might help the MOECC make positive changes in the system.**

The battle I refer to was waged against the potential polluter, ENTECH-REM, by an incorporated, voluntary, grass-roots organisation of concerned citizens, the Port Hope Residents 4 Managing Waste Responsibly (PHR4MWR). This small group of citizens worked with a bare minimum of financial resources, derived from small personal contributions by members, battling the substantial financial might of a well-established industrial company.

I volunteered as medical and scientific consultant to PHR4MWR. PHR4MWR was initially formed to oppose ENTECH-REM, but it soon found itself having to also confront various official and quasi-official agencies supporting ENTECH-REM, including the then Mayor of MPH, most of the then incumbent Councillors (with one vocal exception - Councillor Greg Burns), ENTECH-REM's paid support companies Conestoga Rovers and Associates (CRA) and Hardy Stevenson and Associates (HSA) and, most significantly, the above-mentioned procedures of the then Ministry of the Environment (MOE), now renamed the MOECC.

I list and discuss below, in 13 sections, some of the important MOECC-based issues which constituted obstacles in the battle against ENTECH-REM, and which cause ongoing concern for the future. By MOECC-based I mean issues that directly arose or now arise from MOECC regulations, or issues that affected or still affect the course of events through official authorisation by MOECC or through apparent tacit acceptance by MOECC staff. **In various of the sections of this document I respectfully suggest solutions to the perceived problems that could be implemented by the MOECC, and in Section 13 I make a specific proposal of how the Municipality of Port Hope's historical pollution image could be turned around to create a positive example of environmentally sound management of waste issues for the rest of Ontario.**

1. MOECC REGULATIONS FOR THE ENVIRONMENTAL SCREENING PROCESS FAVOUR THE POLLUTER

Right up front, the concerned citizen is confronted with the statement, in MOECC documents, that the Ministry's Environmental Screening Process (ESP) is a Proponent-driven process.

This immediately sets the stage for what one as a concerned citizen will come to experience: that the default position adopted by the MOECC is evidently that the Proponent is right; is telling the truth; is providing reliable information; is responsible and trustworthy; has the requisite expertise to carry out the project it proposes; and has the requisite expertise and integrity to correctly and honestly answer all questions and challenges from concerned citizens.

The fact that the process is Proponent driven ALLOWS THE PROPONENT TO CHOOSE, EMPLOY AND PAY ITS OWN EVALUATOR TO PREPARE ITS OWN ENVIRONMENTAL SCREENING REPORT, THEREWITH ALLOWING THAT THE PROCESS IS NEITHER OPEN NOR INDEPENDENT, NOR THAT TRUE SCIENTIFIC EXPERTISE WILL NECESSARILY COME TO BEAR. The default assumption appears to be that the Proponent's proposal WILL, AFTER THE ESP HAS RUN ITS COURSE, ULTIMATELY BE APPROVED, albeit possibly with minor restrictions or modifications, thus completing a self-fulfilling prophecy.

In keeping with the statement from the MOECC that the process is Proponent driven, the public is informed that citizens who may have any concerns about the Proponent's proposal are required in the first instance to contact the Proponent, in an attempt to resolve any such concerns.

Applying this to the paradigm case of the proposed ENTECH-REM Port Hope incinerator, the problematic nature of this requirement is immediately evident: The Proponent wishes to construct a plant that would pour out into the atmosphere deadly poisons, which would potentially bio-accumulate in unlimited quantities. Concerned citizens object to the fact that this possibility is even allowed under existing legislation, and accordingly **have only one thing to say to the Proponent: Go Away.** It could be predicted, and experience confirmed, that **when the concerned citizens dutifully attempted to "contact the Proponent" with this statement, it failed to "resolve any concerns".**

Despite this, members of PHR4MWR conformed to the MOECC requirements and consistently contacted the Proponent with concerns and numerous questions, but these approaches were regularly ignored by the Company. Nevertheless the Company evidently gave MOECC the impression that it was responding to these approaches. MOECC appeared to accept these assurances without any documentation. The concerned citizens of PHR4MWR were unable to find any stipulations in the MOECC regulations that actually required the Proponent to take any cognisance of the concerns brought to it by concerned citizens.

As mentioned, MOECC regulations require concerned citizens to NOT contact the MOECC without having first contacted the Proponent. However, if citizens nevertheless, after having conformed with this requirement, still do wish to contact the MOECC, they are required to copy to the Proponent any comments, information or material that they send to the MOECC. The Proponent is to be informed of any contact between a concerned citizen and the MOECC, and is to be briefed on the submission of any material to the MOECC. **But the Proponent is NOT required to inform the concerned citizens of any response that they (the Proponent) may make to the MOECC, or any correspondence they may have with the MOECC, nor will the MOECC copy any such information to the concerned citizens.**

Similarly, any person or agency who may be acting in support of or lobbying for or promoting the case of the Proponent *viv-a-vis* the MOECC is likewise evidently under no obligation to make such activities known to concerned citizens or the public. In our paradigm case, for example, we ascertained through

Freedom of Information (FOI) Requests that the then Mayor of Port Hope, Ms. Linda Thompson, was covertly lobbying in support of the Proponent, in writing and in at least one meeting with MOECC officials, while holding this activity secret from the citizens of Port Hope and publicly claiming that she was remaining neutral. This appears to have been within MOECC rules and regulations, as it evidently elicited no negative response from the MOECC.

I respectfully submit that removal of the concept "Proponent driven" from MOECC procedures for the Environmental Screening Process (ESP) would go a long way to resolving many if not most of the issues that I bring to your attention in this document. In our case, our grass-roots movement was powered entirely by hard-working citizens, with virtually no financial resources, using their "spare time" to oppose a well-funded polluting company in a David-and-Goliath battle, in which Goliath appeared to be supported by government agencies. In the sections that follow I indicate specifically how removal of the "Proponent driven" status of the ESP could improve the process.

2. ENVIRONMENTAL SCREENING REPORT

Conestoga Rovers and Associates (CRA) is a private company that was hired by ENTECH-REM to prepare the **Environmental Screening Report (ESR)** that was required by MOECC regulations. The ESR prepared by CRA included a so-called **Human Health Risk Evaluation (HHRE)**, though ENTECH-REM, through CRA, stated that this had not been required by the MOECC regulations. Subsequently, the same company, CRA, was employed by ENTECH-REM to prepare a Human Health and Ecological Risk Assessment (HHERA) that was requested by the local Medical Officer of Health (MOH). There are several concerns about these occurrences. [The HHERA document never materialised - see below].

The concerns with the above are as follows:

a) CRA was **selected by** and **paid by ENTECH-REM** to do the ESR including HHRE, and the requested HHERA; this alone disqualified any report by CRA on ENTECH-REM's then proposed incinerator from being perceived as being unbiased and independent.

b) As it transpired (see below), the HHRE contained in the ESR was shown, in a Review done by me, to be replete with scientific errors and misunderstandings. It was apparent that CRA did not possess, or at least did not apply to the preparation of this document, any appropriate scientific expertise. See below for further details on the HHRE and my Review of it.

c) ENTECH-REM again employed CRA to prepare a HHERA, even though it had been shown in my Review that CRA was not qualified to prepare such a document.

e) In preparing a HHERA, CRA would have been in effect also evaluating their own previously written and previously debunked HHRE. From an ethical viewpoint, CRA should have for this reason, even if not for the other reasons already mentioned, recused itself from preparation of a HHERA.

Because of the above points a) - e), it is puzzling that MOECC appears to have tacitly approved ENTECH-REM's employment of CRA for the stated purposes, and to have tacitly accepted that material prepared by CRA would be admissible for the purposes of the Proponent's ESP.

As mentioned above, removal of the "Proponent driven" status of the Environmental Screening Process would improve the process. I respectfully submit that the Proponent should not itself select the agency that will manage the ESP. Instead, the MOECC could, without any input from the Proponent, select an agency, for example a Department of Environmental Sciences in a prestigious university, that is independent and has personnel with the prerequisite expertise, and where necessary could additionally sub-contract further experts. Of course the Proponent would pay the entire cost of the process, but as

mentioned would not have any say in choice of the agency or people that would do the work. The same process and criteria should be applied to appointment of a "Peer Review" agency to offer a second opinion. Re "Peer Review", please see Section 4. "PEER REVIEW", below.

3. THE ORIGINAL HUMAN HEALTH RISK EVALUATION (HHRE) IN THE ENVIRONMENTAL SCREENING REPORT (ESR)

As mentioned above, the ESR contained a so-called HHRE. I wrote a Review of the HHRE. My full Review can be found at the PHR4MWR Web-site, www.phr4mwr.ca. Some of the following comments are in part cited from my Review.

The ESR HHRE was a meagre and inadequate document that was rife with factual error, scientific misunderstanding, flawed methodology and false conclusions. It provided very scant documentation by way of references (in total 4 footnotes), none of which are from the peer reviewed scientific literature. In my Review I refuted claims made in the ESR HHRE, and I documented all of my statements with, in all, over 60 references, including over 45 articles from the peer reviewed literature.

The HHRE purported to predict the concentration of toxic emissions at "Point of Impingement". For any such prediction it is necessary to know what the concentration of actual emissions would be, but, as I document extensively in my review, ENTECH-REM had no data from past experience to draw on: its claim of a relevant track record was false. (The rather intriguing issue of how the Company falsified its track record is described below - see section 6. **ENTECH-REM MISLED THE DECISION MAKERS WITH FALSIFICATIONS**). "Modelling", the use of abstract numbers to make calculations, is, as I also document, notoriously unreliable. However, in listing purported "Total Facility Emission Rates" the HHRE did not even provide "modelling" information to explain how these figures were derived. Thus, for the only really important data relating to "risk assessment", namely emission rates, the HHRE's claims were based on entirely fictitious figures.

The scientific literature indicates that incinerators may produce at least 250 toxic chemical emissions. In listing expected emissions from the proposed ENTECH-REM incinerator, the HHRE admitted to only 18. Of the 18 named noxious chemicals that the HHRE listed as possible emissions, it **falsely declared only 4 of those to be carcinogenic (cancer producing)**. However, as I documented in detail, with scientific references, **in fact 16 of the 18 are carcinogens**. The HHRE **falsely declared that the 4 they admitted to being carcinogens would be present in "air concentrations that are protective of a cancer risk level"**. **Carcinogens can not be "protective" of cancer risk, at any concentration**. The author(s) was or were evidently unaware of the fact, or they knowingly failed to state, that cancers are the result of genetic mutations, and that **there is no level of a mutation-causing and cancer-causing poison that is safe**. Furthermore, the document makes no mention of the lethal nanoparticles that this incinerator would emit, and no mention of the accumulation of emitted toxins in the food chain.

Unsurprisingly, for a document paid for by the Company, the HHRE concluded that if an incinerator were to be built by ENTECH-REM, "potential risks through the dermal and ingestion pathways are expected to be negligible". This conclusion was, as I fully documented in my review, and in even greater detail in a letter to the then Ontario Minister of the Environment, (also available at www.phr4mwr.ca) totally and blatantly false.

The HHRE was evidently produced unsolicited by ENTECH-REM (CRA). It had evidently not initially been required by the then Ministry of the Environment (MOE), and when produced it evidently did not undergo any scrutiny by the MOE, or in any event none that was made public. The HHRE that was to

have superseded the HHRE was also not formally required by the MOE or, later, the MOECC. Furthermore, as far as we could ascertain there was evidently also no formal procedure in place for the HHERA, had it materialised, to be critically scrutinised by MOE(CC)-appointed medical scientists.

Accordingly, had I as PHR4MWR's medical and scientific advisor not undertaken a Review of the HHRE, that badly flawed document (and/or, if it had materialised, the also problematic HHERA) might have ended up being *de facto* the only existing statement(s) on the health issues related to the proposed incinerator, and therefore, by default, would likely then have been perceived as being the "official" information on the subject. This is because ENTECH-REM vigorously promoted the fallacy that the expected HHERA, when produced, would be the "official" health risk document, and the Company indeed succeeded in planting this false perception. For example:

During the course of consideration of the Company's application, members of the MPH Council commented that a decision on the application should await the arrival of the HHERA.

Individual citizens who wrote to the MOE expressing opposition to the project and requesting elevation ("bump-up") to full Environmental Assessment (EA) received notices stating, amongst other information, the following:

"Please be advised that an Environmental Screening has been prepared for the Project under Ontario Regulation 101/07 - Waste Management Projects (Wastes Regulation). The project is exempt from Part II of the Environmental Assessment Act on the condition that this Environmental Screening is completed". (Emphasis added by me).

In response to a letter written by me to the then Minister of the Environment, Mr. Jim Bradley, in which I raised many of the concerns mentioned in this document, I was informed by an MOE official that "The Environmental Screening Process is a proponent driven, self-assessment process." "The proponent evaluates the potential for environmental impacts and appropriate mitigation measures, consults with the public and review agencies (such as the ministry), and prepares documentation which must be available for a 60 day public review period". "The Ministry of the Environment (MOE) does play an important role during the Environmental Screening Process as a government review agency. MOE Staff review the technical information submitted by the proponent and comment on issues such as impacts to air quality" (Emphasis added by me).

These items of information from the MOE did not appear to indicate that there was any formal requirement for an MOE-initiated, detailed scientific evaluation of the application. A full EA is not undertaken unless granted in response to elevation requests. We were informed that not all elevation requests are granted and in fact few are.

MOE officials whom we (PHR4MWR) were able to meet with in Toronto also led us to believe that consideration of the Company's application and our opposition to it would have to await the expected HHERA. On hearing our statements on the problematic nature of the Company's proposal, the officials did indicate that (an) MOE-appointed scientist(s) would review the application and our objections to it, for which we were grateful, but it was our impression that this comment was in response to our expressions of concern. As indicated, as far as we could ascertain, in the absence of actual elevation to EA there appeared to be no formal requirement for the MOE to itself initiate a detailed medical-scientific evaluation of health consequences of the application.

Finally, (re "official" status of the HHERA), at the Ontario Municipal Board (OMB) Prehearing on 17 March, 2015 the OMB adjudicator expressed the tacit understanding that ENTECH-REM's expected HHERA would have been considered as "official" documentation, had it been available.

The problems with the Environmental Screening Report's HHRE identified in this section were errors of science that were committed by the company hired by ENTECH-REM. That company appears to have been trying to present a report that would satisfy the leadership of the Proponent ENTECH-REM, who had presumably engaged them under specific terms of employment. The scientific problems and clear evidence of bias would probably not have arisen had the ESP and ESR been done by an independent and expertly qualified agency appointed not by the Proponent but by the MOECC.

4. "PEER REVIEW"

Hardy Stevenson and Associates (HSA) is a company that was periodically hired by the former Mayor and Council of the MPH, to perform what the company and the then Mayor referred to as "Peer Review". In this instance, HSA was hired by the MPH to perform a so-called "peer review" of CRA's ESR, including the HHRE. HSA's bill to the MPH for this service was to be paid by ENTECH-REM.

The term "peer review" originates from the academic and scientific world. It refers to a very rigorous process. It is arm's length and anonymous. Criteria for selecting the peer reviewers include: their internationally acknowledged, demonstrated expertise in the subject-matter being evaluated; their having no known connection or relationship with the author of the material that could bias their judgement; and their having no possible motive for being less than totally objective. The author of materials being peer reviewed has no choice in selection of reviewers, is not told who they are, and has no input to the reviewers before or after submission of the work.

In this instance, the proponent of the project (ENTECH-REM), the author of the ESR document (CRA) and the initiator and agency of prime interest in the project (the MPH Mayor, Council and Staff) were all known to the so-called "peer-reviewer", HSA. It was also well known publicly, and therefore also to HSA, that all of these members of the MPH (except for one councillor) were at that time all either openly or apparently in favour of the incinerator proposal. In addition, HSA had a long-standing relationship with the Mayor and MPH, as a company repeatedly employed by the MPH. Finally, both CRA and HSA were being paid by the Proponent, for respectively the ESR and the so-called "Peer-Review" of it. Furthermore, at least with respect to human health issues, HSA does not meet the criterion of possessing "internationally acknowledged expertise in the subject matter being evaluated".

This situation did not create conditions that could be seen to be likely to produce "expertly qualified", and "independent", "unbiased", and "uninfluenced" statements on the potential effects on human health and the environment of the proposed incinerator. The perception of the review not being arm's length was confirmed by the following:

Through FOI Requests we were able to ascertain that, in the period leading up to the release of CRA's ESR and HSA's so-called "Peer Review" of the ESR, at least one meeting had been held between representatives of CRA and HSA, and then incumbent MPH Staff who were, on the then Mayor's behalf, supportive of the ENTECH-REM proposal.

Unsurprisingly, the HSA so-called "peer review" Report was riddled with scientific error and misunderstanding, misinformation and false conclusions, as the ESR and specifically its HHRE had also been, and, also unsurprisingly, the HSA "peer review" concluded by endorsing the conclusions of the ESR. In a

written exchange with Mr. Hardy of HSA I pointed out the most egregious of the errors of his Report. My Comments are available in the PHR4MWR website, www.phr4mwr.ca.

The process of "Peer Review" would be, and would be seen to be, open and scientifically valid if the selection of a "Peer Review" agency to provide a second opinion on the Environmental Screening Report (ESR) were to be made by the MOECC, as with appointment of the agency that would produce the ESR itself. In both cases the agency would be selected by the MOECC without input from the Proponent or other parties with vested or political interest in the process, but of course the Proponent would cover all costs.

5. HUMAN HEALTH AND ECOLOGICAL RISK ASSESSMENT (HHERA)

The HHERA was a proposed document that was to have been prepared by CRA on behalf of the Proponent. It had at the outset no official status - its inception was due to a request by the local Medical Officer of Health, not the MOECC. However, by skilled use of spin the Proponent succeeded in creating the impression in the minds of many, unfortunately including some members of and representatives of government agencies, that this document would have official and authoritative status.

The so-called HHERA was, as mentioned, requested by the MOH. Citizens including PHR4MWR had no opportunity to comment on the procedure, and unfortunately the MOH failed to specify that any Health Assessment should be INDEPENDENT. **The MOECC evidently also did not demand that any health study should be independent, and, without any further requirements or conditions, MOECC officials whom we (PHR4MWR) were in contact with appeared to tacitly accept the potential authenticity and authority of this highly compromised endeavour.**

The endeavour was highly compromised, right from the outset, because:

1. It was not originally requested by the MOECC.
2. In requesting this Assessment the MOH had failed to specify that it should be done by an **independent, scientifically qualified agency.**
3. MOECC also did not intervene to demand that it should be done by an **independent, scientifically qualified agency.** It is not clear why the MOECC officials would accept the MOH's suggestion that the Proponent should be allowed to commission a HHERA that would not be independent, and done by a company that did not have documented scientific expertise in the health arena.
4. As a result, the agency that was employed to do this Assessment (CRA) was NOT an independent, scientifically qualified agency.
5. The agency so approved, CRA, was employed by and was to be paid by the Proponent.
6. CRA had already produced the HHRE. With the HHERA, CRA was therefore evaluating its own previous document on the subject.
7. That previous document (the HHRE) had been shown, in a Review of the HHRE by a qualified medical scientist (me), to be riddled with error, false and erroneous statements which demonstrated misunderstanding and ignorance of fundamental medical science, and false conclusions. Statements made in the document were backed up by zero peer-reviewed references. Every statement in my Review was documented by references (in all over 60 references, of which over 45 were from the peer-reviewed scientific literature).
8. CRA had not acknowledged the authenticity of the latter Review, and had not withdrawn its erroneous original document, the HHRE.

9. It was therefore not feasible that an HHERA, also done by CRA, would contradict the findings of the HHRE, nor could it feasibly come to any other conclusions than those of the HHRE, which had been shown to be false.

The above are reasons why the declared intention by ENTECH-REM to deliver an HHERA that was to have been prepared by CRA was fatally flawed at the outset, but it appears that the MOE/MOECC did not intervene. Having apparently been given permission, or what the Company evidently perceived as approval to produce this document, the Proponent proceeded to perpetrate further abuses of the system, as follows.

The release date of the HHERA was originally expected to be in November 2013, but it kept getting postponed, first to early 2014, then to April, then till "the summer", then "the Fall", then "by Xmas". Finally, individuals and groups who had submitted formal requests to MOECC for elevation of the ESP to a full Environmental Assessment (EA) were informed by the MOECC that **on 1 December 2014 the MOECC had received a letter from ENTECH-REM stating that the Company had withdrawn its Notice of Completion of the ESR**. It was stated that this was for the purpose of, amongst other things, **completing the HHERA** and to make revisions on its Environmental Screening Report. Recipients of this information from the MOECC were informed that the ESP herewith was terminated.

MOECC regulations evidently **allowed and condoned** that the Proponent had yet again, and now formally, demanded extensions of its time limits, and had now, evidently unilaterally, declared its ongoing revisions of its ESR and the ongoing delay of the compromised HHERA **to be open-ended, i.e. with indeterminate deadline**.

The MOECC informed us that as a result of this development, the Environmental Screening Process was accordingly no longer active. **ENTECH-REM was evidently not given any new deadline by the MOECC**; the Ministry had evidently **accepted the Company's unilateral declaration** that the expected date for the HHERA was now **INDETERMINATE**.

Furthermore, the MOECC also informed us that as a result of this development **THE MINISTRY WAS NO LONGER REQUIRED TO CONSIDER SO-CALLED "BUMP-UP" REQUESTS**, i.e. requests for the MOECC to elevate its ESP requirements for the Proponent from just an ESR to a full Environmental Assessment (EA). **Concerned citizens who had submitted "bump-up" requests were told that, when the Proponent finally did submit their HHERA, they (the citizens) would be allowed to submit new "bump-up" requests.**

PHR4MWR had submitted a very extensive elevation request that had represented **hundreds of person-hours of work, and included expert witness testimony from British and American experts whose statements had been commissioned at major expense, a heavy burden on a grass-roots group of citizens with no corporate financial resources. Several individuals citizens had similarly spent many hours submitting personal elevation requests.**

MOECC informed concerned citizens that anyone who had any questions could call in to the MOECC to get further "information".

Throughout the prolonged process described above, the Proponent had repeatedly claimed that the anticipated HHERA was the only legitimate source of information on health effects of the incinerator that any decision-making body at any level of government could consider, and that accordingly there could be no legitimacy in any decisions taken prior to the release of the HHERA.

The Proponent had used this argument to try to prevent the MPH Council from making a decision: the Company had actually taken the presumptuous step of sending an "urgent" message to the Council, on the day Council was scheduled to make a decision, implying that it could not legitimately make a decision, and virtually demanding of the Council that it NOT make any decision, without the information that the HHERA would provide. The Company again used this spurious assertion of the unique validity of the expected HHERA in its submission to the Ontario Municipal Board (OMB) prior to the OMB Pre-Hearing of 17 March 2015.

As far as concerned citizens of Port Hope are aware, the MOECC evidently did not at any stage challenge ENTECH-REM's unsubstantiated and obviously false claim of legitimacy, not to mention unique legitimacy, for the mooted but ultimately non-existent HHERA. This lent weight to this claim in the public perception and, early in the process, even to members of the MPH Council. Also, as mentioned above, at the OMB Prehearing the OMB adjudicator indicated acceptance that this spurious report, if available, would have been taken to be authoritative.

Citizens also find it inexplicable that MOECC condoned and fostered ENTECH-REM's behaviour in respect of the repeated postponements and ultimately the indeterminate extension, demanded by the Company for its HHERA.

In Summary, Re the HHERA:

1. The MOECC appeared to accept and condone the Proponent's false claim, and actions based on that claim, that the anticipated HHERA would provide the only legitimate, and, ultimately, binding statements, on the health effects of an ENTECH incinerator.
2. Despite the fact that the HHERA had no legitimacy, either in the way its preparation had been authorised or in its potential content, MOECC allowed the deadlines for completion of the ESP to be repeatedly, and ultimately indeterminately, extended. This indeterminate extension had the potential of giving the Proponent the opportunity to try to "wait-out" public opposition to the incinerator.

As mentioned in Section 3, the probability of obtaining a scientifically valid and unbiased assessment in the Environmental Screening Process would be much increased if the process were not deemed to be "Proponent driven", and if instead the MOECC were to identify the agencies that are to be involved in management of the ESP, without input from the Proponent or others. It is also possible that if the process were not designated as "Proponent driven", other problems that were experienced *vis-a-vis* the HHERA could have been avoided. These problems include the Proponent's explicit and implicit declarations that no decisions on their application made before their HHERA was available would be legitimate; and the Proponent's unilateral decision to indefinitely extend its deadline for the HHERA.

6. ENTECH-REM MISLED THE DECISION MAKERS WITH FALSIFICATIONS

Throughout the course of ENTECH-REM's Environmental Screening Process the Company repeatedly made false statements to Port Hope Council, the MOECC, the public and even to a House of Commons Standing Committee. Many examples of this were brought to the attention of the MOECC by PHR4MWR and/or other sources.

In the following I list some of the more egregious falsities that the Company, its senior executives and its agents promulgated during the course of its campaign in Port Hope.

1. On 24 June, 2014, the Company's Executive Vice-President (EV-P) stated, in a presentation to the MPH Council, in the Port Hope Municipal Council Chamber and in the presence of a large audience that included members of the local press, that **the Ministry of the Environment had "endorsed" the Company's proposal to build an incinerator in Port Hope**. This statement was cited in the local newspaper *Northumberland Today*, on 26 June, 2014. PHR4MWR suspected this statement to be false and so asked the local Member of the Provincial Parliament, Mr. Lou Rinaldi of the Liberal Party, to obtain a clarification from the MOECC on this. **Mr. Rinaldi confirmed, as expected, that he was informed by representatives of the Ministry that no such "endorsement" had been given. Thus the EV-P's public statement was false.**

2. On 5 April, 2014 the Company's President and EV-P appeared in Ottawa as witnesses at a meeting of the House of Commons Standing Committee on Environment and Sustainable Development. A transcript of the proceedings of the meeting is available on line. The executives made presentations on the incinerator they hoped to build in Port Hope. Following the EV-P's presentation he was asked by a committee member, Mr. Bernard Trottier, MP for Etobicoke-Lakeshore, **whether their incinerator would put out any toxic emissions**. The EV-P replied that **only carbon dioxide and "water vapours"** would be emitted. **This statement was made by the EV-P despite the fact that the Company's own ESR, prepared by CRA, admitted in its HHRE (which, as indicated, is itself rife with falsity) that 18 toxic substances would be emitted, 16 of which had been documented to be cancer-causing. This directly false statement to the Parliamentary Committee was brought to the Committee's attention and I was invited to make a presentation about this, and to correct the misinformation the Committee had been given.**

3. As mentioned, the HHRE was rife with falsities. These falsities have been mentioned above (section 3. **The original HHRE in the ESR**). A full and detailed critique of the untruths perpetrated in the HHRE is given in my Review, available at PHR4MWR Web-site, www.phr4mwr.ca.

Briefly, these untruths included: **a grossly incomplete list of toxins** that the HHRE admitted would be emitted; **a blatantly false statement about which of the toxins are cancer causing**; **a ridiculous statement claiming that cancer-causing toxins emitted would be "protective of a cancer risk level"**; and many more.

4. The Company repeatedly stated in its promotional material that its **proposed plant in Port Hope would perform recycling**, and the material to be incinerated would be the residue after the recyclable materials had been removed. **But the incineration process the Company was proposing to use, "gasification", REQUIRES that recyclable materials are incinerated**, in order to maintain the combustion process. The floor plans for the plant showed no recycling facilities; there was neither the capability nor the intention to do recycling in the Company's plans - **the statement in their promotional material about recycling was false.**

5. ENTECH-REM made much of a **claim to have an impressive track record, with numerous plants to their credit in various parts of the world**, including Australia, the home of the ENTECH technology, and Hong Kong, a very large megalopolis and a former crown colony of the UK. In fact, the company ENTECH-REM, and the parent Canadian company REM, **had never built or managed an incinerator anywhere in the world. The ENTECH technology had never been used anywhere in the Western world - neither the Americas nor Western Europe nor anywhere in the British Commonwealth.** The claims of plants in Australia and Hong Kong appeared to be designed to offset this lack.

Due diligence done by PHR4MWR revealed that despite its explicit claims, **the company had plants NEITHER IN AUSTRALIA NOR IN HONG KONG**. At the time the claims were made in their promotional material they had an application to build a plant in Australia, but it had not been approved. The plant that they claimed to have in Hong Kong featured prominently as the showpiece of their "track record" material,

including on page 1 of Appendix P of their ESR. But this plant did not exist. There had been an ENTECH plant in Hong Kong, but it had been decommissioned in 2006, seven years before the Company was flaunting it as the prime showcase example of their "track record", it in their 2013 ESR and in other advertisements.

As other items in their "track Record", the **Company also repeatedly claimed in their promotional material that they had ongoing "projects" in California, and in Brant County, Ontario. These claims were also false.**

The MOECC was made aware of these and other false statements by the Company. It is of concern that the apparent assumption that whatever the Proponent states is factual was evidently in no way dislodged or challenged by the accumulation of evidence to the contrary that was provided to the Ministry. To the outside observer, and specifically to the concerned citizens who opposed the construction of the incinerator, it seemed curious that the Company's dishonesty in negotiation, including falsification of credentials ("track record"), would not lead to instant dismissal of the Company's application.

Based on our experience in communicating our concerns to senior members of MOE (MOECC) staff in the course of this case, we respectfully submit that if the ESP were to no longer be deemed to be "Proponent driven", it would make it easier for MOECC staff to take cognisance of concerns brought to their attention, such as those mentioned here in Section 6.

7. THE MOECC CONDONES - I.E. HAS NOT YET BANNED - USE OF INCINERATORS

All types of incinerator produce cancer-causing poisons that can not be filtered out of the emissions that are released in to the air. Modern methods of waste management have made environmentally toxic procedures such as incineration totally redundant. Modern methods of waste management involve the Rs - Reduce, Re-use, Recycle, Resource Recovery (including composting), Restrict and Refuse (i.e. governmental restriction and refusal of permission to industries to produce un-recyclable materials, and to use un-recyclable packaging).

For these reasons, we respectfully submit that no form of incineration of waste should be allowed to occur. **THE CONCERNED CITIZENS OF PORT HOPE RESPECTFULLY REQUEST THE MOECC TO ENACT LEGISLATION THAT WOULD BAN ALL FORMS OF INCINERATION OF WASTE IN ONTARIO.**

8. THE "ALLOWABLE" LIMIT OF DEADLY POISONS SHOULD BE ZERO

Genetic research shows that a single molecule of a cancer-producing poison can cause the genetic mutation that initiates cancer. There is no safe dose of such chemicals or of any cancer-causing agent. Research also shows that incinerators of all kinds emit numerous such poisons - up to hundreds of different chemicals, depending on the type of incineration - and research also shows that that there is no technology yet invented that can totally filter out all such cancer-producing substances.

Furthermore, even the smallest amounts of toxic and cancer-causing poisons that are released into the air can enter the human and animal food chain through the process of Bioaccumulation. The poisons reach soil, river water and rain, and get absorbed from the air, soil or water into plants, including crops and livestock feed. Thus the toxins enter vegetables as well as fish, cattle, poultry and other animal food-sources, accumulate over time in these, and end up in significant concentrations in the food on the dinner plates of the citizens.

I respectfully suggest that the default position of a government agency, the goals, objectives and responsibilities of which are to protect the environment, should therefore be that:

1. The allowable levels of cancer-causing agents is in general zero.
2. Industrial activities that produce cancer-causing agents be disallowed, unless it can be shown that the industry provides a service for which no safer alternative is known.

There are almost no known situations in which this latter case prevails. The one possible example that may still exist, albeit temporarily, is use of medical x-rays. X-rays cause cancer and should be avoided unless absolutely necessary for diagnosis or treatment. When absolutely necessary, the physician may order x-rays knowing that this incurs the risk of causing cancer, but the physician may determine that the risk to the patient's health of not doing the x-ray may be even higher, so doing the x-ray is deemed to be less harmful than not doing it.

Even this example will soon be obsolete, as non-invasive forms of screening such as ultrasound, MRI and others evolve to become more universally useful and more readily available.

This more or less unique situation where the risk to societal benefit of not doing the procedure may be even higher than the risk of harm of the procedure itself, and where there is no alternative way to achieve the benefit, is known as the Lesser Evil Principle. This principle does not apply to incinerators: they offer no benefit to society, and more effective and safer alternatives are well known, i.e. through the Rs, which achieve the objective of Waste Management without the deadly risks to human health and the environment that incineration carries.

9. EXISTING GOVERNMENT "STANDARDS" ARE NOT ENFORCED

As mentioned in the previous section, the acceptable level for emissions of cancer-causing and other deadly toxins should in general be zero. In practice it will take time to achieve this goal, but in the interim I respectfully suggest that it is reasonable to expect that those "guidelines", "standards" or "limits" that have historically been set by government agencies need to be enforced.

The level of air pollution in Northumberland County is at this time already egregiously high. With respect to so-called fine particulate matter ($PM_{2.5}$), background concentrations in the area were reported to be in the order of $20 \mu\text{g}/\text{m}^3$ as far back as in 2009.

This concentration was already then **33% above the Canadian Environmental Protection Agency Guidelines level** for $PM_{2.5}$, which was $15 \mu\text{g}/\text{m}^3$, and this background pollution level will certainly have risen to much higher levels in the years since 2009. **These 2009 levels of course far preceded the advent of the new Clarington incinerator as well as the additional pollution now being produced by St. Mary's Cement plant in Bowmanville,**

The Canadian Federal Government accepts that even at the reference level of $15 \mu\text{g}/\text{m}^3$ "there would be some level of health effects associated with the standard" - a strikingly important admission - and that "newer standards should come into effect over a staggered time frame". The National Environment Protection Council of Australia has expressed the same view.

The California Environmental Protection Agency Air Resource Board gives a reference value for $PM_{2.5}$ of $7 \mu\text{g}/\text{m}^3$. Thus the **level of fine particulate pollution in our area is not only 33% above the existing so-called local standard, it is also nearly three times the California Standard.** Federal Government policy is said to

be that "newer standards should come into effect". It is widely understood that air quality criteria do not provide an appropriate representation of the potential for adverse health effects from a facility.

It is very concerning that, notwithstanding the above documented information on the deplorable status of the ambient air of the local environment, plants such as the new Clarington incinerator, St. Mary's Cement Kiln, the Six Nations Disintegrator, and now new incinerators being considered in Hamilton and in Peel County, still proceed without any apparent intervention from the MOECC.

10. MOECC REGULATIONS STATE NOTHING ABOUT NANOPARTICLES

The "Particulate Matter" pollution discussed above, in point 10, refers only to Fine Particulate Matter (PM_{2.5}) and does not even consider Ultrafine or Nanoparticles, i.e. the particles that are a millionth the size of a pinhead. A published study describing specifically the ENTECH technology reported that it produces nanoparticles, that there is no known technology that can filter them out of the emissions, and that there is no government regulation of nanoparticles. The medical scientific literature indicates that nanoparticles uniquely get in to the brain, heart and all other human organs, carry the deadly cancer-producing poisons with them, and can produce cancer and other lethal effects.

The fact that MOECC regulations make no specific mention of Nanoparticles was made good use of by the Protagonist ENTECH-REM in its campaign in the MPH. The Company's representatives answered all criticisms related to the above-mentioned information about release of deadly nanoparticles by ENTECH technology, by stating that MOECC guidelines did not restrict their release of nanoparticles, that the issue of nanoparticles was therefore not their problem, and that we the concerned citizens should address our concerns to the MOECC.

It is not unusual for science progress to occur so rapidly that relevant updating of government legislation can not keep pace. In the past this has been accepted as an inevitable fact of life. However, we are now in an age of an expanding rate of pollution that is creating ever-increasing threats to the environment, with concomitant health consequences. The science of the health risks of nanoparticles, and the lethal cancer-producing chemicals that they carry with them, is new. WE RESPECTFULLY ARGUE, THOUGH, THAT ATTENTION TO THESE NEW SCIENTIFIC RESULTS BY GOVERNMENT AGENCIES CHARGED WITH MONITORING THE ENVIRONMENT COULD POTENTIALLY RESULT IN DRAMATIC BENEFITS TO POPULATION HEALTH.

11. REGULAR MONITORING AND ENFORCEMENT IS NEEDED

It was argued above that the existence of so-called Government "Guidelines" which allow incinerators and other polluting plants to emit specific amounts of deadly emissions is an anachronism from a past era. In this day and age it is known that a single molecule of a cancer-causing poison can cause cancer, and that there is therefore no safe lower limit of such poisons. It is furthermore also known that minute amounts of emitted poisons accumulate in crops, fish and livestock over time. **Citizens concerned about the environment believe therefore that the only safe, acceptable and ethically responsible regulation that should apply is that the limit for such poisons should be zero.**

It is disturbing that this logic has not pervaded most government bureaucracies yet, (though some, for example in Australia, have recognised the need to move in this direction). **By providing allowable limits in the form of "Guidelines" or Standards" the MOECC and many other governments appear to continue to condone release of cancer and other deadly disease-causing poisons in to the environment,**

This being the case, it is even more disturbing when the public learns that even existing Guidelines are not sufficiently enforced. Daily monitoring of emissions of approved facilities is evidently not performed, and on rare occasions when monitoring is done and transgression of guidelines is discovered, there appear to be no consequences for the delinquent company. For example, the Durham Region online newspaper Oshawa This Week reported on 23 May, 2013, that In 2012, the St. Mary's Cement plant exceeded its allowed emissions of sulfur dioxide (SO₂) and nitrogen oxides (NO_x).

<http://www.durhamregion.com/news-story/3455066-st-mary-s-cement-bowmanville-emissions-for-2012-raise-questions/>

The newsletter stated that "The Bowmanville plant released 5,082 tonnes of SO₂ between Jan. 1 and Dec. 31, 2012. That's almost twice the company's annual limit of 2,808 tonnes. St. Mary's also released 3,291 tonnes of NO_x in 2012, while the annual allowance is 2,553 tonnes".

No consequences by way of government intervention appear to have resulted, and on the contrary, as indicated below, since that time the MOECC has evidently approved a request from this plant to be allowed to burn garbage, including recyclable materials, which will lead to further egregiously great toxic emissions.

12. ST MARY'S CEMENT PLANT IS EVIDENTLY NOW ALLOWED TO FUNCTION AS AN INCINERATOR

Despite the well-reasoned and well-documented protests that the MOECC received from Liz Benneian and twenty other signatories on behalf of the Ontario Zero Waste Coalition, the Ministry had evidently proceeded in allowing St. Mary's Cement Plant in Bowmanville to burn "alternative fuels". **That is, this and other Cement Kilns are now allowed to function as incinerators, evidently without having to go through the Ministry's nominal Environmental Screening Process, flawed as we believe that process is, as described above.** These plants are thus now allowed to burn valuable recyclable resources, frustrating the purposes of "R programmes", and are licensed to pour out in to the atmosphere deadly toxic substances that will bioaccumulate and contribute to the ever-increasing rate of cancer in the population.

I respectfully appeal to the MOECC to reverse its position on this issue. As mentioned above, all forms of incineration of waste should be banned.

13. A VISION FOR THE FUTURE: PORT HOPE AS AN ENVIRONMENTAL LEADER

Dating back to the 1930s, Port Hope's reputation has been challenged by the stigma of the town being the home of a radium and uranium refining plant, originally known as Eldorado, and the consequent issue of radioactive contamination. When ENTECH-REM in 2009 launched its attempt to place an incinerator in the municipality, environmentally concerned citizens were greatly disturbed at the prospect of a further assault on the local environment, and the new and added threat to citizens' health. The town's reputation appeared to be further threatened, and with that the prospect of attracting new industries further encumbered.

As discussed above, the threat was averted through a concerted effort by a grass-roots association of citizens, supported initially by a single outspoken municipal councillor and ultimately, after municipal elections, by a new Mayor and counsellors. **But all are all aware of the fact that this victory is fragile: there has already been an intimation of a renewed attempt to build an incinerator in Port Hope.**

Forward-looking people in the MPH wish to see the image of our beautiful and historic town turned around, from one of historical contamination and a potential threat of new pollution, to that of a clean and pristine community, **LEADING THE COUNTRY IN ENVIRONMENTALLY SOUND PRACTICES.** And for these objectives there could be no better way forward than to promote the development in our

municipality of a CENTRE OF EXCELLENCE IN ENVIRONMENTAL RECYCLING TECHNOLOGIES, with support for the establishment of a CORE OF RECYCLING INDUSTRIES and a SCHOOL OF ENVIRONMENTAL RECYCLING SCIENCES in our town.

In support of this proposal I submit that:

The town is sorely in need of new industries, and we believe that RECYCLING INDUSTRIES would not only be a perfect fit for our community, but also that they CONSTITUTE A SECTOR OF CERTAIN FUTURE EXPANSION IN CANADA. To get in on the ground floor level with support of this sector, backed up by the educational approach, would be a valuable contribution to the municipality's development. Support from the MOECC for this thrust would be essential and invaluable.

To encourage the influx of new industries and in preparation for this, the MPH has already developed a potential industrial park area, close to highway 401 and serviced with the necessary infrastructure to allow of rapid access and settlement.

The thrust proposed here would have the whole-hearted support of the citizens of Port Hope. In our battle to prevent the advent of the incinerator we canvassed the citizens of Port Hope, who showed their overwhelming support of our campaign to deal with the waste disposal issue through the environmentally friendly approach of the Rs.

The ideas expressed here have been tentatively and informally raised at various levels of local government and been met with positive responses. In a question period at a MPH Council meeting the idea of support for recycling industries was suggested and was well received. Also, the possibility of finding a home for a School of Recycling Sciences has been raised.

The latter idea was broached *inter alia* at an informal level with Cobourg's Fleming College. Although the idea of a school of this nature for this area is viewed positively, this discipline was not seen to be an appropriate fit for that College's existing programme.

Other possible bases for an educational institution of this nature that might be worth exploring include, for example, an outreach programme here in Port Hope for an existing School in the neighbourhood. Possibilities might include e.g. The University of Ontario Institute of Technology, Trent University, or others. The Liberal candidate for the upcoming Federal Election has been approached and has expressed support for the idea of such a Centre in our region.

I respectfully commend these ideas on future development of Port Hope as a centre of environmental excellence to your consideration, Minister Murray.

CONCLUSION

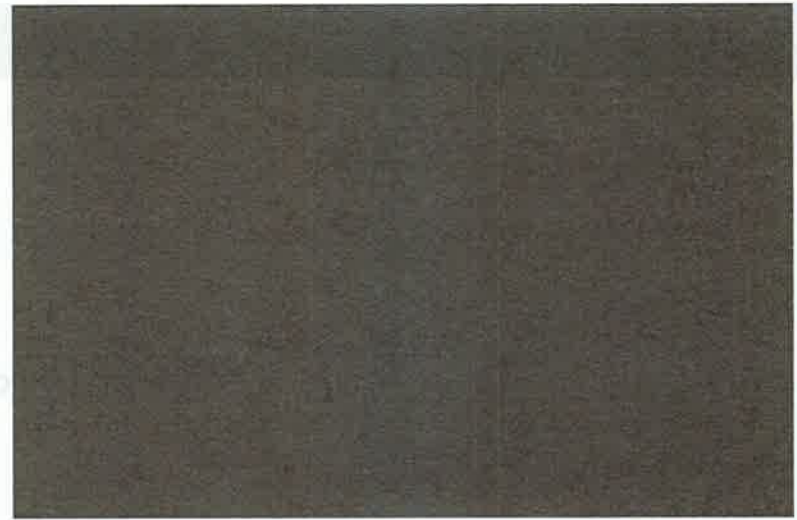
In this Statement I have documented how the battle by citizens of Port Hope to prevent a company to build an incinerator in our town demonstrated an anomaly in the role the MOECC plays in the Environmental Screening Process. This citizens' battle showed that the regulations, established procedures, and interpretations of these exercised by the MOECC, appear to support potential industrial polluters and to oppose and frustrate the efforts of people who strive to protect their environment.

I respectfully submit that the role of the Ministry that is formally in charge of defending the environment should be to **oppose** polluting industries and to **support** citizens' attempts to protect the environment. I **respectfully urge you, Minister, to take steps to correct the obviously incongruous situation that currently exists.**

I further respectfully request your consideration of the possibility of MOECC support for the development in Port Hope of a Centre of Excellence in Environmental Recycling Technologies.

Dr. Stan R. Blecher MD, FCCMG
Port Hope
7 September, 2015

f/n: Incinerator - MOECC PROCEDURES SUPPORT POLLUTERS.docx Update 13/9.15



Air, Water, Earth, Fire

The Background Story of The
Battle For Our Environment

Dr Stan R Blecher, MD, FCCMG

Summary

- The problematic management of the Environment by the Ministry of the Environment (MOE; MOECC), and the outcome
- The MOE's admirable Mantra
- The inadequate legislation on pollution
- The bizarre rules for dealing with polluters
- The Polluters and their pollution
- The Solution:
 - Legislate Clean Air
 - Environmental Hub in Port Hope

Problematic MOE management of Environment, and Outcome

- **Loopholes**
- **Ontario Municipal Board (OMB) Decision**
- **Pyrrhic Victory**
- **OUTCOME: VULNERABLE TO REPEATED ATTEMPTS**

Battle Against Incineration

We, the citizens
Port Hope Residents 4 Managing Waste Responsibly
(PHR4MWR)

vs

Incinerator company
Initially: Municipality of Port Hope – Past Leadership
Ministry of the Environment

To do:

- ☒ Document problems with laws and rules
- ☒ Formulate proposals for improvement

The Ministry's Excellent Mantra (as per the MOECC website)

“The quality of our air directly impacts our health and the natural environment, so we want our air to be as clean as possible. The Ministry of the Environment works to protect and improve air quality”

Problematic Legislation

- Incinerators are allowed, despite fact they ALL
EMIT DEADLY POISONS

and

- Emissions of deadly poisons are specifically
allowed in stated amounts, despite the fact that
THERE IS NO SAFE DOSE
- “Proponents are expected to do the best they
can.....” (to meet guidelines)

MOE Rules and Procedures

“The environmental screening process is a proponent-driven process”

- The proponent therefore, *inter alia*, appoints and employs its own environmental screening agent
- There is no scrutiny to limit the proponent's control of the screening process and outcome

MOE Rules and Procedures

“An environmental screening prepared under Ontario Regulation 101/07 – Waste Management Projects (Wastes Regulation) is exempt from Part II of The Environmental Assessment Act on the condition that this environmental screening is completed”

MOE Rules and Procedures

- Citizens who may have any concerns about the Proponent's proposal are required in the first instance to contact the Proponent, in an attempt to resolve any such concerns

Assumed:

- Proponent is **knowledgeable, honest, and trustworthy**

The Proponent's Worst falsities:

- Green technology
- Process is not incineration
- Great track record
- Project 'endorsed' by the MOE
- Only few emissions, and
- Most do not cause cancer, and
- Those that do are 'protective of cancer risk'
- Statement to parliamentary committee: **no toxins**

I Respectfully Propose that the MOECC be asked to:

Develop legislation to:

- Ban incineration
- Ban lethal emissions

Support the MPH in development of:

- A **recycling centre of excellence**, which would
- Attract **recycling industries** to Port Hope, and,
- Develop **an academy of recycling technology**

Conclusion

In the battle against the incinerator we learned:

- MOECC laws and rules have loopholes
- Waste disposal issue requires a solution

I have respectfully suggested

- Appropriate revisions to the legislation and rules
- A long term solution that will benefit Port Hope:

Conclusion

The development in Port Hope of
A Centre of Excellence in Recycling

The slide features a vibrant green border with a subtle geometric pattern. A dark grey rectangular header bar is positioned at the top right. The main content area is white and contains the text "Thank You" in a bold, green, sans-serif font.

Thank You



THE CORPORATION OF THE TOWNSHIP OF RAMARA

Proud History - Progressive Future

RECEIVED

DEC 18 2015

December 15, 2015

Township of Puslinch

Hon. Bill Mauro, Minister
Ministry of Natural Resources and Forestry
Whitney Block - 6th Floor, Room 6630
99 Wellesley Street West
Toronto ON M7A 1W3

Dear Minister Mauro:

RE: AGGREGATE RESOURCES ACT (ARA)

On December 14, 2015, the Township of Ramara Council reviewed the comments concerning a Blueprint for Change, EBR012-5444, from the Ontario Professional Planners Institute (OPPI) addressed to the Ministry of Natural Resources. As such, Council passed the following resolution:

"Receive and advise the MNR we support the OPPI comments and request we be advised on any further discussions related to fees and royalties."

Please do not hesitate to contact me if you have any questions.

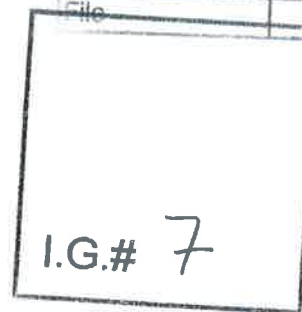
Sincerely,

Jennifer Connor, CMO
Manager, Legislative Services / Clerk

JC/lm

c.c. Dennis Lever, Chair, TAPMO ✓
Gary McNamara, President, AMO

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Office of the City Clerk

RECEIVED

DEC 18 2015

Township of Puslinch

December 18, 2015

Via Email

To all Municipalities in Ontario:

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RE: Kingston City Council Meeting, December 15, 2015 – New Motion 2

I would confirm that Kingston City Council at its regular meeting held on December 15, 2015, unanimously approved the attached resolution with respect to the Basic Income Guarantee.

Kingston City Council has directed that I send this resolution to you with the request that your municipality consider supporting this most important initiative.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me.

Yours truly,


John Bolognone
City Clerk
/s/
Attachment - Resolution





Office of the City Clerk

I hereby certify that the following is a true and correct copy of a resolution, being New Motion 2 unanimously approved by Kingston City Council at its regular meeting held on December 15, 2015:

Whereas the 2011 National Household Survey confirmed that 14.9% of the population live in low income circumstances, a percentage exceeded in the City of Kingston where the percentage of the population living in poverty has been documented at 15.4%; and

Whereas income insecurity and inequality continue to increase as a result of precarious employment; and

Whereas existing income security programs have not proved sufficient to ensure adequate, secure income for all; and

Whereas insufficient income, income insecurity and inequality have well-established, strong relationships to a range of adverse public health outcomes, and are root causes of many social ills such as illiteracy and short-fall of educational attainment, chronic stress, alienation, and criminal activity, all of which undermine the social fabric; and

Whereas a basic income guarantee would reduce income insufficiency, insecurity, and inequality and ensure everyone an income sufficient to meet basic needs and live in dignity regardless of work status; and

Whereas a basic income guarantee would provide an income floor for those doing socially essential but unpaid work, supporting the choices of those who engage in it; and

Whereas a basic income guarantee would provide additional direct personal income which would be spent locally, thereby revitalizing local economies; and

Whereas a basic income guarantee would enable individuals to pursue educational, occupational, social and wellness opportunities relevant to them and their families; and

Whereas a basic income guarantee would support entrepreneurship and job transition for those trying to establish a new productive role for themselves in response to a persistently changing economy; and

Whereas a basic income guarantee would resemble income guarantees already provided in Canada for seniors guarantees which have contributed to health and quality of life improvements in this age group; and

Whereas basic income has been studied in Canada for approximately forty years and has demonstrated improved physical and mental health and educational outcomes; and

Whereas a basic income guarantee program would involve the redistribution of the administrative functions of existing income support programs to the nation as

The Corporation of the City of Kingston

216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

jbolognone@cityofkingston.ca

a whole and to senior government partners in the same manner as Medicare and the existing seniors and children's programs;

Therefore Be It Resolved That the City of Kingston endorse a national discussion of a Basic Income Guarantee for all Canadians; and

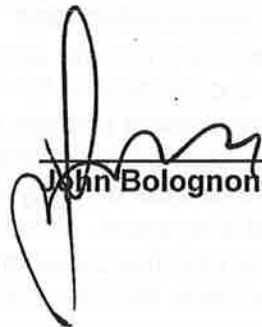
That the City of Kingston encourage the provincial and federal governments through their respective responsible Ministers, including the Ontario Minister of Health and the Ontario Deputy Minister in Charge of Poverty Reduction, to work together to consider, investigate, and develop a Basic Income Guarantee for all Canadians; and

That this resolution be forwarded to all municipalities in Ontario with the request that they consider indicating their support for this most important initiative; and

That this resolution be forwarded to the Association of Municipalities of Ontario and the Federation of Canadian Municipalities, including the Big City Mayors' Caucus, with the request that they include proposing a Basic Income Guarantee in their respective engagements with the provincial and federal governments; and

That copies of this resolution be shared with the Premier of Ontario, the Prime Minister of Canada, and all opposition leaders at both levels of government.

**Dated at Kingston, Ontario
This 18th day of December,
2015.**



John Bolognone, City Clerk

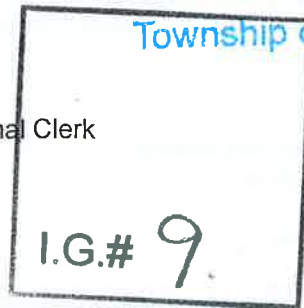
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DEC 16 2015



December 11, 2015

Ms. Kathryn Lockyer, Regional Clerk
Region of Peel
10 Peel Centre Drive
Brampton, ON L6T 4B9



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Dear Ms. Lockyer:

RE: Town of Caledon Comments on the Province of Ontario Paper: A Blueprint for Change - A Proposal to Modernize and Strengthen the Aggregate Resources Act Policy Framework

I am writing to advise that at the regular meeting of Council held on December 8, 2015, Council adopted a Resolution regarding the Town of Caledon Comments on the Province of Ontario Paper: A Blueprint for Change - A Proposal to Modernize and Strengthen the Aggregate Resources Act Policy Framework. The resolution reads as follows:

That Report DP-2015-099 regarding Town of Caledon's Comments on the Province of Ontario Paper: A Blueprint for Change - A Proposal to Modernize and Strengthen the Aggregate Resources Act (ARA) Policy Framework, be received; and

That the Ministry of Natural Resources and Forestry (MNRF) be requested to include the Town of Caledon in its forthcoming consultation with municipal organizations to consider the municipal portion of the annual fees collected by the province to better address infrastructure cost to the host municipality; and

That MNRF be requested to reconsider the following outstanding Town of Caledon's recommendations for inclusion in the final draft of the ARA:

1. inspection of licensed sites by municipal staff to be funded and insured by the province from any of the aggregate reserve funds for the purpose of improving compliance with the requirements of the ARA Site Plan.
2. requirement for proponent to undertake a study on the impact(s) of aggregate operations on neighbouring properties.
3. reclassification of the tax class such that certain portion of aggregate properties are under the residential or commercial tax class.

That MNRF be requested to confirm that the Town's recommendations related to Taxation and Development Charges will be forwarded to the appropriate ministries for their consideration; and

That a copy of Schedule "C" attached to Report DP-2015-099 be forwarded to the MNRF as well as provided through the Environmental Bill of Rights (EBR) posting as the Town of Caledon's comments on the Paper; and

That a copy of this report be forwarded the Region of Peel, Credit Valley Conservation Authority, Toronto Region Conservation Authority, Nottawasaga Valley Conservation Authority, Lake Simcoe Region Conservation Authority, Niagara Escarpment Conservation Authority, for their information.

That the Ministry of Natural Resources and Forestry be requested to convene forums involving the province, municipalities, stakeholders, interest groups and the industry to clarify policies and procedures with regards to the following:

- a) Recycling in aggregate pits
- b) Dust monitoring taking into consideration any cumulative effects
- c) Site plan compliance monitoring and reporting violation.

Attached please find a copy of Report DP-2015-099 for your file.

Should you have any questions regarding this Resolution, please feel free to contact Ohi Izirein, Senior Policy Planner at 905-584-2272, ext. 4271.

Sincerely,



Carey deGorter
Director of Administration/Town Clerk
e-mail: carey.degorter@caledon.ca
Enclosure

cc: Ohi Izirein, Senior Policy Planner, Town of Caledon
Credit Valley Conservation Authority
Toronto Region Conservation Authority
Nottawasaga Valley Conservation Authority
Lake Simcoe Region Conservation Authority
Niagara Escarpment Conservation Authority
AMO
Dennis Lever, Chair, Top Aggregate Producing Municipalities of Ontario (TAPMO)

To: Mayor and Members of Council

From: Development Approval & Planning Policy Department

Meeting: 2015-12-08

Subject: Town of Caledon Comments on the Province of Ontario Paper: A Blueprint for Change - A Proposal to Modernize and Strengthen the Aggregate Resources Act Policy Framework.

RECOMMENDATIONS

That Report DP-2015-099 regarding Town of Caledon's Comments on the Province of Ontario Paper: A Blueprint for Change - A Proposal to Modernize and Strengthen the Aggregate Resources Act (ARA) Policy Framework, be received;

That the Ministry of Natural Resources and Forestry (MNRF) be requested to include the Town of Caledon in its forthcoming consultation with municipal organizations to consider the municipal portion of the annual fees collected by the province to better address infrastructure cost to the host municipality;

That MNRF be requested to reconsider the following outstanding Town of Caledon's recommendations for inclusion in the final draft of the ARA:

1. inspection of licensed sites by municipal staff to be funded and insured by the province from any of the aggregate reserve funds for the purpose of improving compliance with the requirements of the ARA Site Plan.
2. requirement for proponent to undertake a study on the impact(s) of aggregate operations on neighbouring properties.
3. reclassification of the tax class such that certain portion of aggregate properties are under the residential or commercial tax class.

That MNRF be requested to confirm that the Town's recommendations related to Taxation and Development Charges will be forwarded to the appropriate ministries for their consideration.

That a copy of Schedule "C" attached to Report DP-2015-099 be forwarded to the MNRF as well as provided through the Environmental Bill of Rights (EBR) posting as the Town of Caledon's comments on the Paper; and,

That a copy of this report be forwarded the Region of Peel, Credit Valley Conservation Authority, Toronto Region Conservation Authority, Nottawasaga Valley Conservation Authority, Lake Simcoe Region Conservation Authority, Niagara Escarpment Conservation Authority, for their information.

EXECUTIVE SUMMARY

The Ministry of Natural Resource and Forestry (MNRF), the agency responsible for managing the province's mineral aggregate resources, has released A Blueprint for Change: A Proposal to Modernize and Strengthen the Aggregate Resources Act Policy

Framework through the Environmental Bill of Rights (EBR # 012-5444) posting on October 21, 2015. The Paper which sets the framework for the management of mineral aggregate is a culmination of a province-wide review of the current Aggregates Resources Act (ARA) beginning in 2012. As stated in the posting, it is expected that this Paper will achieve the following 4 goals:

- i) providing Stronger Oversight by introducing new tools, powers and provisions that improve effectiveness, efficiency and flexibility
- ii) promoting Environmental Accountability by updating and enhancing application requirements, developing new tools to deal with existing sites, and improving record keeping and reporting
- iii) improving Information and Participation by improving consistency in requirements, enhancing opportunities for involvement, and making information more accessible and easier to understand
- iv) ensuring Increased and Equalized Fees and Royalties by changing Crown land fees and royalties, indexing fees and royalties, working with municipal organizations to address infrastructure impacts and creating provisions for the future.

The Province is seeking comments on the proposed changes to the ARA policy framework in the following manner:

- o What you think of the proposed changes
- o Which proposed changes are the most or least important to you
- o Which parts of the proposal you support or disagree with
- o How these changes will affect you (either positively or negatively); and
- o Any suggestions you have for improvement

The deadline for comments on this EBR posting is December 15, 2015.

The Province is committed to providing additional opportunities for input on detailed changes to the content of the regulatory and policy implementation tools proposed within this document at a later date.

DISCUSSION

Purpose (background)

The purpose of this report is to provide comments on the proposed changes to the ARA for consideration by Town Council. This report and, in particular, Table 1 which is attached as Schedule C, will form the Town of Caledon's comments to be submitted to the MNFR and through the EBR posting by December 15, 2015.

The Town has actively participated in the review of the current ARA since its inception in 2012. In its staff report, DP-2014-013, considered by Council on January 21, 2014, the Town provided comments on the precursor to this Paper entitled: Standing Committee on General Government Report on the Review of the Aggregate Resources Act, addressing the following areas:

- role of the municipalities in the review process by advocating for the synchronization of the *Planning Act* and ARA processes to allow the host municipality a greater coordinating role with the province. The Town recommended that the ARA should not dominate the *Planning Act*.
- enforcement of the provisions of the ARA license requiring MNRF to fund staff at the municipal level from the fees, levy and royalties collected from operators by the province. The Town is concerned that the system of self-regulation by the industry and compliant based inspections by MNRF do not often guarantee compliance.
- review of aggregate levy and royalty currently received by municipalities that are considered to be inadequate as they are sufficient to fund the improvement to municipal infrastructure such as roads. The Town has also recommended the reclassification of tax class for uses within an aggregate pit and the application of development charges for aggregate operations as sources of funding for the host municipality.
- financial support for municipalities to lessen the financial burden associated with the review of aggregate (*Planning Act*) applications.
- strengthening of rehabilitation requirements including tightening of timeframe for the rehabilitation of aggregate pits.
- provision of incentives to promote the use of recycled aggregates and introduction of a levy to address environmental cost associated with aggregate extraction for the purpose of increasing the price of virgin aggregates and encouraging the use of alternative or recycled materials.
- requirement for proponents to undertake a comprehensive study on the impacts of aggregate pits on neighbouring property values as part of the criteria for ARA license and *Planning Act* approval.
- improvement to public consultation requirements in the form of increase public notification area and commenting period for the benefit of area residents.

Additionally, the Town on behalf of TAPMO (Top Aggregate Producing Municipalities of Ontario) made presentation to the Standing Committee in May 2012 in Orangeville, one of the venues for the province-wide public hearing (see Schedule B), addressing the following concerns:

- reducing the gap between the real cost to local taxpayers resulting from aggregate extraction and transportation, and the royalties currently paid by the industry
- increasing the use and demand for recycled aggregates through associated incentive mechanisms as an alternative for reducing virgin aggregate use
- enhancing extraction pit and quarry rehabilitation measures through associated incentives to better meet "pre-extraction" conditions and ecosystems
- enhancing requirements and methods for public consultation and standards for site plan amendment regarding the expansion of existing pits and quarries, to bring them more in line with new license applications.

Comments on the Province of Ontario Paper: A Blueprint for Change

As a host community, Caledon has a working knowledge of issues and concerns related to aggregate extraction in the community. The Town considers the review of the ARA as timely as Council is increasing being urged by residents to pressure the Province for immediate actions to deal with the cumulative impacts of aggregate extraction in the community.

The Town considers the proposals in the Paper to be steps in the right direction and continues to advocate for policies that strive to balance the needs of the community with the need for aggregates. The Paper has considered the following Town's recommendations for improvement to the ARA:

1. the role of the municipality and the need to synchronize the ARA, Planning Act and other provincial statute in the review of aggregate applications.
2. the fees, levy and royalties paid to offset the cost of municipal infrastructure. However, the province is yet to specify increases that will lessen the financial burden to municipalities due to the use of their infrastructure for aggregate operations. Accordingly, the Paper has stated that:

During fall 2015, the province will be working with municipal organizations to gather cost-based information and develop a reporting mechanism to support consideration of an increase to the municipal portion of the annual fees to better address infrastructure costs resulting from aggregate operations. There will be further opportunities for public and Aboriginal input on more detailed content of the regulations, including proposed fees, as we move forward.

Staff recommends that Council requests MNRF to include the Town of Caledon in the forthcoming discussions related to fees to offset the cost of infrastructure as a result of the impact of aggregate operations. And that this discussion include levies and royalties.

3. rehabilitation of pit to pre-extraction condition especially in the prime agricultural area. Although no incentives are proposed as recommended by the Town.
4. recycling of aggregates. However, the proposal does not include incentives to increase the use of recycled aggregate as recommended by the Town.
5. improved notification requirement and consultation with the public by extending the notification and commenting period based on the application type. The Town had requested a commenting period of 120 days regardless of the application type.

The Paper has also specified alternative forms of notification to residents. In its previous comment, the Town stressed that current practice for notification

through the EBR posting is inefficient. The Town recommended direct notification to area residents.

Notwithstanding, the following Town's recommendations in report DP-2014-013, remain outstanding and should be reconsidered by MNRF and incorporated in the final draft of the ARA:

1. inspection of licensed sites by municipal staff to be funded and insured by the province from any of the aggregate reserve funds for the purpose of improving compliance with the requirements of the site plan.
2. requirement for proponents to undertake a study on the impact(s) of aggregate operations on neighbouring properties.
3. reclassification of the tax class such that certain portion of aggregate properties are under residential or commercial tax class.
4. Amendment to the Development Charges (DC) Act to facilitate the calculation and collection of DC for aggregate operations.

The Town is requesting MNRF to reconsider these recommendations and provide confirmation to the Town that recommendations related to taxation and DC will be forwarded to the appropriate ministries for consideration.

The full details of the Town's comments are contained in Schedule C in the manner prescribed by the Paper.

Aggregate operations have significant impacts on the Town of Caledon. Therefore, the Town continues to vigorously advocate changes to the ARA believing that all levels of government need to work together in an open and transparent manner to gain the confidence of residents and the community who are most affected by aggregate operations.

Financial Implications

Financials in other sections of this report

Applicable Legislation and Requirements

Aggregate Resources Act, R.S.O. 1990, c. A.8.

COMMUNITY BASED STRATEGIC PLAN

Strategic Objective Goal 1: Partner with land owners and community to preserve, protect and enhance our environment and agricultural resources and natural capital.

Strategic Objective Goal 6: Provide Strong Governance and Community Engagement.

NEXT STEPS

1. A copy of this report and associated Council resolution is to be forwarded by staff to the MNRF and submit through the EBR by December 15, 2015, as Caledon's comments on the Paper - A Blueprint for Change.
2. Staff continues to monitor the review process and provide comments on the ARA as appropriate.

ATTACHMENTS

- Schedule A: A Blue Print for Change; A Proposal to Modernize & Strengthen the Aggregate Resources Act Policy Framework **(Excerpt)**
- Schedule B: Presentation to the Standing Committee on General Government Review of the Aggregate Resources Act.
- Schedule C: Town of Caledon's Comments

Prepared by: Ohi Izirein

Approver (L1): Haiqing Xu

Approver (L2): Mary Hall

Approver (L3): Carey deGorter

Approver (L4): Laura Johnston



Approver (L5):

A BLUEPRINT FOR CHANGE



A proposal to modernize and strengthen the
Aggregate Resources Act policy framework

INTRODUCTION

The Ministry of Natural Resources and Forestry (MNRF) is responsible for managing Ontario's aggregate resources. The extraction of aggregates is regulated under the *Aggregate Resources Act* which applies to Crown-owned aggregate and topsoil, aggregate located under natural bodies of water and privately-owned aggregate located on private land (within geographic areas identified in regulation). Approximately 6,400 approvals have been issued under the Act for the operation of pits and quarries. Nearly 60 percent of these pits and quarries are on private land. Most of the aggregate produced in Ontario comes from private land in southern Ontario where most Ontarians live. Studies have shown that our need for aggregate material is expected to increase over the next twenty years (source: State of Aggregate Resources in Ontario, 2010).

Aggregate resources are non-renewable resources like sand, gravel and rock that are needed for the infrastructure that supports the quality of life that Ontarians enjoy today. They are used for the buildings we live and work in, the roads, the airports and subways we use to get from place to place, and for many other necessary services like sewers and power generating stations. Aggregate material is extracted in operations known as pits (where loose material like sand and gravel is being removed) and quarries (where solid bedrock material such as limestone and granite is extracted).

Ontario requires a continued supply of aggregate resources. Yet, it is equally important to recognize and manage the impact extraction operations can have on the environment and on the communities that surround them. These operations are located across our diverse province, and the regulatory framework that manages them must be fair and predictable – and also flexible enough to be effective and relevant in regionally distinct areas. What is needed is a strong, modern *Aggregate Resources Act* policy framework that can support Ontario's needs today and into the future.

This document sets out a blueprint of proposed changes to modernize and strengthen the policy framework (i.e., legislation, regulations, standards and policies) in a way that will achieve four goals:



STRONGER OVERSIGHT – by introducing new tools, powers and provisions that improve effectiveness, efficiency and flexibility



ENVIRONMENTAL ACCOUNTABILITY – by updating and enhancing application requirements, developing new tools to deal with existing sites and improving record keeping and reporting



IMPROVED INFORMATION AND PARTICIPATION – by improving consistency in requirements, enhancing opportunities for involvement and making information more accessible and easier to understand



INCREASED AND EQUALIZED FEES AND ROYALTIES – by changing Crown land fees and royalties, indexing fees and royalties, working with municipal organizations to address infrastructure impacts and creating provisions for the future

The Government of Ontario has benefitted from the valuable input of many contributors in developing this blueprint for change. The Standing Committee on General Government (an all-party committee of the Legislative Assembly of Ontario) made 38 recommendations for strengthening the Act, reflecting the information learned and feedback provided through public hearings, written submissions, site visits, and research. In response to the Committee's report, the provincial government supported the spirit of those recommendations and adopted a collaborative approach to developing solutions to address them, engaging with key stakeholders, municipal organizations and Aboriginal communities in Fall 2014.

The proposed changes outlined in this document build on the commitments made in the government's response to the Committee's report, as well as, the information gathered during the engagement sessions and work conducted with other provincial ministries.

This document is organized into four sections: key changes proposed for new sites, changes that would apply to existing and future sites, proposed changes to fees and royalties, and changes that would provide future flexibility along with housekeeping amendments. (A summary of all proposed changes can be found in Table 1 on page 3). There will be further opportunities for input on the more detailed proposed changes to the content of the regulatory and policy implementation tools as the process moves forward.

FIGURE 1: AGGREGATE RESOURCES ACT POLICY FRAMEWORK

1

Aggregate Resources Act

Establishes the Aggregate Resources Trust, sets out requirements for licence and permit approvals, inspection, enforcement and penalties, rehabilitation, and includes regulation making authority.



2

Ontario Regulation 244/97

Sets reporting deadlines, annual fees, areas where private land is subject to Act, and requires compliance with Provincial Standards.



3

Provincial Standards

Provides application requirements for new sites (e.g., consultation requirements/timeframes, technical studies), standard operating rules and self-compliance reporting requirements.



4

Policies & Procedures

Provides guidance and direction on the implementation of the Act, regulations and Provincial Standards.



HOW TO PROVIDE FEEDBACK ON THE PROPOSED CHANGES

We want to hear from municipalities, Aboriginal communities and organizations, stakeholders, experts and the public about what you think about this blueprint for change. We are especially interested in:

- What you think of the proposed changes
- Which proposed changes are the most or least important to you
- Which parts of the proposal you support or disagree with
- How these changes will affect you (either positively or negatively); and
- Any suggestions you have for improvement

You can provide comments through the environmental registry posting (registry number 012-5444) at www.ebr.gov.on.ca, or by sending written comments to ARARReview@ontario.ca.



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Presentation to the Standing Committee on General Government
Review of the Aggregate Resources Act
Marolyn Morrison

Good afternoon Mr. Chair and Members of the Standing Committee on General Government. My name is Marolyn Morrison; I am the Mayor of the Town of Caledon. I am here today as Chair of a new municipal alliance, the Top Aggregate Producing Municipalities of Ontario (TAPMO). I am pleased to be joined by Mayor Dennis Lever of Puslinch.

In late 2010 Ontario's Top Ten Aggregate Producing Municipalities formed a coalition under the leadership of Mayor Ric McGee of Kawartha Lakes; since that time, a number of communities have expressed their desire to join the initial group.

As such, the Top Aggregate Producing Municipalities of Ontario (TAPMO) was organized as a single association of the top aggregate producing municipalities in Ontario. Forty (40) communities from across the province, who collectively produce two-thirds of virgin aggregate in Ontario, have been invited to participate in this new alliance.

On their behalf, I appreciate this opportunity to bring our shared concerns to the attention of your Standing Committee Chair Oraziatti.

Local municipalities have an opportunity to lead on this issue - to make a positive contribution in reforming the Aggregate Resources Act - we want to work with you to develop long-term, practical approaches that will ultimately benefit all aggregate industry stakeholders. Municipalities recognize the benefits of a successful aggregate industry to their local economies - however, for many communities; this success has significant quality of life, environmental and economic costs.

Perhaps the most immediate concern for major aggregate producing municipalities is the impact of heavy vehicles on local infrastructure - the real costs of continuous heavy traffic on local roads, bridges and culverts is many times more than the royalties returned to the communities.

The aggregate industry pays 12.5 cents per tonne as a royalty - 7.5 cents of that is paid to the local municipality. This royalty is grossly insufficient to recover the costs of the infrastructure damage caused by the industry - costs that are ultimately borne by the local taxpayer.

Let me give you an example; the City of Kawartha Lakes receives about \$400,000 in royalties from The Ontario Aggregate Resource Corporation (TOARC) for approximately 5.4 million tonnes of virgin aggregate extracted in the community annually.

However, according to their municipal finance and public works officials, the direct cost of continuous heavy traffic on the local infrastructure is \$2.4 million annually.

When combined with (i) aggregate traffic generated in neighbouring municipalities, (ii) the introduction of larger trucks, (iii) overloading, and (iv) excessive speed, the costs to local taxpayers balloon to more than \$5.0 million per year.

In Kawartha Lakes, the full cost recovery payment for the \$5 million in local expenditures would amount to 93 cents per tonne – more than 12 times the current rate.

Aggregate-producing municipalities are focused on narrowing the gap between the real costs to the local taxpayer and the royalties currently paid by the industry – any meaningful review of the Aggregate Resources Act must address this enormous discrepancy. The committee should ensure that a full regulatory system is paid for by the industry.

Time after time we hear the need for full cost recovery for drinking water to protect the environment, health and encourage conservation – the same should apply to aggregates – full cost recovery. Our environment is fragile and we must be making decisions today that are sustainable over the long term.

Recycling – in every facet of our personal and professional lives – has proven to be a sustainable, economically viable and socially responsible approach to conserving and protecting our scarce environmental resources – it reflects a long-term view.

Yet, in the aggregate industry, we have all been slow to adopt the principles of recycling and reap the proven benefits it offers. We must take a page from our European friends and find a way to incentivize the use of recycled aggregates.

In the UK as you likely know, a levy was introduced to address the environmental costs associated with quarrying - noise, dust, visual intrusion, loss of amenity and damage to biodiversity.

The levy has the effect of bringing the price of virgin aggregates in line with the real environmental costs of quarrying while encouraging the use of alternative materials - such as recycled aggregates – which are not taxed. In our opinion, the use of incentives to promote the use of recycled aggregates must be a primary consideration in the government's review of the ARA.

By way of example - in Caledon our road contracts are achieving 40% recycled material, and our new LEEDS standard police building will achieve 80% recycling of construction materials.

We feel strongly that the Provincial Ministries must work collaboratively to promote recycling in all capital projects – the Ministries must not only work together, they must lead in this effort.

In an era that has seen the introduction of landmark legislation to protect our environment - the Oak Ridges Moraine Plan, the Green Belt Plan, Source Water Protection legislation, the Lake Simcoe Protection Plan and an updated Provincial Policy Statement to name just a few – it is clearly time to bring the Aggregate Resources Act in line with the environmental leadership our province is demonstrating.

As such, the rehabilitation of depleted sites is a significant concern to residents of aggregate-producing communities and deserves particular attention in your review of the Aggregate Resources Act.

Turning extraction pits into ponds and lakes unconnected to water systems was developed because it was the cheapest answer. More ponds and lakes does not return those properties to their original use or ecosystem.

The State of the Aggregate Resource in Ontario Study (paper 6) produced in December 2009 commits more than 625 pages to the issue of the rehabilitation of quarries.

Once again, incentives are suggested to promote and facilitate rehabilitation including 'social licencing' where operators must earn the right to continue extraction through timely and progressive rehabilitation.

Finally, I would like to bring your attention to an emerging issue of increasing concern to aggregate producing communities.

As you know, transporting aggregates from the quarry to the market represents more than 60% of the total cost – there is, therefore, a significant financial incentive to revive or extend the life of exiting pits close to the GTA.

Extending pit boundaries, extending years of operation or quarrying beneath the water table for example are relatively cost-effective ways of extracting more resources – a process that is generally accomplished through a 'site plan approval' process.

When a new aggregate license application occurs there is a comprehensive public process, once that process is complete however, the procedure for changing the terms of a pits operation is much less stringent – sometimes allowing modifications to conditions that were important to the community in the initial application.

And these changes are made without public notice.

We believe site plan approval requests for significant changes to pit operations – for example tonnage increases, increases in operating life or increases in the depth of extraction - should be required to go through a full public process similar to the process for a new license.

The aggregate industry is a vital and complex industry – the challenges and opportunities that face us all are well beyond a ten-minute presentation.

Whether it's the air we breathe, the water we drink or the materials that we use for construction, the environmental, social and health costs should not be disregarded.

Disregarding these costs is only a short term gain and will continue to create long term pain and expense.

Notwithstanding the enormity of the task, the Provincial government is to be congratulated on its desire to bring about positive change through its review of the Aggregate Resources Act.

I want to assure you, the Top Aggregate Producing Municipalities of Ontario are committed to working with you during this review process. On behalf of the member municipalities of TAPMO, thank you for this opportunity to appear before the Standing Committee.

Table 1 Schedule C to DP-2015-099	Proposed ARA Policy Framework in The Blueprint for Change	Town of Caledon's View on Proposal	Importance of Proposal to the Town	Does Town Support or Disagree with Proposals	Effect of Proposal on Caledon	Town's Suggests Change(s) to Proposal
Proposals to establish a new aggregate operation or to expand the boundaries of an existing approval require a new application, including enhancement to required studies to include studies to assess agricultural lands	a. Enhanced requirements for studying impacts related to the natural environment, water, cultural heritage, noise, traffic and dust	The enhanced requirements are beneficial to the Town. Caledon is encouraged that these studies will align with current provincial status such as the Species at Risk Act. These studies will enable the Town and its residents to have a better understanding of impacts of the aggregate operation under review	Very important	Yes	Improves decision and communication processes	<u>Visual impact study should be included as part of the requirement.</u> Aggregate operations are mostly in the rural areas. The impacts on the pristine rural views should be analyzed, impacts determined and mitigated where negative impacts are ascertained. <u>Include requirement to conduct social impact study or address social impacts in all the studies as in the Caledon Official Plan requirement!</u>
	b. New study requirements for applications on agricultural lands	The study to determine impact on soil capability is essential if the lands are to be returned to agricultural use post extraction. The study will provide information on soil type and "the performance measures to be used to demonstrate success of the rehabilitation plans."	Important	Yes	Protects agriculture	No further comments
	c. Enhanced summary statement requirements for all applications	Summary statements which are descriptive overview of proposed and enhanced requirements to include statement about each of the studies will assist the Town and residents to obtain a quick view of the operations.	Important	Yes	Improves communication with residents	No further comments
	d. Updates to site plan information requirements (e.g. establishing a maximum disturbed area) and prescribed conditions)	The Town supports the requirement to establish a maximum disturbed area to identify how many hectares will be disturbed at any one time.	Important	Yes	Improves rehabilitation	No further comments
	e. New requirements for applications proposing to extract aggregates from the bed of a lake or river	This type of application would be uncommon in Caledon as areas around lakes and rivers are generally outside of the CHPMARA (the Caledon High Potential Mineral Aggregate Resources Area)	N/A	N/A	N/A	No comments
	f. New requirement for plain language summaries of project proposals and technical studies	This is supportable and would assist Town residents to understand the content of the aggregate proposal. The Town supports the requirement for all the technical reports to have an executive summary in plain language.	Important	Yes	Improves decision making and communication	The Town is unsure how the province is proposing to prescribe "plain language" as this is often relative and subject to the author.
	g. New timeframe, notification area & consultation requirements	The increase in timeframe to review documents, extended notification area are integral parts of the Town's recommendations to MNR to improve input by area residents. The proposal to have different timeframe and notification areas (see Table Appendix 1 of the Paper) provide flexibility to the industry and increase opportunity for input by residents. This requirement also increase circulation to agencies to include agency in charge of the Source Protection Plan	Very important	Yes	Ensures the process is open, fair and transparent	No further comments.
	h. New provisions regarding notification and consultation with Aboriginal communities	The Town encourages circulation and consultation with Aboriginal community as this will promote a fair and transparent review process.	Important	Yes	Protects the interests and treaty rights of the aboriginal communities.	The requirement to consult with Aboriginal communities will contribute to an openness, fairness and transparency.
	i. Updated communication requirements for applications	The requirement for proponents to provide electronic documentation and make the Site Plan available at reasonable locations will improve the level of participation by residents in the review process	Important	Yes	Ensures the process is open, fair and transparent	No further comments
	j. New requirements for requests to lower extraction depth below the water table*	This requirement implements one the Town's primary recommendations to consider amendment to the Site Plan for below the water table extraction as a new application. This requirement will alleviate issues that confronted Council and residents in the review of the application to amend the site plan for the Tottenham pit.	Very important	Yes	Ensures critical interests of the nearby community are protected	No further comment

Table 1 Schedule C to DP-2015-099	Proposed ARA Policy Framework in The Blueprint for Change	Town of Caledon's View on Proposal	Importance of Proposal to the Town	Does Town Support or Disagree with Proposals	Effect of Proposal on Caledon	Town's Suggests Change(s) to Proposal
	k. New application for small, temporary extraction operations on farms	Although small and temporary, it is important for abutting property owners to be advised of a proposal for the small and temporary extraction within a private farm	Important	Yes	Improves communication with residents	<u>Although MNRF will consult with the municipality for Zoning information, the proposed requirement should include provision for notification to area residents within a determined notification radius. The Town recommends a radius of 1km</u>
	l. New requirements for proposals to extract stockpiles of Crown-owned aggregate	This requirement does not include provision for notification in addition to requiring proponents to submit a noise and traffic reports	Important	Yes	Positive	Revise proposed requirement to include consultation with area municipality and resident
	m. New permitting requirements for removing stockpiles of aggregate	This pertains to Crown-owned land. But if the lands are in Caledon the requirement for approval should include notification to the municipality and residents as well as require proponent to submit traffic study	Important	Yes	Positive	Revise proposed requirement to include notification to the municipality and residents as well as require proponent to submit traffic study.
	n. New ability to waive application requirements in unique circumstances	The requirement to waive specific application requirement will benefit the proponent. However this flexibility to allow MNRF to deal with unique circumstance(s).	Important	Yes	Positive	No comments
	o. New ability to refuse to accept applications on Crown land	Not applicable to the Town of Caledon	(Important to MNRF)	Yes	No effect	No comments
	p. Provisions added to allow for peer review requirements for technical studies in the future	This requirement would allow MNRF to direct proponent to fund peer review of technical studies. This is currently the case in Caledon.	Important	Yes	Positive	Revise requirement as per our Planning Report DP-2013-013 to fund the application review process as well as site inspection to ensure compliance
	q. Create flexibility for grandfathering existing sites in newly designated areas	This requirement applies to lands mostly in Northern Ontario. Since all the lands in Caledon are subject to the ARA, this requirement is inapplicable	Not important	Yes	N/A	No comments
	r. Enable a new 'permit by rule' approach for low-risk activities, removing the requirement to apply for a permit or license if certain conditions or rules set in regulation are followed	This flexibility to remove requirement to apply for a license is beneficial to the operator. There should be a caveat that MNRF will consult with the municipality prior to removing any of the requirements.	Important	Yes	Positive	Revise the requirement to allow for consultation with the local municipality
	s. Establish new rules and maximums for the extraction of aggregates from private land for personal use that will not require a license	For this type of extraction in private lands for private use without a license should include posting of a sign to provide information to area residents and the municipality	Important	Yes	Positive	Revise requirement to include posting of a sign on the property to provide information to residents and the municipality.
	t. New ability for ministry to add conditions and time limits to primary purpose exemption orders	This requirement is supportable	Important	Yes	Positive	No comments
2 Changes that will impact the management and operation of existing and future aggregate extraction sites.	u. New provision allowing the ministry to require additional studies, information and updated site plans for existing aggregate sites	MNRF must ensure that all technical studies meet its needs and reserves the right through these requirements to request additional studies. In so doing MNRF builds in some flexibilities allowing proponents to offer alternate approaches to meeting MNRF's requirements.	Important to MNRF	Yes	Allows the Minister to take action address unique circumstance	No comments
	v. New ability to establish conditions on existing aggregate sites related to source water protection plans	A number of Caledon residents rely on well water. Aggregate operation could potentially affect the quality and quantity of ground water. The Town supports the establishment of conditions on existing sites to implement the source protection policies.	Very important	Yes	Positive	The Town continues to be concerned about the inability of MNRF to inspect aggregate site to ensure compliance. In Report DP-2014-013, the Town recommends funding of a municipal staff to deal with compliance issues within each municipality.

Table 1 Schedule C to DP-2015-099	Proposed ARA Policy Framework in The Blueprint for Change	Town of Caledon's View on Proposal	Importance of Proposal to the Town	Does Town Support or Disagree with Proposals	Effect of Proposal on Caledon	Town's Suggests Change(s) to Proposal
	w. Standardize references and interpretation of tonnage limits across the policy framework, clarifying that the total tonnage limit includes both blended and recycled materials	Tonnage limit affects the number of trucks on municipal infrastructure. The requirement to standardize tonnage limit would bring clarity	Important	Yes	Positive	No comments
	x. New reporting requirements for site rehabilitation and for removal of recycled or blended materials	Regular reporting on the rehabilitation activities on the site will provide information on compliance with the requirements of the site plan.	Important	Yes	Positive	No comments
	y. Establish new requirements for record-keeping on the importation of fill for rehabilitation	Record keeping about fill to be used in the rehabilitation of pit is important since well water could be contaminated by imported soils	Important	Yes	Positive	No comments
	z. Clarify requirements for detailed record-keeping during operation	This is a good requirement	Important	Yes	Positive	No comments
	aa. Streamlining and changing the frequency of self-compliance reports	The Town opposes the proposed change in self-compliance reports from annually to every 2 years. For example residents who are concerned about well water must be provided the opportunity to examine the annual well report and not have to wait every 2 years.	Important	No	This requirement if adopted would have a negative effect for the Town	<u>Revise the proposed requirement to request self-compliance report annually.</u>
	ab. Clarify requirements for requests for a site plan amendment or a change to a licence or permit condition, enhancing local involvement on significant changes	The Town and its residents continue to seek to participate actively in the review of aggregate applications including requests for site plan amendment. The lack of public involvement was a cause for concern for Caledon residents in the review of the site plan amendment for the Tottenham Pit.	Important	Yes	Positive	No comments
	ac. Enable self-filing of amended site plans for minor changes in certain situations	The conditions for self-filing seems to indicate that the required change is minor in nature. MNRF must determine what is minor	Important to the proponent	Yes	No effect	MNRF must determine what is minor in consultation with the municipality
	ad. Remove minimum and increase maximum fines issued for offences under the Act	Maximum fines are quite hefty. They would encourage compliance	Important	Yes	Positive	No comments
	ae. Enhance and clarify provisions for compliance inspection and false reporting	This requirement would assist operator to provide accurate reports	Important	Yes	Positive	No comments
	af. New and enhanced powers related to 'no consent' transfers and revocation in special circumstances.	This new requirement is applicable to aggregate operations on Crown lands	Important to MNRF	Yes	No effect	No comments
3** Changes to Fees & Royalty	ag. Administrative changes to provide liability protection for ministry employees	This requirement will protect MNRF staff. This requirement should also apply to municipal staff if the Town's recommendation to fund a staff position to conduct site inspection for compliance is adopted by ARA.	Important	Yes	Positive	<u>Town recommends funding of a municipal staff position to deal with compliance issues within each municipality.</u>
	ah. Align annual fees for Crown land aggregate permits with those for private land licenses	Aligning the annual fees for Crown land aggregate permits would benefit both the crown and the municipality as the ARA would allow the fees over the minimum to be shared with municipalities to enable them to offset impacts to roads	Very important	Yes	Positive	No comments
	ai. New ability to disburse fees to recipients that have road responsibilities	This requirement would not apply to Caledon. It applies to area where there are no municipality	Not important	Yes	No effect	No comments
	aj. Index fees and royalties to the Consumer Price Index	This would ensure that the Town receives fees that are keeping pace with the rate of inflation	Important	Yes	Positive	No comments
	ak. Changes to royalty charge on aggregate sites with a mining lease and easier to find administrative fees	The collection of fees is beneficial to the municipality who requires funds for improvements to infrastructure	Important	Yes	Positive	No comments
	al. New ability to waive fees on private land sites	This requirement is applicable to deal with unique circumstances	Important to the proponent	Yes	No effect	No comments

Table 1 Schedule C to DP-2015-099	Proposed ARA Policy Framework in The Blueprint for Change	Town of Caledon's View on Proposal	Importance of Proposal to the Town	Does Town Support or Disagree with Proposals	Effect of Proposal on Caledon	Town's Suggests Change(s) to Proposal
	am. Create ability to make changes in the future that allow for broadening of the collection, disbursement and use of fees, and for programs to evaluate their effectiveness	This built in flexibility is a good for MNRF	Important to MNRF	Yes	No effect	No comments
4 Creating Greater Flexibility for the Future (Housekeeping Changes)	an. New powers to modify the Aggregate Resources Trust agreement and establish performance reporting requirements in the future	This is a good requirement	Important to MNRF	Yes	No effect	No comments
	ao. Move specific requirements for application, amendments and reporting from the Act to the Regulations or Standards	This is an administrative requirement	Important to MNRF	Yes	No effect	No comments
	ap. Consolidate all exemptions to the definition of "rock" into one location	This is an administrative requirement	Important to MNRF	Yes	No effect	No comments
	aq. New ability to establish performance reporting requirements in the future	This is a good requirement	Important to MNRF	Yes	No effect	No comments
	ar. New ability to establish certification and training programs in the future	This is a good requirement	Important to MNRF	Yes	No effect	No comments

NOTES

- During Fall 2015, the province will be working with municipal organization to gather cost-based information and develop a reporting mechanism to support consideration of an increase to the municipal portion of the annual fees to better address infrastructure costs resulting from aggregate operations. These will be further opportunities for public and Aboriginal input on more detailed content of the regulations, including proposed fees, as we move forward.
(A Blueprint for Change. Pg. 26)

CLERK'S DEPARTMENT	
TO	Donna
Copy	
Please Handle	
For Your Information	✓
Council Agenda	✓ Jan 6/16
File	December 14, 2015

RECEIVED

DEC 15 2015

Township of Puslinch

Township of
Oro-Medonte

Proud Heritage, Exciting Future

I.G.# 10

Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M5G 2E5

Attention: The Honourable Ted McMeekin, Minister

Dear Minister McMeekin,

Re: Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

The Council of the Township of Oro-Medonte, at its Council meeting held on December 9, 2015, passed the following motion with respect to the above-noted matter:

"Whereas the Council of The Corporation of the Township of Oro-Medonte recognizes that pursuant to the Municipal Freedom of Information and Protection of Privacy Act ("MFIPPA"), it has an obligation to provide a right of access to the public to information under its control, with limited and specific exemptions and to protect the privacy of individuals with respect to their personal information held by the Township;

And Whereas Ontario Regulation 823 issued under MFIPPA sets out the fees that may be charged to and collected from those persons making a request for access to records;

And Whereas the amount of the fees set out in Ontario Regulation 823 were established over 20 years ago and have not been updated and do not reflect anywhere near the actual costs incurred;

And Whereas such fees do not cover the actual costs incurred in responding to requests for information and for providing access to records in accordance with the provisions of MFIPPA;

And Whereas in the last year the Township has incurred almost \$60,000 in net costs, including for computer forensic assistance and for legal advice, in responding to requests and in simply issuing fee estimates for access to requested records;

And Whereas after considerable staff time and costs incurred to issue various fee estimates for access to requested records, 3 fee estimates were appealed to the Information and Privacy Commissioner of Ontario, pursuant to MFIPPA, and the requester subsequently chose not to proceed with the appeals and chose to not proceed with any of the 3 requests;

Re: Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).
Page 2

And Whereas in such situations there is no mechanism in MFIPPA or in Ontario Regulation 823 that would allow the Township to recover any of the substantial fees incurred, leaving such costs as a burden to the Township's taxpayers;

Now Therefore, the Council of The Corporation of the Township of Oro-Medonte resolves that correspondence, under the Mayor's signature, be forwarded to the Minister of Municipal Affairs and Housing to request a review and update of the fees provisions in MFIPPA and in Ontario Regulation 823 to ensure that they are more reflective of current and actual costs incurred in responding to requests for access to requested records and to ensure they include provisions for the collection of all or part of the costs involved in preparing fee estimates for requesters;

And Further That such letter be circulated to County of Simcoe, Cities of Barrie and Orillia, Simcoe County Municipalities, all other Ontario Municipalities, Patrick Brown, Simcoe North MPP, the Association of Municipalities of Ontario and the Association of Municipal Managers, Clerks and Treasurers of Ontario for their support."

Sincerely,

A handwritten signature in black ink, appearing to read 'H.S. Hughes', written in a cursive style.

H.S. Hughes, Mayor

/mjb

GRCA Current



December, 2015 • Volume 20 Number 11

GRCA General Membership

Chair Jane Mitchell

Vice-Chair Vic Prendergast

Townships of Amaranth, East Garafraxa, Melancthon and Southgate and Town of Grand Valley
Guy Gardhouse

Townships of Mapleton and Wellington North Pat Salter

Township of Centre Wellington
Kelly Linton

Town of Erin, Townships of Guelph/Eramosa and Puslinch
Chris White

City of Guelph
Bob Bell, Mike Salisbury

Region of Waterloo
Les Armstrong, Elizabeth Clarke,
Sue Foxton, Helen Jowett,
Geoff Lorentz, Jane Mitchell,
Joe Nowak, Wayne Roth,
Sandy Shantz, Warren Stauch

Municipality of North Perth and Township of Perth East
George Wicke

Halton Region Cindy Lunau

City of Hamilton George Stajanovic

Oxford County Bruce Banbury

County of Brant
Brian Coleman, Shirley Simons

City of Brantford
Dave Neumann, Vic Prendergast

Haldimand and Norfolk Counties
Bernie Corbett, Fred Morison



www.grandriver.ca

Award for dam safety

The Canadian Dam Association has recognized the GRCA with a corporate award for work in the area of dam safety.

This is an award related to advancing dam safety and the GRCA has been recognized by its peers within the Canadian dam safety community.

The award itself says that it "recognizes valued contributions, commitment and support of advancement of knowledge and safe management of dams." The GRCA has been improving its dam safety program over many years to bring it to the rigorous program that it is today.

The GRCA operates 27 dams. Seven of these are actively used to manage river flows within the watershed and are classified as multi-purpose dams. These dams serve two key functions — controlling floods and supplying water to the river when there is not much rainfall. Other benefits include hydro production and recreation in the reservoirs that are created by the dam system.

The GRCA's other 20 dams are generally run-of-the-river dams or earthen embankment dams with small head ponds.

Changes to park fees

New 2016 park fees will come into effect Jan. 1.

The rate for a Grand River Parks Membership will remain the same as last year at \$125. The membership includes a booklet of discount coupons for activities such as canoe rental, ski rental and tubing. This will be the third season of the membership program, which replaced vehicle windshield stickers. The change is popular.

Daily admission rates are going to be constant at all parks: \$6 for adults and \$3 for children. Many parks had the \$6 fee in 2015, but for some the fee was \$5.75.

The rate structure for overnight camping has been simplified and seasonal camping rates will increase by about three per cent.

In coming up with the new rates, the GRCA looked at statistics from other camping providers

in the area.

The report on these changes is available on www.grandriver.ca/meetingreports with the November agenda. The fees will also be posted online at www.grandriver.ca/parks.

Ice storm funding received

The GRCA has been reimbursed for cleanup costs that came in the wake of the severe ice storm in December 2013.

The cleanup of hazard trees on GRCA-owned land took six months. The GRCA submitted a claim for \$548,000 to the Ministry of Municipal Affairs and Housing by the December 2014 deadline. The province reimbursed the GRCA in two payments--\$192,000 this past April and the balance of \$351,000 in October. This is \$5,000 shy of the overall claim.

This money is going back into the GRCA reserves, which is where it initially came from.

Source Protection Plan approved in December

The GRCA announced Dec. 3 that the plan to protect the sources of municipal drinking water in the Grand River watershed was approved by the Ontario Ministry of the Environment and Climate Change and will take effect July 1, 2016.

The Grand River Source Protection Plan was approved by Minister Glen Murray. The plan and its associated documents are available at www.sourcewater.ca.

The source protection planning process began in 2006, when the Ontario government passed the Clean Water Act to protect the sources of municipal drinking water throughout the province. The plan is based on technical studies, collaborative policy development and public consultation.

The process was guided by the Lake Erie Region Source Protection Committee, which is made up of representatives from municipalities, business, industry, farmers, landowners and other stakeholders. The committee also developed plans for

Grand River Conservation Authority

the Catfish Creek, Kettle Creek and Long Point Region watersheds.

New planning fees

New resource planning fees comes into effect Jan. 1, 2016.

The fees remain the same as last year for minor applications. But the new schedule reflects a two per cent increase for permit applications, plan review, title clearance and inquiries.

The number of permits and planning applications changes each year. To Oct. 31, 2015, 650 permit applications were received, compared to 671 in 2014 and 753 in 2013.

To date in 2015, there have not been any below water table aggregate applications, while only one large fill permit was received.

The fees help to cover the cost of GRCA staff time for planning, engineering, aquatics and terrestrial resources.

GRCA staff consulted with the Home Builders/GRCA Liaison Committee and the Ontario Stone, Sand and Gravel Association before setting the new fees.

Warm weather trend

Precipitation in the northern part of the watershed was near the long-term average through November, but well below average in the southern watershed.

The first significant snowfall was recorded Nov. 21 and 22, with over 20 cm of snow at Luther Marsh. But warm weather that followed meant this snow melted and river levels went up.

For the third month in a row, temperatures have been above average, due to El Niño. The average temperature in November at Shand Dam was 5.7 degrees, which is 4.7 degrees above the long-term average. The thermometer reached 20 degrees in November on some days and in some locations, which is rare for the time of year.

The level of Lake Erie is well above the long-term average. Lake Erie shoreline flood messages were issued on Oct. 28 and Nov. 12 due to high winds that caused the lake to rise at Port Maitland. Some minor flooding was reported as a result of the second incident. Reservoirs are slightly above normal.

The Grand River Low Water Response Team removed the Low water conditions on



Photo by Anne Loeffler

This was the first major snowfall at first light on the morning of Nov. 22 near the Nith River. However, the warm rays of the sun melted the snow quickly. We are likely to have a mild winter due to the warming impact of El Niño.

Nov. 9; it had been in place since Aug. 6 through the Lower Nith, Eramosa, Mckenzie and Whitemans subwatersheds.

www.grandriver.eventbrite.ca.

These programs feature nature-themed activities with the goal of introducing children to a lifetime of appreciation for the natural world.

Two GRCA houses to be demolished

The GRCA will demolish two vacant houses in Erin Township that are on property that the GRCA has owned since the mid-1970s.

Houses are sometimes part of larger property acquisitions that have been made by the GRCA. These two 1940s bungalows on Highway 125 share one driveway. They were initially rented out, but are now vacant.

Demolition of vacant houses on GRCA-owned property reduces liability.

Winter adventure camps

Winter Adventure Camps are scheduled at Laurel Creek and Guelph Lake nature centres during the winter holidays.

The camps take place Dec. 21-23 and Dec. 29-31 at Guelph Lake and Dec. 21-22 and Dec. 29-30 at Laurel Creek.

These camps allow children 6 to 12 to get outside and experience nature during the holidays. Registration is available

This issue of *GRCA Current* was published in December 2015.

It is a summary of the November 2015 business conducted by the Grand River Conservation Authority board and committees as well as other noteworthy happenings and topics of interest.

The Grand River Conservation Authority welcomes distribution, photocopying and forwarding of *GRCA Current*.

Next board meeting:

Dec. 18 at 9:30 a.m.,
GRCA Administration Centre.

Agendas, reports, *GRCA Current*:

www.grandriver.ca/MeetingReports

Subscribe to *GRCA Current*:

GRCAcurrent-subscribe@grandriver.ca

Coming events:

www.grandriver.ca/Calendar

Grand Actions newsletter:

www.grandriver.ca/GrandActions

Emplois au recensement

Embauche de 35 000 personnes partout au Canada au Recensement de 2016

Période de l'emploi :

du début de mars jusqu'à la fin de juillet 2016 (la date de début de l'emploi varie selon l'affectation)

Taux de rémunération :

16,31 \$ à 19,91 \$ l'heure, plus les dépenses autorisées

Heures de travail :

flexibles, mais le candidat doit s'engager à travailler au moins 20 heures par semaine

Exigences :

le candidat doit être âgé de 18 ans ou plus et autorisé à travailler au Canada



Postulez dès maintenant / Dites-le à un ami
www.recensement.gc.ca/emplois

1-877-325-2016

ATS (un appareil de télécommunications pour personnes sourdes) : 1-866-753-7083

[illegible]

Census jobs 2016

**The 2016 Census
is staffing 35,000
jobs across Canada**

Everyone working on the 2016 Census will make a lasting contribution to Canada, its government and its people. Census information is important for your community and is vital for planning services such as schools, homes for senior citizens, health and emergency services. As a member of the collection team, you will help ensure that the 2016 Census is a success.



These non-office jobs require staff to work in neighbourhoods and communities in all urban, rural and remote areas in Canada.

Are you:

- 18 years or older?
- a Canadian citizen or eligible to work in Canada?
- able to commit to at least 20 hours per week including days, evenings, weekends and holidays as required?

A valid driver's licence and access to a vehicle are required in some areas. Candidates should be computer literate and have access to a home computer with Internet.

Candidates must pass a written test, reference check, and government security assessment. Supervisory positions will require the candidate to pass an interview.

For information on the application process, please visit the census website.

**Apply now
tell a friend**

www.census.gc.ca/jobs

1-877-325-2016

TTY: 1-866-753-7083

(a telecommunications device for people who are deaf)



Join the 2016 Census team

Crew Leaders (supervisors)

As a Crew Leader you will train, lead and supervise a team of Enumerators. You will be involved in the recruitment of staff.

Varying employment periods between early March and the end of July 2016 depending on assignment and location.

Rate of pay

\$19.91 per hour plus authorized expenses.

If you're a proven leader in your community who can motivate others, this may be the job for you.

Enumerators

As an Enumerator you will distribute questionnaires door-to-door and conduct personal interviews and follow-up both in person and by phone.

Varying employment periods between mid-April and the end of July 2016, depending on the assignment.

Rate of pay

\$16.31 per hour plus authorized expenses.

If you like working with people and are detail-oriented, this may be the job for you.

Emplois au Recensement de 2016

**Embauche de 35 000
personnes au
Recensement de 2016**

Toutes les personnes qui travailleront au Recensement de 2016 apporteront une contribution durable au Canada, à son gouvernement et à sa population. Les renseignements tirés du recensement sont importants pour votre collectivité et sont essentiels dans la planification des services comme des écoles et des résidences pour personnes âgées ainsi que des services de santé et d'urgence. À titre de membre de l'équipe de la collecte, vous aiderez à faire du Recensement de 2016 un succès.



Ce ne sont pas des emplois de bureau. Le travail aura lieu dans les quartiers et les collectivités de toutes les régions urbaines, rurales et éloignées du Canada.

Est-ce que vous :

- avez 18 ans ou plus?
- êtes citoyen canadien ou êtes autorisé à travailler au Canada?
- êtes prêt à travailler au moins 20 heures par semaine, y compris le jour, le soir, la fin de semaine et les jours fériés au besoin?

Un permis de conduire et l'accès à un véhicule sont exigés à certains endroits. Les candidats doivent savoir travailler avec un ordinateur, en avoir un à la maison en plus d'avoir une connexion à Internet.

Les candidats doivent réussir un examen écrit, faire l'objet d'une vérification de références et obtenir une attestation de sécurité. Les candidats aux postes de superviseur devront réussir une entrevue.

Pour obtenir plus de renseignements sur le processus de mise en candidatures, veuillez consulter le site Web du recensement.

Postulez dès maintenant

Dites-le à un ami

www.recensement.gc.ca/emplois

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ATS : 1-866-753-7083

(un appareil de télécommunications pour personnes sourdes)



Joignez-vous à l'équipe du Recensement de 2016

Chefs d'équipe (superviseurs)

En tant que chef d'équipe, vous devrez former, diriger, et superviser une équipe d'agents recenseurs. Vous participerez au recrutement d'employés.

Périodes d'emploi variables entre le début de mars et la fin de juillet 2016, selon l'affectation et le lieu de travail des candidats.

Taux de rémunération

19,91 \$ l'heure, plus les dépenses autorisées.

Si vous êtes un chef de file incontesté dans votre collectivité et que vous savez motiver les autres, cet emploi pourrait être le vôtre.

Agents recenseurs

En tant qu'agent recenseur, vous livrerez les questionnaires de porte à porte, mènerez des interviews et ferez des suivis par téléphone et en personne.

Périodes d'emploi variables entre la mi-avril et la fin de juillet 2016, selon l'affectation.

Taux de rémunération

16,31 \$ l'heure, plus les dépenses autorisées.

Si vous aimez travailler avec les gens et avez le souci du détail, cet emploi pourrait être le vôtre.

Census jobs

The 2016 Census is staffing 35,000 jobs across Canada

Period of employment:

early March to end of July 2016 (start date varies by assignment)

Hours of work:

flexible, but must commit to at least 20 hours per week

Rate of pay:

\$16.31 to \$19.91 per hour plus authorized expenses

Requirements:

must be 18 years of age or older and eligible to work in Canada



Apply now / tell a friend

www.census.gc.ca/jobs

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Emplois au recensement

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du début de mars jusqu'à la fin de juillet 2016 (la date de début de l'emploi varie selon l'affectation)

Heures de travail :

flexibles, mais le candidat doit s'engager à travailler au moins 20 heures par semaine

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Exigences :

le candidat doit être âgé de 18 ans ou plus et autorisé à travailler au Canada



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NOTICE

The Government of Ontario Process for Ministers' and Parliamentary Assistants' Delegations at the OGRA/ROMA Combined Conference

**Sunday February 21 – Wednesday February 24, 2016
Toronto, Ontario**

Individual Ministers and Parliamentary Assistants are being asked to participate in municipal delegations. Please note that not all Ministers and Parliamentary Assistants will be taking delegations. If your municipality wishes to meet with a Minister or Parliamentary Assistant, we ask that you complete and submit the online form. Please note all request forms **must** include the name of a contact person who is knowledgeable about the issue and available to respond to ministry inquiries in a timely manner.

The Ministry of Municipal Affairs and Housing (MMAH) will respond to delegation requests for the Minister of Municipal Affairs and Housing. MMAH will advise other Ministers and Parliamentary Assistants of delegation requests and decisions on delegations will be made and given to you by the Ministers requested. To assist in expediting your delegation request, we ask that you use the Municipal Delegation Request Form rather than going through your MPP or directly to the Ministers' Offices.

In order to facilitate municipalities in planning their delegation schedules we will advise municipalities of their delegation times prior to the conference. As a result, **no delegation requests will be accepted after the DEADLINE of FRIDAY, January 08, 2016.**

Municipalities will be contacted by the respective Ministries about their requests and, if applicable, the meeting time and location, approximately one week before the Conference.

You can now submit one form to request delegation meetings with up to 4 ministries. To request delegation meetings with more than 4 ministries, please submit a new form. Please limit issues for discussion to a maximum of 3 per ministry. We ask that delegates not meet with more than one Minister on a given issue. To make the most of the delegation time available (delegations usually run 15 minutes), please ask to discuss your issue only with the Minister or Parliamentary Assistant responsible for that issue.

Thank you.

Vinothini Kajendran
Municipal Programs and Education Branch
Ministry of Municipal Affairs and Housing
Telephone: 416-585-6280
E-mail : vinothini.kajendran@ontario.ca



Donna Tremblay

From:
Sent:
To:
Subject:

I.G.# 14

Water, Drinking (MOECC) <Drinking.Water@ontario.ca>
December-18-15 12:03 PM
Donna Tremblay
Notice of Release of the Minister's Annual Report on Drinking Water 2015, the Chief Drinking Water Inspector's 2014-2015 Annual Report and Drinking Water Data on Ontario.ca / Avis de publication du Rapport annuel 2015 du ministre sur l'eau potable, du Ra

Please be advised that today the Ministry of the Environment and Climate Change released the Minister's Annual Report on Drinking Water 2015 and the Chief Drinking Water Inspector's 2014-2015 Annual Report.

The Minister's Annual Report on Drinking Water 2015 showcases the work Ontario is doing to protect our drinking water and water resources while fighting climate change. The Chief Drinking Water Inspector's Annual Report provides an overview of the ministry's progress during 2014-15 and includes in-depth information on the performance of Ontario's drinking water systems and licensed and eligible laboratories. Both reports are available online at ontario.ca/drinkingwater.

The reports highlight that Ontario's drinking water continues to be of high quality and is well protected. These findings are supported by our drinking water quality and inspection results. The ministry and its partners are working together and remain committed to protecting the province's drinking water.

Starting this year, drinking water datasets that are used in the Chief Drinking Water Inspector's 2014-2015 Annual Report will also be released on Ontario's Open Data Catalogue when the report is released.

Improving public access to drinking water data supports the government's Open Data Directive to make government data accessible to the public by default. This directive requires Ontario ministries and provincial agencies to publish data unless there are legal, privacy, confidentiality, commercially sensitive or security reasons not to do so. Releasing the data we collect related to drinking water will increasingly become our normal business practice.

Going forward, most datasets will be updated on a quarterly basis so that information is available to the public between annual reports.

Veuillez noter qu'aujourd'hui, le ministère de l'Environnement et de l'Action en matière de changement climatique a publié le Rapport annuel 2015 du ministre sur l'eau potable et du Rapport annuel 2014-2015 de l'inspectrice en chef de l'eau potable.

Le Rapport annuel 2015 du ministre sur l'eau potable décrit le travail réalisé par l'Ontario pour protéger notre eau potable et nos sources d'eau, parallèlement à ses initiatives pour combattre le changement climatique. Le Rapport annuel de l'inspectrice en chef de l'eau potable offre une vue d'ensemble des progrès réalisés par le Ministère en 2014-2015 et propose des informations

détaillées sur le rendement des réseaux d'eau potable de l'Ontario et des laboratoires autorisés et admissibles. Les deux rapports sont disponibles en ligne sur ontario.ca/drinkingwater.

Ces rapports révèlent que l'eau potable de l'Ontario est toujours de haute qualité et qu'elle est demeure bien protégée. Cette affirmation est d'ailleurs soutenue par les résultats provenant des inspections et des analyses de la qualité de l'eau. Le Ministère et ses partenaires collaborent à la protection de l'eau potable de la province et leur engagement en cette matière reste entièrement présent.

Dès cette année, les ensembles de données portant sur l'eau potable utilisés pour le Rapport annuel 2014-2015 de l'inspectrice en chef de l'eau potable seront aussi publiés dans le Catalogue des données publiques lorsque le rapport sera publié.

L'amélioration de l'accès public aux données portant sur l'eau potable soutient la Directive sur les données ouvertes de l'Ontario qui rend les données du gouvernement accessibles au public par défaut. Cette directive fait en sorte que les ministères du gouvernement ontarien et les organismes provinciaux sont tenus de publier leurs données, sauf dans les cas où elles sont de nature légale, privée, confidentielle ou sont sensibles pour des raisons commerciales ou de sécurité. La publication des données portant sur l'eau potable est appelée à devenir une pratique courante pour notre ministère.

À l'avenir, la plupart des ensembles de données seront mises à jour sur une base trimestrielle et l'information sera donc offerte plusieurs fois par année.

**Ministry of Agriculture,
Food and Rural Affairs**

**Ministère de l'Agriculture, de
l'Alimentation et des Affaires rurales**

Office of the Parliamentary Assistant

Bureau de l'adjoint parlementaire

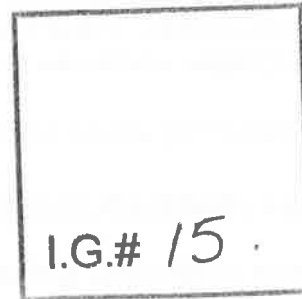
77 Grenville Street, 11th Floor
Toronto, Ontario M7A 1B3
Tel: 416-326-3074
Fax: 416-326-3083

77, rue Grenville, 11^e étage
Toronto (Ontario) M7A 1B3
Tél.: 416-326-3074
Téléc.: 416-326-3083



December 16, 2015

Dennis Lever
Mayor
Township of Puslinch
dennisl@wellington.ca



Dear Mayor Lever:

I am writing to you regarding the recent release of our government's report, *2015 Rural Roadmap: The Path Forward for Ontario*. Building on the valuable input we have received from rural stakeholders this report outlines key government priorities and highlights the progress made in Ontario since the original report was issued in 2014. It also identifies additional initiatives impacting rural Ontario and sets the stage for ongoing consultations and engagement with rural Ontarians.

Ontario is committed to creating conditions where the province's rural municipalities, businesses and regional economies can grow and prosper. That is why Ontario is:

- **Investing in infrastructure** –, approximately \$15 billion has been committed through the Moving Ontario forward Fund to support investments in roads, bridges, transit and other critical infrastructure in communities outside of the Greater Toronto and Hamilton Area.
- **Improving rural health care**- the Telehomecare Expansion Project is reducing the need for rural patients with chronic health conditions to travel to receive health care. The project helps patients manage their health using remote monitoring technology with the support of specially trained nurses. As of March 31, 2015, more than 5,000 patients with congestive heart failure and chronic obstructive pulmonary disease have benefited from the program.
- **Helping youth to develop skills for success** - as part of Ontario's renewed Youth Jobs Strategy, the new Youth Job Connection program offers paid pre-employment workshops, job placement opportunities and mentorship to youth between the ages of 15 and 29, who are unemployed, in school, or in training. The program also offers part-time after-school and summer job opportunities to high-school students between the ages of 15 and 18, facing challenging life circumstances.

.../2

- **Supporting Aboriginal people in rural Ontario** - \$25 million has been committed through the Aboriginal Economic Development Fund, to support Aboriginal businesses and communities over the next three years.

Thanks to the roadmap Ontario better understands how to provide rural communities with the tools they need to succeed. These tools help to support good jobs, attract investment, and ensure that rural Ontario continues to be a vital part of the Ontario economy.

The 2015 Rural Roadmap report can be viewed online here:

www.omafra.gov.on.ca/english/rural/roadmap.html

Thank you for your contribution to this effort.

Sincerely,

Original signed by

Arthur Potts
Parliamentary Assistant



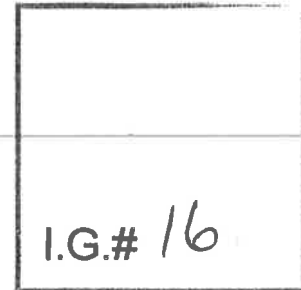
Good Things Grow in Ontario
À bonne terre, bons produits

Donna Tremblay

From: Karen Phillips
Sent: December-11-15 9:28 AM
To: Karen Landry; Donna Tremblay; Betty Coburn
Subject: FW: Hazardous Waste Fee Increase

FYI

From: HWIN Notice [<mailto:notice@HWIN.CA>]
Sent: December-09-15 9:51 AM
To: Nuala Larwood
Subject: Hazardous Waste Fee Increase



Dear Nuala larwood:

Further to an email sent in August 2015, Ontario has amended Regulation 347, under the *Environmental Protection Act*, to raise the tonnage component of the Hazardous Waste Fee. The tonnage component will be increased from \$10 to \$20 per tonne for hazardous waste transferred or disposed of between January 1, 2016 and December 31, 2016. The tonnage component will be further increased to \$30 per tonne as of January 1, 2017. If you ship only liquid industrial waste the increase will not impact you as there are no tonnage fees associated with these wastes.

This is the first increase to the tonnage component of the Hazardous Waste Fee since it was implemented in 2002.

The province is committed to ensuring that hazardous waste is safely managed. Not managing waste properly now—particularly hazardous waste—can lead to expensive clean-ups of contaminated land and water in the future. The fee increase will ensure that generators are fully responsible for the cost of tracking the hazardous waste they create.

The ministry will work with businesses to ensure that the transition is as efficient as possible. We are also exploring options to improve service delivery and reduce the administrative burden on generators.

Please see the [Environmental Registry posting](#) for contact and additional information, including the comments that were received during the public comment period in August. Do not respond to this e-mail as the account it was sent from is not monitored.

Pour obtenir plus d'information sur cet avis en français veuillez [consulter l'avis au Registre environnemental](#). Veuillez ne pas répondre à ce courriel généré automatiquement.

Ontario Accepting Applications for Seniors Community Grants*Province Helping Reduce Social Isolation Among Seniors***NEWS**

November 30, 2015

Ontario is now accepting applications for the 2016 Seniors Community Grant Program to help more seniors stay active and engaged in their communities.

The province is investing \$2 million to support not-for-profit community projects that increase volunteerism, social inclusion and community engagement for seniors. Projects that have previously been funded by the grant program include:

- programs that enhance financial literacy,
- health and nutrition promotional programs including dance classes for seniors,
- cultural day trips,
- and conversational Ojibwe classes for Aboriginal seniors and children.

Launched in 2014, the Seniors Community Grant Program aims to reduce social isolation that can have negative effects on seniors' quality of life. Since its launch, the program has supported 544 projects, helping close to 116,000 seniors participate in their communities.

Keeping seniors engaged is part of the government's four-part plan to build Ontario up. The plan includes investing in people's talents and skills, making the largest investment in public infrastructure in Ontario's history, creating a dynamic, supportive environment where business thrives, and building a secure savings plan.

QUOTES

"Through the Seniors Community Grant Program we've been working to help seniors lead engaging and fulfilling lives for two years. This responsibility, this duty, is so significant that it surely takes longer than two years to complete. This is why we continue to invest in this program, so that we can reach more seniors across the province, and help them participate in community life."

— Mario Sergio, Minister Responsible for Seniors Affairs

"Social inclusion is a priority for our seniors, since they often play an essential role in families and in our community. We are happy to have the support of the Ontario government as we work to create opportunities for engagement and for cultural knowledge transfer, which is beneficial not only to our Elders and seniors, but to the younger generations and community at large."

— Monique Raymond, President, Mishko Bimaadziwin Family Support Services

QUICK FACTS

- Applications are open between November 30, 2015 and March 4, 2016. Applications for projects aimed at the planning and promotion of Canada's 150th birthday in 2017 will also be considered.

- Individuals representing non-incorporated seniors groups, incorporated not-for profit organizations, municipalities, Local Service Boards and Aboriginal groups are eligible to apply for Seniors Community Grants.
- Reduced social contact is associated with a lower quality of life among seniors and with a number of negative outcomes, such as poor health and depression.
- The Seniors Community Grant Program is part of [Ontario's Action Plan for Seniors](#).

LEARN MORE

- [Applications and guidelines for the 2016 Seniors Community Grant Program](#).
- [See 2015-16 Seniors Community Grant recipients](#)
- [Ontario's Action Plan for Seniors](#).
- [Ontario Seniors' Secretariat](#).

Celeste Bottero, Minister's Office, 416-326-1689
Laura Sylvis, Communications Branch, 416-314-7010

<http://news.ontario.ca/oss/en>
Disponible en français

2016-17 Ontario Sport and Recreation Communities Fund (OSRCF)

The Ministry of Tourism, Culture and Sport is pleased to announce the launch of the **2016-17 Ontario Sport and Recreation Communities Fund**. The OSRCF was established to support a vision of getting and keeping Ontarians active in community sport, recreation and physical activity. This is accomplished through support of short-term projects that have the potential for long-term sustainability and deliver quality experiences to individuals at every phase of life.

The OSRCF is targeted at groups whom lack equitable access to participate and/or have been historically less physically active. The goal of the OSRCF is:

- To increase opportunities for participation in PHYSICAL ACTIVITY.
- To embed PHYSICAL LITERACY throughout sport and recreation as a foundation for lifelong physical activity.
- To increase the CAPACITY of the sport and recreation sector to deliver quality sport and recreation programming.

Who Can Apply?

Incorporated not-for-profit organizations that offer high-quality sport, recreation and physical activity programs and have operated and been incorporated for at least one year in Ontario (this includes Aboriginal groups, Local Services Boards and municipalities).

Universities/colleges are eligible to apply in the provincial stream for applied research projects that address emerging trends and priorities in the sport and recreation sector. Applied research projects must address needs identified by sport and recreation practitioners and assist in addressing barriers that hinder participation in sport and recreation.

Potential applicants are strongly encouraged to read the OSRCF 2016-17 Application Guide for detailed instructions on how to apply.

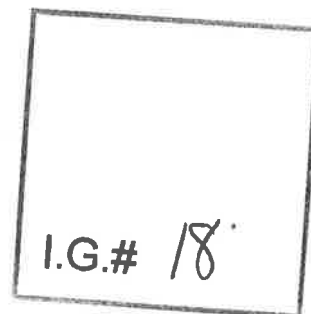
Application Deadline:

All applications must be submitted no later than Wednesday, January 21, 2016 at 5:00 pm, Eastern Standard Time (EST). No letter of intent is required for the OSRCF.

Provincial Sport Organization's (PSO) must ensure they apply under the correct OSRCF application when logged into to the Grants Ontario System. PSO's must apply under the PSO/MSO Project Funding application on Grants Ontario.

If you have questions regarding OSRCF please email OSRCF@Ontario.ca.

For further information visit [<<Grants Ontario>>](http://GrantsOntario.ca)



**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel. 416-585-7000
Fax 416-585-6470
www.ontario.ca/MAH

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. 416-585-7000
Téléc. 416-585-6470
www.ontario.ca/MAH



Ontario

**Ministry of Natural
Resources and Forestry**

Office of the Minister

Room 6630, Whitney Block
99 Wellesley Street West
Toronto ON M7A 1W3
Tel: 416-314-2301
Fax: 416-314-2216
www.ontario.ca/MNRF

**Ministère des Richesses
naturelles et des Forêts**

Bureau du ministre

Édifice Whitney, bureau 6630
99, rue Wellesley Ouest
Toronto (Ontario) M7A 1W3
Tél.: 416-314-2301
Téléc.: 416-314-2216
www.ontario.ca/MRNF

RECEIVED

DEC 10 2015

Township of Puslinch

I.G.# 19.

December 7, 2015

Ms. Karen Landry
CAO/Clerk/Treasurer
Township of Puslinch
7404 Wellington Road 34, RR 3 (Aberfoyle)
Guelph ON N1H 6H9

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
Council Agenda	
File	

68219

Dear Ms. Landry:

As you know, in the spring of 2015, the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry initiated a co-ordinated review of the Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.

To support the co-ordinated review, an Advisory Panel was appointed to develop and propose recommendations on how to amend and improve the plans. Chair David Crombie, and members Keith Currie, Rae Horst, John MacKenzie, Leith Moore and Debbie Zimmerman, attended public meetings, reviewed the plans, and relied upon their knowledge of the region and issues at stake to provide input and recommendations.

While we acknowledge the great work of the Advisory Panel, we would also like to take this opportunity to thank you for your input in the review. Your input has helped Mr. Crombie and the Panel formulate a thorough and objective report which he has now submitted to the government. We are pleased to share the Panel's report *Planning for Health, Prosperity and Growth in the Greater Golden Horseshoe: 2015 – 2041* with you today. You can review and download the report at www.ontario.ca/ceu1.

In addition, we would also like to share a summary of the main themes that emerged during the 17 town hall consultation meetings. *The Co-ordinated Land Use Planning Review Summary Report on Town Hall Meetings* is available for download at www.ontario.ca/cfki.

The long-term prosperity and social wellbeing of Ontario depends upon planning for strong, sustainable and complete communities. The panel has recommended ways to better achieve our goals of growing healthy, livable and prosperous communities by keeping people and goods moving, creating jobs, combating the effects of climate change, protecting agricultural viability and expanding our green spaces.

Our government will consider the Advisory Panel's recommendations as we develop proposed amendments to the plans. We will seek input on the proposed amendments in winter 2016. Please visit our website www.ontario.ca/landuseplanningreview for updated information on the co-ordinated review.

We would like to sincerely thank the Advisory Panel for its dedication in dealing with many complex issues and for providing us with their advice. We would also like to thank you for participating in this review. Your continued engagement will help shape the future of the plans and of our region.

Best regards,



Ted McMeekin,
Minister of Municipal Affairs and Housing

Sincerely,



Bill Mauro,
Minister of Natural Resources and Forestry

Enclosure: *Planning for Health, Prosperity and Growth in the Greater Golden Horseshoe: 2015 – 2041*



Planning for Health, Prosperity and Growth

in the Greater Golden
Horseshoe: 2015-2041

Recommendations of the Advisory Panel on the Coordinated Review of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan



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Dear Minister McMeekin and Minister Mauro,

I am pleased to present the final report of the Advisory Panel for the Coordinated Review of the Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and Niagara Escarpment Plan. We have come to consensus on a comprehensive set of recommendations that will strengthen these important land use plans and ensure we are moving towards a healthier and more prosperous Greater Golden Horseshoe (GGH).

Throughout our deliberations we heard from members of the public, municipal representatives and stakeholders at 17 regional town hall meetings held throughout the GGH, we received thousands of formal written submissions as well as messages through letter writing campaigns, and met with many stakeholders from a variety of sectors. This input provided us with valuable insights on the plans and experiences with implementation.

Our recommendations for the plans are grounded in a firm belief that the plans provide a strong foundation for the region. These award-winning plans are beginning to direct growth and protect what is valuable in the region. Throughout the consultation process we heard that there is strong support for these plans and the framework they provide.

We also heard that there is an urgent need to improve the plans and ensure effective actions to curb sprawl, grow the Greenbelt, support agriculture and address traffic congestion. Successful implementation of the four plans is essential to the health of the region's current and future residents, economic prosperity and the sustainability of the environment.

Our advice to the Province builds on the foundation the plans create and we have organized our recommendations around six strategic directions that we see as critical to the success of the region:

- Building complete communities
- Supporting agriculture
- Protecting natural and cultural heritage
- Providing infrastructure
- Mainstreaming climate change
- Implementing the plans

We recognize that these themes are interdependent, and strongly recommend that the Province move forward on these six strategic

directions in an integrated and timely manner. We realize that our recommendations will be implemented over varying timeframes. We believe that many of them can and should be implemented through the amendment process during the timeframe of the Coordinated Review. We emphasize that it will be important to ensure that any work needed to inform conformity with the Growth Plan is available when needed by municipalities. It may take longer to implement other recommendations, but we stress that it is essential to act on them as quickly as possible (within five years) in order to achieve a better future for the region in a comprehensive, efficient and effective manner.

We also know that many of the challenges facing the region cannot be addressed solely through land use planning. Therefore, we have called for sustained focus, investment and coordination across provincial ministries and with other levels of government to ensure that the potential of this great region is realized.

We support the Province's leadership to-date establishing the integrated land-use planning framework of the plans, and encourage the Province to continue with this bold approach as it addresses the issues facing the region and its residents. We also urge the Province to continue working with the region's First Nation and Métis communities to ensure their concerns and visions for the future are adequately heard.

I would like to thank the individuals, stakeholders and municipalities who shared with us their experiences with the plans, as well as their recommendations on how they can be strengthened. We considered all of the information and advice we heard carefully in our deliberations.

I would also like to extend a sincere thank you to the members of the Advisory Panel for bringing their experience and expertise to this review, and for their careful consideration and engagement throughout this process.

This review provided a unique opportunity to pause and reflect on the experience implementing the plans, and I and the Panel members appreciate the opportunity to be part of this important process.

A handwritten signature in black ink that reads "David Crombie". The signature is written in a cursive, flowing style.

The Honourable David Crombie, Chair

Executive Summary



The Greater Golden Horseshoe (GGH) is one of the fastest growing regions in North America. In recent decades, it has experienced tremendous pressure from population growth and the urban and suburban development that accompanies it.

The Province has put in place legislation and plans to accommodate growth while protecting valuable farmland, water resources and natural heritage. In 1985, it established the Niagara Escarpment Plan (revised in 1994 and 2005), followed by the Oak Ridges Moraine Conservation Plan in 2002. The Province then embarked on a landmark initiative for the region, creating the Greenbelt Plan in 2005, followed by the Growth Plan for the Greater Golden Horseshoe in 2006. These four plans provide a framework to accommodate population and employment growth in a more sustainable manner while protecting vital assets such as high-quality farmland, water resources and natural areas. In the last decade, the plans' policies have begun to reduce urban sprawl, encourage the development of more complete communities, and provide increased focus on the region's agricultural resources and natural heritage.

The Province is undertaking a simultaneous review of all four plans, recognizing their common geography and the interconnected nature of their policies. This Coordinated Review of the four plans provides an opportunity to assess progress to date, address challenges and make improvements to strengthen the plans and ensure a vibrant, healthy region for current and future generations.

The Government created an Advisory Panel to provide recommendations that would inform this review. Our role is to develop consensus-based recommendations to the Ministers of Municipal Affairs and Housing, and Natural Resources and Forestry on ways to amend and improve the plans. Our analysis and the recommendations contained in this report are based on careful consideration of the advice provided during 17 Town Hall Meetings held across the GGH; submissions and briefings by the public, stakeholders and municipalities; site visits to places of interest in the region; and background papers prepared by staff of the Ministries of Municipal

Urban Structure of the Greater Golden Horseshoe



Affairs and Housing, and Natural Resources and Forestry, in collaboration with partner ministries (Ministries of Agriculture, Food and Rural Affairs, Environment and Climate Change, and Transportation). The Province will seek further input on any subsequent amendments to the four plans.

The Greater Golden Horseshoe – a Region Under Pressure

The GGH is blessed with abundant fresh water, significant natural features, excellent farmland and a moderate climate. These assets support a high quality of life and diverse economic opportunities for the residents of the region, which in turn continue to attract ongoing population growth. The GGH has seen rapid rates of growth since the end of World War II, especially since the 1990s when the population

began to grow by 100,000 to 120,000 people every year. The extent of settlement has also grown. For example, between 1971 and 2006, the region's urban footprint more than doubled. Much of the recent urban growth has been in the form of low-density, car-dependent suburbs, providing many residents with affordable, single-detached homes. However, this form of development, often known as urban sprawl, has resulted in loss of farmland, traffic congestion, deteriorating air and water quality, impacts on human health, and the loss of green space, habitats and biodiversity. The changing climate and increasing frequency and severity of extreme weather events create additional pressures on the region's communities, agricultural production, infrastructure and natural systems.

The Province has forecast that the number of people living in the GGH will grow from the current population of about nine million people to about 13.5 million by 2041, with the number of jobs forecast to rise from 4.5 million to 6.3 million. This will increase our population by nearly 50 per cent and the number of jobs by 40 per cent. A central question for the region is "where and how will future growth be accommodated?" This question was a major imperative for the creation of the Growth Plan and Greenbelt plans. At the heart of the Growth Plan is the allocation of growth forecasts to GGH municipalities to help them assess the amount of land required to accommodate new development. As of 2013, approximately 107,000 hectares were available as "designated greenfield areas" to accommodate forecast growth to 2031, the first time horizon of the Growth Plan. Amendment 2 to the Growth Plan provided additional forecasts for the GGH to accommodate two million more people by 2041, and some municipalities are now working on analysis to assess land needs to accommodate this additional growth.

Ultimately, the amount of land needed to accommodate expected growth to 2041 will depend on the rate of intensification (infill in existing urban areas) and the density of new development in each municipality. Fortunately, land consumption rates are decreasing, reflecting a trend towards building more compact communities. For example, between 1991 and 2001, the population of the Greater Toronto and Hamilton Area (GTHA) grew by 19 per cent, while the urban area expanded by

26 per cent. Between 2001 and 2011, the population of the GTHA grew by 18 per cent, but the urban area expanded by only 10 per cent. If the trend for decreasing land consumption continues, it is likely that much of the land that has been designated to accommodate forecasted growth by 2031 will not actually be developed by that date, providing flexibility to accommodate some or all of the expected needs to meet 2041 forecasts within existing designated greenfield areas.

The Greenbelt contains almost 800,000 hectares (two million acres) of protected land, including the Niagara Escarpment, Oak Ridges Moraine and the land known as “Protected Countryside” that lies at the centre of the GGH. The Greenbelt protects important ecological and hydrological systems, as well as an agricultural system composed of prime agricultural lands, rural areas and specialty crop areas. In addition, the three Greenbelt plans are an essential component of the provincial strategy to contain urban sprawl. There is evidence to show that they are important tools to contribute to protection of natural and agricultural assets, and control of urban expansion. However, they need to be strengthened to fully reach their objectives. We also heard concerns that speculative investments pose a risk of “leapfrog” development in areas beyond the Greenbelt, such as Simcoe and Brant Counties.

Towards a Better Future

The four plans are designed to address the challenges associated with growth and development, and we fully support their goals and objectives. This review provides a timely opportunity to pause, reflect and adjust these land use policies to shape future growth more effectively. With the benefit of past experience with plan implementation and input from stakeholders, the general public and experts in many disciplines, we have identified six strategic directions and provided 87 recommendations that build on the existing goals and objectives of the four plans in order to fully realize their potential to contribute to greater economic prosperity, more efficient transportation, more productive agriculture, healthier communities and more resilient natural systems.

Our strategic directions encompass many inter-related ideas that work together to achieve the objectives of the four plans. For example, we must curb sprawl and build more compact communities in order to

support transit, reduce greenhouse gas emissions and protect valuable farmland. Protection of farmland alone is not enough unless it is also productive and supports a strong agricultural economy. Our sense of place in this beautiful part of the Great Lakes Basin relies on the care we invest in our natural and cultural heritage. Natural features and functions, including water resources and biodiversity, are essential to support healthy, prosperous communities that are resilient to climate change. Many forms of infrastructure – from water supply, stormwater and wastewater to transit, cycling, walking and roads – provide an essential foundation for human health and economic activities. Drastic reductions in greenhouse gas emissions are essential to reduce our contribution to climate change. Decreased vehicle emissions will also pay huge dividends in improved air quality throughout the region. Finally, implementing the four plans more effectively and efficiently depends on a more collaborative and coordinated effort involving different levels of government, civil society and the private sector.

Building Complete Communities

During the consultation phase of this review, it was clear that there is widespread support for the overall intent of the four plans – to use land more efficiently, create livable communities, reduce commute times, protect valued resources and support a strong and competitive economy. We heard that people value a diverse mix of land uses and housing types, a range of employment opportunities, high-quality public open space, a variety of transportation choices, and easy access to stores and services. We call these places “complete communities”.

Existing urban settlements in the GGH range from historic villages to downtown centres and low-density suburbs. There are many opportunities within these areas for rejuvenation to create more complete communities with vibrant mixed uses, transit-supportive densities and infrastructure for walking and cycling. New developments in greenfield areas can also be designed as complete communities that provide jobs, housing, transit and recreation opportunities, while supporting individual and community health. Infrastructure costs are lower for compact communities. They can also help to decrease greenhouse gas emissions and energy use, thereby working towards becoming a net-zero or low-carbon community.

Our recommendations on building complete communities focus on strengthening the plans by:

- Directing more new development to existing urban areas through intensification, and less to new greenfield areas
- Increasing the density of housing and job opportunities in new development to create well-designed, healthy and transit-supportive communities
- Establishing stronger criteria to control settlement area expansion
- Encouraging a greater mix of housing types, including affordable housing
- Protecting employment areas and supporting evolving economic activities

Supporting Agriculture

The GGH has high-quality soils and climatic conditions that make it ideally suited for a wide range of crops and livestock, including the specialty crop areas in Niagara Region and Holland Marsh. These same qualities have also made this region a highly desirable place to live, from the original Aboriginal land users to the early settlers from Europe and the more recent immigrants from around the world. Agriculture today is a major contributor to Ontario's economy, identity and way of life.

During the consultations for this review, many associations and individuals in the farming sector emphasized that farmland is a finite resource and the planning regime in the GGH needs strengthening to stem the ongoing loss of agricultural land to other land uses. We also heard concerns about threats to the viability of agriculture from speculative land investments, land use conflicts in near-urban areas, complex regulations and deficiencies in rural infrastructure.

Recognizing the fundamental importance of agriculture in the GGH, our recommendations focus on:

- Promoting the identification, mapping and protection of an agricultural system throughout the region
- Implementing stronger criteria to limit the loss and fragmentation of prime agricultural lands, particularly in the outer-ring municipalities beyond the Greenbelt

- Supporting productive agriculture
- Recognizing the importance of locally sourced food and urban agriculture
- Integrating the needs of agriculture throughout the plans, for example when considering settlement area expansion, the rural economy, management of natural resources, infrastructure development, climate change and plan implementation
- Applying an agriculture lens to other provincial policies and programs (such as climate change, transportation and infrastructure, financial tools, community improvement plans and education) to address the unique needs of agriculture in the GGH

Protecting Natural and Cultural Heritage

The GGH is defined by the Great Lakes and the rivers that flow into them, combined with the rolling landscapes of the Oak Ridges Moraine and the dramatic cliffs of the Niagara Escarpment. The natural systems in the region provide a range of ecosystem services that support human life, biodiversity and economic activities. During the consultations, we heard that many groups and individuals are concerned about ongoing environmental degradation in the region and its effects on our health, as well as on the sustainability of natural systems and wildlife.

Aggregates contained in geological formations represent another natural resource that is essential for continued growth and development. We heard during the consultations that we need to find a better balance between supplying essential aggregate materials for buildings and infrastructure, while minimizing the immediate and long-term cumulative effects of extraction and transportation on natural systems, agriculture and rural communities.

Cultural heritage embodies, protects and sustains our sense of identity and meaning and helps to make communities vital and special places. Heritage resources provide important visual landmarks, enhance community appeal and convey a sense of place. They also create opportunities for recreation and tourism, and help attract investment based on cultural amenities. In many communities in the GGH, built heritage, cultural heritage landscapes and archeological resources are under pressure from development and site alteration.

Our recommendations to improve protection and management of natural and cultural heritage focus on:

- Requiring integrated watershed and sub-watershed planning as a prerequisite for settlement area expansion, and major new developments and infrastructure projects
- Improving the mapping, identification, protection and enhancement of natural heritage systems throughout the region
- Growing the Greenbelt by adding areas of critical hydrological significance, such as headwaters of major rivers, moraines, groundwater recharge areas, important surface water features and urban river valleys
- Improving the management of excess soil from development sites
- Developing a long-term strategy for ensuring the wise use, conservation, availability and management of aggregate resources
- Strengthening the protection of cultural heritage

Providing Infrastructure

Daily life in the GGH depends on a wide range of infrastructure –ranging from roads and transit to communications, water supply, wastewater treatment, stormwater management, and energy generation and transmission. Much of our existing infrastructure is aging and requires maintenance and upgrading. The pace of growth in the region requires massive investments in infrastructure to support new homes, businesses and transportation requirements. Meanwhile, the changing climate is bringing about increases in extreme weather events and forcing us to re-think many existing standards and expectations for infrastructure design and management.

During the consultations, we heard from many stakeholders and individuals that traffic gridlock is one of the greatest issues affecting individual health and wellbeing, business efficiency and economic competitiveness. People told us that water and sewer services need to be provided more efficiently, and that inadequate stormwater management is affecting groundwater resources, water quality, flooding and erosion. Stakeholders also emphasized that green infrastructure is just as important as the more traditional forms of built infrastructure and encouraged us to integrate the use of multi-functional green systems throughout urban and rural areas.

Our recommendations focus on upgrading existing infrastructure, meeting the demands of growth, increasing resilience to climate change, and keeping the region's economy strong and globally competitive by:

- Requiring greater integration of infrastructure planning with land use planning
- Designating and protecting corridors for provincial and municipal infrastructure
- Requiring upper- and single-tier municipalities to undertake climate change vulnerability risk assessments to guide the design of resilient infrastructure
- Providing policy direction to support green infrastructure
- Improving coordination among the Growth Plan, the Province's Multi-modal Transportation Plan for the Greater Golden Horseshoe, and Metrolinx's regional transportation plan, The Big Move
- Identifying strategic areas within the region's planned and existing transit network for focused intensification
- Increasing focused investment in transit initiatives to support complete communities
- Increasing efforts on transportation demand management, active transportation and transit integration

Mainstreaming Climate Change

Climate change is one of the most pressing issues facing the GGH, and the Province as a whole. By 2050, we can expect an increase in average summer temperatures ranging from 2.5 to 3.5 degrees Celsius in southern Ontario and 1 to 4.5 degrees Celsius in Northern Ontario, depending on location. The projected change in winter temperatures is even more dramatic, increasing by 3 to 6 degrees Celsius in southern Ontario and 6 to 10 degrees Celsius in Northern Ontario, depending upon location. This will have significant impacts on our environment, economy, health and quality of life.

We heard from stakeholders and the public that climate change mitigation and adaptation must be explicitly addressed in the four plans in order to reduce Ontario's greenhouse gas emissions while also preparing to manage the risks of a changing climate to our health, safety, economy,

ecosystems and infrastructure. We view climate change as a critical driver for many of the policies in the four plans, one that needs to be brought into the mainstream of all our planning and development activities.

Our recommendations demonstrate how we can mainstream climate change throughout the four plans by:

- Applying more aggressive intensification and density targets to achieve compact, low-carbon communities
- Improving alignment of transportation planning and investment with growth forecasting and allocation
- Accelerating progress to improve and extend transit and active transportation infrastructure
- Promoting stronger protection and enhancement of natural systems and agricultural lands
- Directing upper- and single-tier municipalities to prepare climate change plans or incorporate policies into official plans to advance climate change mitigation and adaptation goals

Implementing the Plans

Although the four plans share many goals and intentions, there is no question that having multiple plans with overlapping geographies and diverse implementation mechanisms has created challenges for landowners, developers, municipalities, provincial ministries, and many other organizations and stakeholders. During the consultations we heard concerns that terminology and policies in the plans are inconsistent and sometimes conflicting. Municipalities emphasized the need for more technical and financial support to comply with the requirements of the plans. We heard concerns about the amount of time and expense involved in Ontario Municipal Board (OMB) hearings, and some of the procedures of the Niagara Escarpment Commission. Many environmental groups and some municipalities called for expansions of the Greenbelt while some landowners and other stakeholders raised concerns about Greenbelt boundaries and designations.

Our recommendations to improve implementation of the plans include:

- Addressing designation and boundary concerns associated with the existing plans by applying policy changes

recommended in this report related to such matters as:
settlement area expansion; complete communities; strategic
employment lands; infrastructure and servicing; agricultural
viability; protection of farmland; natural heritage systems; water
resources; climate change; and enhancing plan implementation

- Increasing efficiency and reducing duplication of approval processes for the Niagara Escarpment Plan area
- Streamlining the policy framework, terminology and timelines of the four plans
- Extending the timeframe for municipalities to conform with Growth Plan Amendment 2 to 2021
- Developing a comprehensive monitoring program
- Ensuring there is a secretariat within the provincial government with the capacity and resources to ensure effective coordination of actions by provincial ministries, the Niagara Escarpment Commission, municipalities, conservation authorities, and other local bodies that will facilitate implementation of the four plans and address the recommendations in this report
- Creating an oversight forum to monitor and report on implementation and deliver public education about the four plans

Towards Timely Action

This review is a snapshot in time. We recognize that ten years is a relatively short period to measure the effects of land use planning initiatives, but some clear trends and needs are already emerging. We have concluded that there are signs of progress towards more effective growth management, and there is support for agriculture and environmental protection in the GGH, but there are also signs that the current policy framework needs to be strengthened in order to ensure that the vision and goals of the plan are fully achieved. We heard a sense of urgency from the many stakeholder submissions and participants in the Town Hall Meetings and agree that we must seize this opportunity to strengthen the framework, address the mistakes of the past and create a better future for the region.

We recognize that our recommendations will be implemented over varying timeframes. For example, some policy amendments can be made relatively quickly during the time period of this review, whereas it may take several years to develop guidance material, prepare new maps or undertake environmental monitoring to support new or amended policies. The Ministries have stated that they hope to conclude the Coordinated Review and have amended plans in place by summer 2016. We support that aggressive timeline and believe that many of our recommendations can and should be implemented through the amendment process. We emphasize that it will be important to ensure that work needed to inform conformity with the Growth Plan is available when needed by municipalities. Finally, it may take longer to implement other recommendations, but we stress that it is essential to act on them as quickly as possible (within five years) in order to achieve a better future for the region in a comprehensive, efficient and effective manner.

In Conclusion

We sincerely hope that the Province will act on our recommendations in a comprehensive and timely fashion. Our deliberations during this review, combined with the input from many stakeholders and members of the public, revealed an urgent need to strengthen the four plans and to support them with a wide range of complementary actions. The plans provide a strong foundation but we must step up our efforts to curb sprawl, build complete communities, grow the Greenbelt, support agriculture and address traffic congestion. We owe it to current and future generations to ensure that the GGH supports healthy lifestyles, a high quality of life, a sustainable environment and a prosperous economy.

1

Introduction

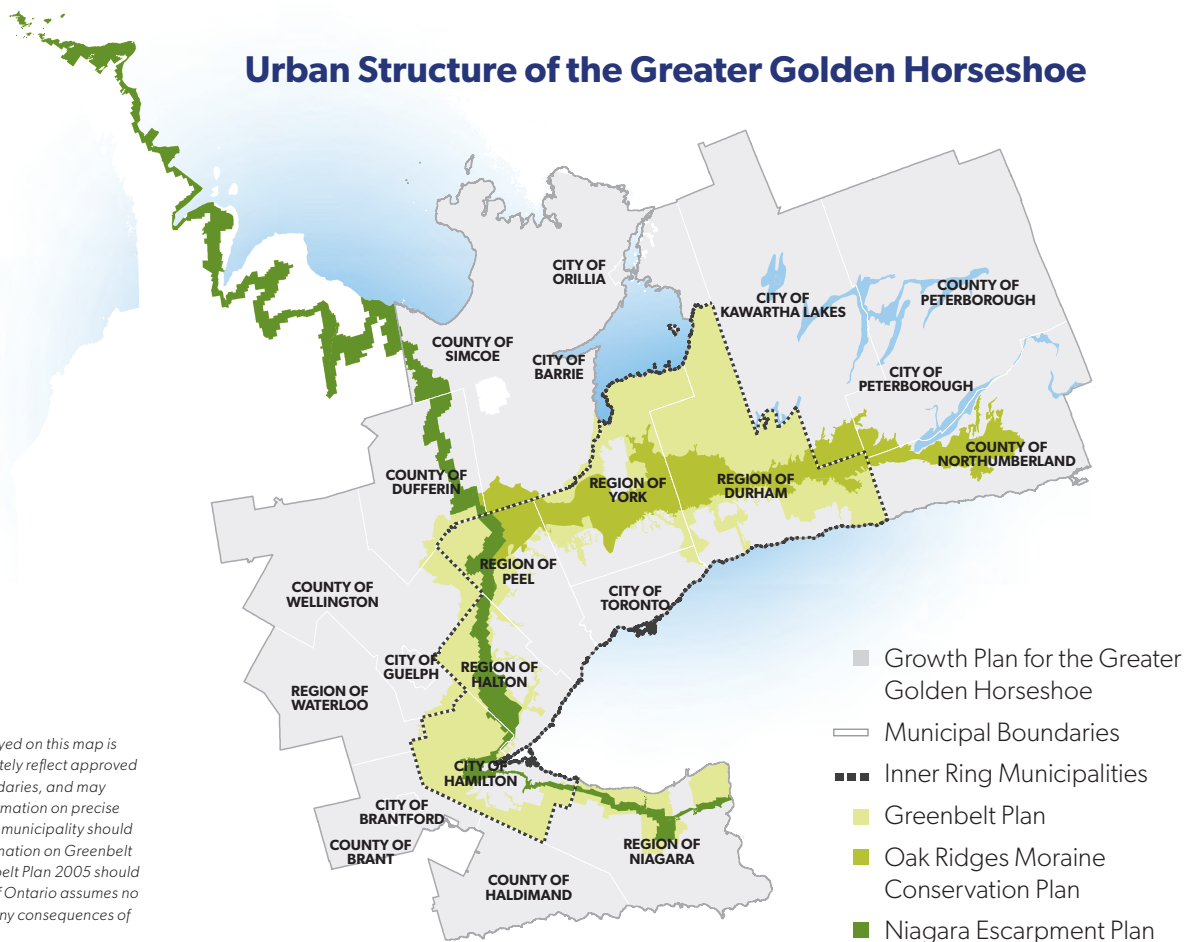


1.1 Background

The Greater Golden Horseshoe is one of the fastest growing regions in North America. In recent decades, it has experienced tremendous pressure from population growth and the urban and suburban development that accompanies it.

The Province has put in place legislation and plans to accommodate growth while protecting valuable farmland, water resources and natural heritage. In 1985, it established the Niagara Escarpment Plan (revised in 1994 and 2005), followed by the Oak Ridges Moraine Conservation Plan in 2002. The Province then embarked on a landmark initiative for the region, creating the Greenbelt Plan in 2005, followed by the Growth Plan for the Greater Golden Horseshoe in 2006.

Urban Structure of the Greater Golden Horseshoe



These four plans provide a framework to accommodate population and employment growth in a more sustainable manner while protecting vital assets such as high-quality farmland, water resources and natural areas. Ministries and municipalities implement the four plans through their own land use planning work. In the last decade, the plans' policies have begun to reduce urban sprawl, encourage the development of more complete communities, and provide increased focus on the region's agricultural resources and natural heritage.

Under their respective laws, each of the plans must be reviewed at least once every ten years. The Province is undertaking a simultaneous review of all four plans, recognizing their common geography and the interconnected nature of their policies. This Coordinated Review of the four plans provides an opportunity to assess progress to date, address challenges and make improvements to strengthen the plans and ensure a vibrant, healthy region for current and future generations. It includes a range of opportunities for municipalities, stakeholders and the public to provide input. The Ministries have stated that they hope to conclude the Coordinated Review and have amended plans in place by summer 2016.

As a means to structure discussion on the Coordinated Review, the Province produced a public discussion document that outlined six goals:

1. Protecting agricultural land, water and natural areas
2. Keeping people and goods moving, and building cost-effective infrastructure
3. Fostering healthy, livable and inclusive communities
4. Building communities that attract workers and create jobs
5. Addressing climate change and building resilient communities
6. Improving implementation and better aligning the plans

The Government also created an Advisory Panel to provide recommendations that would inform this review. Our role as an Advisory Panel is to develop consensus-based recommendations to the Ministers of Municipal Affairs and Housing, and Natural Resources and Forestry on ways to amend and improve the plans. The Province will seek input on any subsequent amendments to the four plans.

Our analysis and the recommendations contained in this Report are based on careful consideration of the advice provided during the Town

WHERE IS THE GREATER GOLDEN HORSESHOE?

The Greater Golden Horseshoe (GGH) wraps around the western end of Lake Ontario, with its outer boundaries stretching north to Georgian Bay and south to Lake Erie. The Niagara Escarpment is part of the Horseshoe, but also extends beyond it to the tip of the Bruce Peninsula. In this report, references to the GGH refer to the areas of the four plans, including the entire Niagara Escarpment Plan area.

The Greater Toronto and Hamilton Area (GTHA), which encompasses the Cities of Toronto and Hamilton, and the Regions of Peel, Halton, York and Durham, is generally referred to as the inner ring, whereas the rest of the region is known as the outer ring.

*Top row, left to right:
Keith Currie, Leith Moore,
John MacKenzie, Rae
Horst, David Crombie,
Debbie Zimmerman*



Hall Meetings; submissions and briefings by the public, stakeholders and municipalities; site visits to places of interest in the GGH; and background papers prepared by staff of the Ministries of Municipal Affairs and Housing, and Natural Resources and Forestry, in collaboration with partner ministries (Ministries of Agriculture, Food and Rural Affairs, Environment and Climate Change, and Transportation).

We recognize that almost 30 per cent of the population of Aboriginal peoples in Ontario live within or in close proximity to the area covered by the four provincial plans. The region's lands, waters and natural resources have supported Aboriginal communities, economies and cultures for thousands of years and the unique perspectives of these communities are vital as we plan for the healthy, sustainable and prosperous future of this dynamic and fast-growing region. We know that Aboriginal communities face unique challenges as the region continues to grow. We encourage the Government of Ontario to continue to engage First Nation and Métis communities to ensure that their perspectives are appropriately considered as the Government develops proposed plan amendments.

1.2 The Greater Golden Horseshoe

The GGH is blessed with abundant fresh water, significant natural features, excellent farmland and a moderate climate. These assets support a high quality of life and diverse economic opportunities for the residents of the region, which in turn continues to attract ongoing population growth. A broad range of provincial laws, policies and regulations govern land use and development activities in the GGH,

as in the rest of Ontario. Additional direction is provided by the four land use plans that are the subject of this review, which were created at different times for different, but inter-related, purposes.

In 1973, the Niagara Escarpment Planning and Development Act made provisions for a Commission and in 1985, the Niagara Escarpment Plan was released to address concerns about threats to the integrity, heritage and beauty of the unique escarpment landform and ecosystems. It is intended “to provide for the maintenance of the Niagara Escarpment and land in its vicinity as a continuous natural environment and to ensure only such development occurs as is compatible with that natural environment.” The Oak Ridges Moraine Conservation Act was passed in 2001, enabling the creation of the ecologically based Oak Ridges Moraine Conservation Plan in 2002, in response to concerns about the development pressures on the Oak Ridges Moraine and their impacts on water, habitats, agriculture and its distinct landscape character.

However, the pace and scale of growth continued to threaten many of the attributes of the region that we hold dear, resulting in unwanted side effects, including loss of farmland, urban sprawl, traffic gridlock, impacts on human health, deteriorating air and water quality, and the loss of green space, habitats and biodiversity. In 2004, a discussion paper about the future of the region put it bluntly: “If we continue to consume land for urban development at the rate we have been for the past three decades, we will jeopardize the financial, social and environmental factors that make the region so attractive to new residents and new economic growth. Business-as-usual development will consume 1,000 square kilometres of primarily agricultural land by 2031, an area twice the size of Toronto.”¹ The Growth Plan for the Greater Golden Horseshoe (Growth Plan), 2006 and the Greenbelt Plan, 2005 were designed to address these issues by providing a regional approach to growth management and environmental protection.

So what is the situation in 2015? With over a decade of experience, are we beginning to see the effects of the four plans, and what are the trends? In this section, we examine these questions from the

¹ Province of Ontario. Places to Grow – Better Choices, Brighter Future. A Growth Plan for the Greater Golden Horseshoe. Discussion Paper. 2004.

perspectives of urban growth, agriculture, environment and human health. In doing so, we recognize that ten years is a relatively short period of time to measure the effects of land use planning initiatives. Implementation takes time, and much of the urban development that has occurred over the past decade was approved prior to the preparation of the Growth Plan and Greenbelt Plan. There has been a little more time to assess the effects of the Oak Ridges Moraine Conservation Plan (2002) and considerably more for the Niagara Escarpment Plan (1985). Another challenge is that available data often vary in quality, reliability, consistency and geography. Therefore, while some clear trends are visible, and others are emerging, our picture of the region is incomplete (see Chapter 9 for recommendations to address this issue).

1.2.1 Urban Growth

The GGH has seen rapid rates of growth since the end of World War II, especially since the 1990s when the population began to grow by 100,000 to 120,000 people every year. The extent of settlement has also grown. For example, between 1971 and 2006, the region's urban footprint more than doubled. This rate was faster than the rate of population growth during that time.

As we mentioned above, in 2004 the discussion paper *Places to Grow – Better Choices, Brighter Future* pointed out that it would be unacceptable to continue with “business-as-usual” development patterns because this would consume 1,000 square kilometres of primarily agricultural land by 2031. Recent research by the Neptis Foundation shows that the total amount of greenfield that has now been designated to support expected growth to 2031 is in fact just over 1,000 square kilometres. If this was considered unacceptable in 2004, it is certainly unacceptable in 2015. That said, there is some evidence that the pace of urban expansion is slowing, so it is possible that not all of the designated land will actually be needed by 2031. The Neptis Foundation research shows that from 2001 to 2011, the population of the GTHA grew by 18 per cent, while the urban area expanded by 10 per cent. This contrasts with the much greater expansion rates in the previous decade between

1991 and 2001, when the population of the GTHA grew by 19 per cent, and the urban area expanded by a massive 26 per cent.²

A key component of the Growth Plan's policies to curb the rate of urban expansion is the emphasis on accommodating growth through infill development or intensification of existing urban areas. The Growth Plan identifies a built boundary, and directs that a minimum of 40 per cent of new residential growth must be accommodated within the built boundary through intensification by 2015, and for each year thereafter. Performance indicators show that between 2007 and 2010, upper- and single-tier municipalities across the region, excluding Toronto (where all growth is intensification), reduced outward expansion by accommodating an average of 44 per cent of new residential development through intensification.³ However, it is important to recognize that the Growth Plan includes a policy to permit alternative intensification targets for municipalities in the outer ring to allow for variations in the size, location and capacity of built-up areas, and many of them are working with lower targets that range from 15 to 32 per cent.

Another major direction of the Growth Plan is to develop more compact, complete communities by increasing the density of housing and employment opportunities. The Growth Plan sets minimum density targets for designated urban growth centres and greenfield development areas. For example, in designated greenfield areas, each upper- or single-tier municipality is required to achieve a minimum density target of 50 residents and jobs combined per hectare. However, as with intensification targets, the Growth Plan permits municipalities in the outer ring to use alternative (lower) density targets for their greenfield developments.

Since 1986, there has been a long-term trend towards smaller lot sizes across the GGH, but many of the houses built on those smaller lots are still detached dwellings in car-dependent suburbs. Growth Plan performance indicators found that there was a greater variety of housing types being built in 2013 compared to 2006, with a larger proportion of higher-density

2 Neptis Foundation. Implementing the Growth Plan for the Greater Golden Horseshoe: Has the Regional Vision been Compromised? 2013.

3 Ministry of Municipal Affairs and Housing. Performance Indicators for the Growth Plan for the Greater Golden Horseshoe, 2006. 2015.

developments across the region.⁴ This shift not only contributes to higher densities and less land consumption, but also increases the housing options available to residents with varied housing needs. However, housing affordability remains a concern across the region.

Thus we see that implementation of Growth Plan policies to focus development in existing urban areas and develop more compact communities is showing mixed results so far. There is considerable variation in the use of intensification and density targets, with many municipalities in the outer ring being permitted to use alternative targets that are lower than the general targets established in the Growth Plan. This presents a risk that if the policy regime is not strengthened, much future development could be quite similar to existing suburban areas in the GGH. This is one of the outcomes that the Growth Plan was originally intended to prevent.

Another central tenet of complete communities is access to employment opportunities. The Growth Plan directs major office and institutional employment to urban growth centres and areas near transit, and seeks to protect employment areas in strategic locations from conversion to non-employment uses. While the Growth Plan indicators found that 66 per cent of the 16.9 million square feet of office space built or under construction in the Greater Toronto Area (GTA) since 2006 was located within urban growth centres and in areas near transit, much of this office growth is concentrated in the City of Toronto. Outside the City of Toronto, only 20 per cent of the new major office development was located in urban growth centres and areas near transit.

Finally, traffic congestion has become one of the most frustrating symptoms of a region that has developed rapidly with low-density suburban housing, combined with insufficient investment in transit and active transportation. Traffic congestion is not only harmful to our health and wellbeing; it is also a drain on our economy. For example, in 2006 the annual cost of congestion was estimated at \$3.3 billion, with a further \$2.7 billion in lost opportunities for economic expansion.⁵ This problem

4 Ministry of Municipal Affairs and Housing. Performance Indicators for the Growth Plan for the Greater Golden Horseshoe, 2006. 2015.

5 Metrolinx. Costs of Road Congestion in the Greater Toronto and Hamilton Area: Impact and Cost Benefit Analysis of the Metrolinx Draft Regional Transportation Plan. Greater Toronto Transportation Authority, 2008.

will be magnified in the coming decades, with an expectation of 2.1 million more trips during the morning peak period by 2041.

One of the principles of the Growth Plan is to ensure that residents have access to a range of transportation options, and the Plan directs that growth be accommodated in ways that contribute to transit-supportive communities. However, Growth Plan indicators only found marginal changes in the modal split between transit and private vehicles between 2006 and 2011, with the vast majority of residents continuing to rely on cars for their morning commute and other trips, and only 14 per cent using transit. The implementation of the Growth Plan and The Big Move is predicted to result in a 70 per cent increase in the number of transit users during the morning peak period by 2041.⁶ However, this would represent a very modest increase in the percentage of trips made by transit, to a share of only 17 per cent of total trips by all modes of transportation. Furthermore, many parts of the GGH will not be served by the new regional transit infrastructure, and continued development of low-density housing and employment options will not provide the numbers of riders needed to support efficient and attractive transit systems.

In 2013, the Transit Investment Strategy Advisory Panel, chaired by Anne Golden, summed up the transportation challenge this way: “Road congestion and transit crowding in the GTHA have reached a tipping point. Unless we choose to expand our transit infrastructure to offer choice, entice hundreds of thousands of commuters out of their cars, and connect people to jobs, we will pay a steep price.”⁷

In conclusion, we find that there are some signs of progress towards more effective growth management in the GGH, but there are also signs that the current policy framework needs to be improved in order to ensure that the vision and goals of the plan are fully achieved. Since these are still early days in implementing the plans, we have an important opportunity to strengthen the framework, address the mistakes of the past and create a better future for the region.

6 Ministry of Transportation. Analysis of Forecasts from Greater Golden Horseshoe Model. 2015.

7 Transit Investment Advisory Panel. Making the Move: Choices and Consequences. 2013.

1.2.2 Agriculture

Farmland constitutes about half the land area of the GGH and represents one of the most important economic sectors of the region. In 2011 alone, agricultural production in the GGH brought \$6.3 billion into our economy.⁸ It is also a significant employer, with 35,000 employees in 2011, representing 39 per cent of Ontario's employment in this sector.⁹ The Greenbelt farms are particularly productive, for a variety of reasons, and produce an average of 55 per cent of Ontario's fruit and 13 per cent of its vegetables.¹⁰

The agri-food economy is complex, but its foundation is land – an increasingly precious resource in the urbanizing GGH. While agriculture within the Greenbelt receives stringent protection, the remainder of the GGH has continued to experience significant farmland loss over the past decade. For example, in the five years from 2006 to 2011 the GGH lost over 65,000 hectares, about 4.4 per cent of its agricultural land – an area larger than the City of Toronto.¹¹ Most of this loss occurred outside the Greenbelt area and is primarily due to urban growth.

Loss of farmland to urban expansion presents challenges to agricultural viability and can reduce the overall economic contribution of agriculture to Ontario's economy. It frequently results in fragmentation of the remaining farmland, eroding the benefits of having a concentration of farms and supportive businesses in an area. This has serious consequences for the viability of the farming sector. Near urban farming is hindered by a variety of challenges, from land use conflicts to the loss of local agricultural services and suppliers. Another trend that affects the sustainability of farming in parts of the GGH is the purchase of farmland by development interests with the expectation that the lands will be converted to urban settlements in the future. These "lands in waiting" are often leased to tenant farmers, and the owners may not invest in the necessary infrastructure for continued agricultural productivity.

8 Friends of the Greenbelt Foundation. The View So Far. 2015.

9 Ministry of Agriculture, Food and Rural Affairs, Data from Statistics Canada's National Household Survey. 2015.

10 Friends of the Greenbelt Foundation. The View So Far. 2015.

11 Statistics Canada. Census of Agriculture. 2006-2011.

The viability and sustainability of agriculture in the GGH are also constrained by some of the policies in the four plans, and by other processes and regulations that place insufficient priority on supporting a productive agri-food sector.

If current trends continue, we will lose more farmland to new developments, fragmentation will intensify, and the viability of agriculture on some of the best farmland in the country will be further eroded. However, we believe that the four plans under review have the potential to provide much greater support for productive agriculture. In addition, strategic initiatives beyond the scope of the plans are needed to ensure the long-term sustainability of the GGH agri-food industry.

1.2.3 Environment

We all depend on a healthy environment to provide clean air, drinking water, productive soils and diverse flora and fauna. Robust natural systems provide essential ecosystem services including water storage and filtration, waste treatment, flood control, cleaner air, shade, biodiversity, habitats, crop pollination, carbon storage and resilience to climate change. For example, in the Greenbelt alone, the David Suzuki Foundation has estimated that these services are worth at least \$2.6 billion a year.¹²

However, the rapid population growth and associated development of urban settlements, transportation and other infrastructure have taken a severe toll on natural systems in the GGH over the past decades. The Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan and Greenbelt Plan (collectively referred to as the Greenbelt plans) represent a significant effort to provide permanent protection for most of the natural and agricultural lands in the Greenbelt's almost 800,000 hectares (two million acres). Unfortunately, the Greenbelt is still threatened by ongoing impacts associated with urban sprawl, imported fill (excess soil from construction projects), aggregate extraction, urban runoff, roads, highways and other infrastructure. Outside the Greenbelt, in the nearly 2.5 million hectares (6 million acres) of the remaining

¹² David Suzuki Foundation. Ontario's Wealth, Canada's Future: Appreciating the Value of the Greenbelt's Eco-Services. 2008.

Growth Plan area, there is less protection for natural systems, and generally less information about the health of those systems.

According to a report card produced by the Conservation Authorities Moraine Coalition, forest cover in the Greenbelt is generally being maintained in critical areas, but there is little evidence to suggest that the Greenbelt Plan's goals to restore and enhance forest conditions are being achieved in any significant way.¹³ Most urbanized watersheds have poor to very poor forest conditions, and almost 50 per cent of sub-watersheds in the Greenbelt were shown to have fair, poor or very poor surface water quality due primarily to the effects of land use activities such as pollution, dumping of fill, soil erosion and absence of forest cover. Outside the Greenbelt area, and particularly in some of the heavily urbanized areas along Lake Ontario, water quality is reported as poor to very poor.¹⁴

Air quality in the GGH is affected by pollutants from transboundary flows across the U.S. border or between provinces, industrial and institutional sources, urban land uses and transportation. The Province tracks progress with respect to five key pollutants: ozone, fine particulate matter, nitrogen dioxide, carbon monoxide and sulphur dioxide. Over the past decade, there have been improvements in air quality in southern Ontario, largely due to the application of stricter emissions standards, improved vehicle emissions and fuel quality, and the closure of coal-fired power plants.¹⁵ However, air pollution, particularly from traffic sources, remains a significant concern for human health, contributing to cardiovascular and respiratory ill health, hospitalizations and premature deaths (see below).

Climate change is already causing serious damage to natural systems, human health and safety, agriculture, and infrastructure in the GGH, as it is elsewhere. The most dramatic expressions of climate change are the increasing numbers of extreme weather events, such as severe heat waves, droughts, storms and flooding. More frequent periods of high temperatures in summer, combined with poor air quality, pose a growing health risk. We are also experiencing warmer winters with less ice cover

13 Conservation Authorities Moraine Coalition. Report Card on the Environmental Health of the Oak Ridges Moraine and Adjacent Greenbelt Lands. 2015.

14 Conservation Ontario. Watershed Report Cards. 2015.

15 Ministry of the Environment and Climate Change: "Air Quality in Ontario" Annual reports.

on the Great Lakes. There are numerous signs of major ecosystem impacts, including a shift from cold- and cool-water fish species to more warm-water species, algae blooms and the spread of invasive species such as zebra mussels.

Energy consumption associated with transportation and buildings in the GGH is a significant contributor to Ontario's greenhouse gas emissions and air pollution. If no changes are made to the policy framework and implementation of the four plans, we would expect to see escalation of many of these emissions associated with future population growth, transportation and economic activities. On the other side of the ledger, the GGH forests, wetlands and agricultural lands currently play a critical role in storing carbon and mitigating the impacts of climate change. Unless greater efforts are made to protect natural systems and sustain agriculture, we will continue to erode their ability to contribute to carbon storage and provide resilience to climate change.

If current trends continue, we will experience ongoing loss and degradation of environmental conditions in the GGH, with negative effects on health, wellbeing and economic prosperity in the region. The policy framework established by the four plans is a good start, but will need to be strengthened if we want to ensure the long-term availability of healthy watersheds with clean air and water, productive soils and diverse native species.

1.2.4 Human Health

Medical doctors and public health officials have been sounding alarms about the unhealthy consequences of low-density, car-dependent urban sprawl for some time.¹⁶ They report that the impacts on our health are numerous and include increased rates of:

- Diabetes, cardiovascular disease and obesity
- Respiratory disease, including asthma, related to air pollution
- Road accidents

¹⁶ Environmental Health Committee of the Ontario College of Family Physicians. Public Health and Urban Sprawl in Ontario. 2005.

WHAT IS URBAN SPRAWL?

Urban sprawl describes the expansion of human settlement outside central urban areas by creating low-density, car-dependent suburbs. It typically includes a landscape of wide streets and driveways, cul-de-sacs, large parking lots, and single-use areas such as residential subdivisions and office parks with few connections to services and amenities.

- Accessibility issues for children, seniors and people with physical disabilities
- Few choices to “age in place” where higher-density housing such as apartments and seniors’ housing is not available
- Mental health issues and social isolation
- Limited access to local healthy food

For example, air pollution is responsible for up to 1,000 premature deaths and up to 4,000 hospitalizations every year in the GTHA.¹⁷ These trends are predicted to worsen if we continue to build car-dependent communities, with the region expecting another two million cars and their emissions by 2031. Chronic diseases such as obesity and diabetes have been rising rapidly in the GTHA, and there are almost 57,000 new cases of diabetes and 7,000 new cases of heart disease in the GTHA every year. For both obesity and diabetes, about a quarter of cases are preventable through greater physical activity. Yet, many previously “built-in” sources of daily physical activity, such as walking or cycling to schools, stores or places of work, have been largely removed from people’s lives due to urban sprawl, inadequate transit and limited infrastructure for active transportation.

These and other health-related issues also have economic effects. For example, physical inactivity and obesity cost the GTHA \$4 billion annually, which includes \$1.4 billion of direct medical costs.¹⁸ Of several conditions contributing to these costs, diabetes exceeds all others in terms of the total number of new cases and those attributable to physical inactivity. Without change, these costs will continue to soar, with serious consequences for our health care system and quality of life.

Many factors contribute to chronic disease in our society, but we believe that during this review we have a responsibility to re-orient land use and transportation planning decisions with a focus on reducing the burden of social, economic and health stresses associated with poor air quality, traffic congestion and car-dependent lifestyles.

¹⁷ Medical Officers of Health of the GTHA. Improving Health by Design in the Greater Toronto-Hamilton Area. 2014.

¹⁸ Medical Officers of Health of the GTHA. Improving Health by Design in the Greater Toronto-Hamilton Area. 2014.

What We Heard



The consultation for this phase of the Coordinated Review included opportunities for stakeholders and the public to make submissions and presentations to the Panel, and a series of 17 Town Hall Meetings were held across the region.

Panel members attended Town Hall Meetings, met with numerous stakeholders and received over 19,000 letters and submissions from the public, municipalities and organizations. Many people expressed their appreciation for the transparency and accountability of the process. We were impressed to discover a good deal of consensus that the existing plans are working, although it was recognized that they are not yet reaching their full potential. We received valuable comments and suggestions about ways to strengthen the plans and improve implementation. We have considered this input carefully in our analysis and recommendations in this report.

2.1 Summary of Stakeholder Submissions

The Province received about 19,300 submissions during the Coordinated Review, including 60 from municipalities, over 200 from organisations, and 17,500 from mass campaigns. The submissions revealed general agreement that the plans are valuable tools, but they also emphasized that significant efforts are required to ensure that the plans' objectives are fully realized. Some of the common themes were:

Managing growth

- Increase intensification and density targets in order to minimize urban sprawl
- Provide more guidance and education on intensification and urban form
- Create transit-supportive density and urban form to reduce car dependence, improve transit and increase active transportation options to better support human health

2.1 SUMMARY OF STAKEHOLDER SUBMISSIONS

Protecting the environment

- Provide stronger policies to protect water resources, natural heritage and farmland throughout the GGH
- Promote greater use of green infrastructure and low-impact development
- Improve policies to manage excess fill from building sites
- Address climate change

Supporting the region's economy

- Increase support for rural and agricultural economies and communities
- Provide provincial support to identify and protect employment areas

Investing in transportation and infrastructure

- Improve alignment between transportation and development
- Invest in transportation and other infrastructure

Improving implementation

- Harmonize terms and definitions where possible
- Align the plans with other provincial initiatives where appropriate
- Increase provincial guidance and implementation support to municipalities
- Establish a coordinating body to improve implementation effectiveness, efficiency and reporting

The submissions also focussed attention on a number of challenging issues on which stakeholders had very different views. For example:

- Should the Greenbelt be expanded and if so, where?
- What is the intended future of the lands between the greenbelt and the inner-ring settlement areas (generally known as the "whitebelt")?
- Should new and expanded aggregate extraction sites be permitted in the three conservation plan areas?
- Should major infrastructure be permitted in the three conservation plan areas?
- Should the role of the Niagara Escarpment Commission be maintained, expanded, reduced or eliminated?



Regional Town Hall meeting in Aurora

2.2 Summary of Public Input from Regional Town Hall Meetings

The public consultation process for this stage of the Coordinated Review included 17 Town Hall Meetings that were held across the GGH. Each meeting included an open house, followed by a presentation and facilitated round-table discussions where participants were asked to provide feedback on the six themes of the Coordinated Review. About 3,000 people attended the meetings and provided input through the round-table discussions as well as written comments in workbooks. Participants included representatives of stakeholder organizations, municipal elected officials and staff, and members of the general public.

The Regional Town Hall Meetings showed that there is a great deal of support for the goals and approaches of the four plans, and high expectations that they will be strengthened through the Coordinated Review process. Key priorities included:

- Protecting and expanding the Greenbelt, particularly to enhance the protection of sensitive ecological and hydrological features and functions, conserve valuable farmland and prevent “leapfrog” development
- Protecting agricultural land, and supporting farmers and the viability of farming. Participants suggested a range of tools including a land bank, mapping prime agricultural areas, buffering farmland from other uses, and allowing a broader range of permitted uses

2.2 SUMMARY OF PUBLIC INPUT FROM REGIONAL TOWN HALL MEETINGS

- Maintaining existing urban boundaries to manage growth and direct development
- Ensuring a supply of diverse and affordable housing options to provide choices for people at various stages of life and income levels
- Developing public transit and supporting active transportation to fulfill the objectives of the plans, enhance connectivity and reduce greenhouse gas emissions
- Aligning the four plans to improve implementation, for example, by harmonizing terminology, enhancing provincial support for implementation, eliminating inconsistencies among plans, and promoting better understanding of the plans across different stakeholder groups and the public through outreach and education

Some issues elicited a range of responses at the Regional Town Hall Meetings, including whether:

- Lands currently protected could be removed from the Greenbelt. Many participants felt that no removals should be permitted, while some recommended a criteria-based approach to review, and remove or add lands and features to the Greenbelt
- Additional policy direction is needed on the so-called 'whitebelt' lands located between the Greenbelt and urban boundaries in the inner ring
- Density and intensification targets should be increased. There was a range of feedback including support for higher targets, making them more flexible to recognize regional variation, and incentives for, or enforcement of, the achievement of targets

3

Towards a Better Future



The Province has forecast that the number of people living in the GGH will grow from the current population of about nine million people to about 13.5 million by 2041, with the number of jobs forecast to rise from 4.5 million to 6.3 million.

This will increase our population by nearly 50 per cent and the number of jobs by 40 per cent. In Chapter 1, we considered what this growth might look like if we continue with the current approaches to implementing the four plans. We concluded that we can and must do better – in fact we owe it to current and future residents to ensure that the region is well managed for healthy communities, a prosperous economy, efficient transportation and strong, resilient natural systems.

This review is providing a timely opportunity to pause and adjust the land use policies that can help achieve a better future for the GGH. With the benefit of past experience, and input from stakeholders, the general public and experts in many disciplines, we have identified some strategic directions. We believe these are essential in order to fully realize the potential of this region for economic prosperity and healthy communities. They are:

1. Building complete communities
2. Supporting agriculture
3. Protecting natural and cultural heritage assets
4. Providing infrastructure
5. Mainstreaming climate change
6. Implementing the plans

In this chapter we provide an overview of the six strategic directions and outline the integrated approach that we believe will be essential to improve and implement the four plans.



Over 80 per cent of GTA residents would give up a large home and yard to live in a “location efficient” neighbourhood that is transit-friendly, walkable and offers shorter commute times.¹⁹

3.1 Strategic Directions

Our strategic directions encompass many inter-related ideas that work together to achieve the objectives of the four plans. For example, we must curb sprawl and build more compact communities in order to support transit, reduce greenhouse gas emissions and protect valuable farmland. Protection of farmland alone is not enough unless the land is also productive and supports a strong agricultural economy. Our sense of place in this beautiful part of the Great Lakes Basin relies on the care we invest in our natural, cultural heritage and scenic assets. Natural features and functions, including water resources and biodiversity, are essential to support healthy, prosperous communities that are resilient to climate change. Many forms of infrastructure – from water supply, stormwater and wastewater to transit, cycling, walking and roads – provide an essential foundation for human health and economic activities. Drastic reductions in greenhouse gas emissions are essential to reduce our contribution to climate change. Decreased vehicle emissions will also pay huge dividends in improved air quality throughout the region. Finally, implementing the four plans more effectively and efficiently depends on a more collaborative and coordinated effort involving different levels of government, civil society and the private sector.

3.1.1 Building Complete Communities

During the consultation phase of this review, it was clear that there is widespread support for the overall intent of the four plans – to use land more efficiently, create livable communities, reduce commute times, protect valued resources, and support a strong and competitive economy. We heard that people value a diverse mix of land uses and housing types, a range of employment opportunities, high-quality public open space, a variety of transportation choices, and easy access to stores and services. We call these places “complete communities”.

Existing urban settlements in the GGH range from historic villages to downtown centres and low-density suburbs. There are many opportunities within these areas for rejuvenation to create more complete communities

¹⁹ Pembina Institute. Factoring Location Costs into Homebuying Decisions. 2014.

with vibrant mixed uses, transit-supportive densities and infrastructure for walking and cycling. New developments in greenfield areas can also be designed as complete communities that provide jobs, housing, transit and recreation opportunities, while supporting individual and community health. Infrastructure costs are lower for compact communities. Complete communities can also help to decrease greenhouse gas emissions and energy use, thereby working towards becoming a net-zero or low-carbon community.

A green circular graphic with the text "SPOTLIGHT on Climate Change" in white. The word "SPOTLIGHT" is in a larger, bold font, and "on Climate Change" is in a smaller font below it.

SPOTLIGHT
on Climate
Change

3.1.2 Supporting Agriculture

The GGH has high-quality soils and climatic conditions that make it ideally suited for a wide range of crops and livestock, including the specialty crop areas in the Niagara Region and Holland Marsh. These same qualities have also made this region a highly desirable place to live, from the original Aboriginal land users to the early settlers from Europe and the more recent immigrants from around the world. Agriculture today is a major contributor to Ontario's economy, identity and way of life.

During the consultations for this review, many associations and individuals in the farming sector emphasized that farmland is a finite resource and the planning regime in the GGH needs strengthening to stem the ongoing loss of agricultural land to other land uses. We also heard concerns about threats to the viability of agriculture from speculative land investments, land use conflicts in near-urban areas, complex regulations and deficiencies in rural infrastructure.

We recognize the fundamental importance of agriculture in the GGH, and Chapter 5 of this report includes a number of recommendations to reduce loss and fragmentation of agricultural lands, strengthen agricultural viability, and recognize the importance of locally sourced food and urban agriculture. We have also integrated the needs of agriculture in many other parts of this report, for example with respect to settlement area expansion, the rural economy, management of natural resources, infrastructure, climate change and plan implementation.

3.1.3 Protecting Natural and Cultural Heritage

The GGH is defined by the Great Lakes and the rivers that flow into them, combined with the rolling landscapes of the Oak Ridges Moraine and the dramatic cliffs of the Niagara Escarpment. The natural systems in the region provide a range of ecosystem services that support human life, biodiversity and economic activities. Our cultural heritage is expressed in this landscape – from archaeological remains and century farms to historic main streets and venerable institutional buildings.

Despite recent reductions in the rate of loss of natural features in areas covered by the Greenbelt plans, the region continues to experience pressures from human activities, both within the Greenbelt and in the rest of the Growth Plan area. Close proximity to the country's largest population makes the maintenance of healthy natural systems ever more challenging.

During the consultations, we heard that many groups and individuals are concerned about ongoing environmental degradation in the region and its effects on our health, as well as the health of natural systems and biodiversity. They told us that although the four plans are designed to help address these issues, we need to strengthen the land use planning framework through such measures as integrated watershed planning and the identification, protection and enhancement of natural heritage systems.

We recognize that our cultural heritage also requires better support. Our recommendations to increase the intensification of existing built-up areas will inevitably result in conflicts with the preservation of heritage buildings and districts. It will be important to find ways to integrate the old with the new so that cultural heritage continues to inform our sense of identity and provide valuable connections with our past.

Our recommendations in Chapter 6 are designed to respond to these challenges and improve the ability of the four plans to manage ongoing pressures from land use and human activities on our environment, natural resources and cultural heritage.

3.1.4 Providing Infrastructure

Daily life in the GGH depends on a wide range of infrastructure – from roads and transit to communications, water supply, wastewater treatment, stormwater management, and energy generation and transmission. Much of our existing infrastructure is aging and requires maintenance and upgrading. The pace of growth in the region requires massive investments in infrastructure to support new homes and businesses, and to meet their transportation needs. Meanwhile, the changing climate is bringing about increases in extreme weather events and forcing us to re-think many existing standards and expectations for infrastructure design and management.

During the consultations, we heard from many stakeholders and individuals that traffic gridlock is one of the greatest issues affecting individual health and wellbeing, business efficiency and economic competitiveness. People told us that water and sewer services need to be provided more efficiently, and that inadequate stormwater management is affecting groundwater resources, water quality, flooding and erosion. Stakeholders also emphasized that green infrastructure is just as important as the more traditional forms of built infrastructure, and encouraged us to integrate the use of multi-functional green systems throughout urban and rural areas.

Chapter 7 tackles these issues by recommending greater integration of infrastructure planning with land use planning, proposing measures to increase the resilience of infrastructure to the changing climate, and examining ways to improve the movement of people and goods through the region. This will help us to upgrade existing infrastructure, meet the demands of growth, increase resilience to climate change, and keep the region's economy strong and globally competitive.

3.1.5 Mainstreaming Climate Change

Climate change is one of the most pressing issues facing the GGH, and the province as a whole. By 2050, we can expect an increase in average summer temperatures ranging from 2.5 to 3.5 degrees Celsius in southern



The four plans under review offer great potential to reduce Ontario's greenhouse gas emissions while also preparing to manage the risks of a changing climate to our health, safety, economy, ecosystems and infrastructure.

Ontario and 1 to 4.5 degrees Celsius in Northern Ontario, depending on location. The projected change in winter temperatures is even more dramatic, increasing by 3 to 6 degrees Celsius in southern Ontario and 6 to 10 degrees Celsius in Northern Ontario, depending on location.

This will have significant impacts on our environment, economy, health and quality of life. Indeed, the impacts of a changing climate are already being felt. Recent examples include:

- In April 2012, an estimated 80 per cent of the province's apple crop was wiped out by a late frost. A warmer than average March pushed the growing season ahead leaving apple blossoms vulnerable to cooler weather
- On July 8, 2013, the GTA experienced significant flooding after 126 millimetres of rainfall was recorded, exceeding the previous record set during Hurricane Hazel in 1954
- In December 2013, an ice storm in southern Ontario and eastern Canada resulted in \$200 million in insured losses and pushed the 2013 total insured loss from severe weather across Canada to a record of \$3.2 billion²⁰

The four plans under review offer great potential to reduce Ontario's greenhouse gas emissions while also preparing to manage the risks of a changing climate to our health, safety, economy, ecosystems and infrastructure. However, efforts must be accelerated if the GGH is to contribute to Ontario's 2020, 2030 and 2050 targets for greenhouse gas emissions reductions. Likewise, efforts must be coordinated within the region in order to begin to prepare for, and adapt to, a changing climate. We view climate change as a critical driver for many of the policies in the four plans, one that needs to be brought into the mainstream of all our planning and development activities. This Review demonstrates how we can mainstream climate change in the four plans, with a focus on:

- More aggressive intensification and density targets to achieve compact, low-carbon communities
- Better alignment of transportation planning and investment with growth forecasting and allocation

20 Ministry of Environment and Climate Change. Ontario's Climate Change Discussion Paper. 2015.

- Accelerated progress to improve and extend transit and active-transportation infrastructure
- Stronger protection and enhancement of natural systems and agricultural lands
- Greater priority on increasing the resilience of infrastructure and communities to a changing climate

Many of our recommendations throughout this report are designed to contribute to climate change mitigation or adaptation and we highlight them with a “spotlight on climate change” icon. We also provide more commentary and specific recommendations on climate change in Chapter 8.



SPOTLIGHT
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Change

3.1.6 Implementing the Plans

Although the four plans share many goals and intentions, there is no question that having multiple plans with overlapping geographies and diverse implementation mechanisms has created challenges for landowners, developers, municipalities, provincial ministries and many other organizations and stakeholders. During the consultations we heard concerns that terminology and policies in the plans are inconsistent and sometimes conflicting. Municipalities emphasized the need for more technical and financial support to comply with the requirements of the plans. We heard concerns about the amount of time and expense involved in Ontario Municipal Board (OMB) hearings and some of the procedures of the Niagara Escarpment Commission. Many environmental groups and some municipalities called for expansions of the Greenbelt, while some landowners and other stakeholders raised concerns about Greenbelt boundaries and designations.

In Chapter 9 we provide our advice on these issues, including growing the Greenbelt, improving Niagara Escarpment Commission procedures, better aligning the policy framework, streamlining implementation, improving governance and providing oversight. These measures will create a more collaborative, coordinated and efficient approach to implementing the plans, measuring results and reporting on progress.

3.2 A Timely and Integrated Approach

Our recommendations for the six strategic directions are presented in separate chapters of this report, but we stress that they are interdependent, and need to be implemented in a coordinated and integrated way.

As required by our mandate, our recommendations are directed to the Province of Ontario. However, successful implementation of the four plans will require input and participation of many players. So we expect that the Province will continue to consult and collaborate with municipalities, conservation authorities, health officials, farmers, environmental groups, developers, other stakeholders and the public to ensure that its initiatives are both practical and effective in achieving the goals of the four plans.

We recognize that our recommendations will need to be implemented over varying timeframes. For example, some policy amendments can be made relatively quickly during the time period of this review, whereas it may take several years to develop guidance material, prepare new maps or undertake environmental monitoring to support new or amended policies. The Province has stated that it hopes to conclude the Coordinated Review and have amended plans in place by summer 2016. We support that aggressive timeline and believe that many of our recommendations can and should be implemented through the amendment process. We emphasize that it will be important to ensure that work needed to inform municipal conformity with the Growth Plan is available at least 2-3 years before the proposed conformity date of 2021 (see Recommendation 22). Finally, it may take longer to implement other recommendations, but we emphasize that it is essential to act on them as quickly as possible (within 5 years) in order to achieve a better future for the region in a comprehensive, efficient and effective manner.

While recognizing that the four plans are fundamentally about directing growth and protecting valuable resources through land use planning, stakeholders and the public have highlighted various opportunities and challenges to successful implementation that may be beyond the scope of the plans. These range from economic development, taxation policies and transit services to housing affordability, agricultural infrastructure and

the role of the OMB. We have included recommendations on these initiatives where we believe that they can make a significant contribution towards the goals of the four plans. They are designated as “COMPLEMENTARY RECOMMENDATIONS” to differentiate them from the recommendations that apply directly to the four plans.

The four plans under review work in tandem with many other provincial policies, programs and statutes, including:

- Accessibility for Ontarians with Disabilities Act, 2005
- Achieving Balance: Ontario’s Long-Term Energy Plan, 2013
- Aggregate Resources Act (under review)
- Better Business Climate Act, 2014
- Biodiversity: It’s in our Nature, 2012. Ontario Government Plan to Conserve Biodiversity 2012-2020
- Climate Ready: Ontario’s Adaptation Strategy and Action Plan, 2011-2014, and the new climate change strategy and action plan (under development)
- Conservation Authorities Act (under review)
- #CycleON: Ontario’s Cycling Strategy, 2013
- Green Energy Act, 2009
- Infrastructure for Jobs and Prosperity Act, 2015
- Lake Simcoe Protection Plan, 2009
- Local Food Act, 2013
- Long-Term Affordable Housing Strategy, 2010 (being updated)
- Municipal Act, 2001 and City of Toronto Act, 2006 (under review)
- Ontario Municipal Board (to be reviewed)
- Planning Act and associated Provincial Policy Statement, 2014
- Rural Roadmap: The Path Forward for Ontario, 2014
- Source Water Protection Plans, prepared under the Clean Water Act, 2006
- The Big Move, 2008 (under review)

Note: The dates refer to date of Royal Assent, making or approval



4

Building Complete Communities



Many people in the GGH live in places where homes, jobs, schools, community services, parks and recreation opportunities are available in close proximity and can be conveniently accessed by public transit, walking and cycling.

However, for many others, urban growth over the last half century has resulted in low-density, car-dependent suburbs. The Growth Plan and Greenbelt plans represent a significant transition in thinking and intent. By encouraging redevelopment and intensification within existing built-up areas, and requiring higher-density development in focused greenfield areas, they are beginning to create a shift to more complete communities.

In this review, we address the need for renewed determination to make the tough decisions and focus investment to make complete communities a reality. For example, in order to achieve the concentrations of housing and jobs that will support transit and active transportation, reduce greenhouse gas emissions, promote a vibrant mix of uses and support healthier lifestyles, we must increase our intensification and density targets. In turn, this will allow us to reduce the expansion of settlement areas and improve the protection of productive farmland and essential natural systems.

Planning for new homes must also be coordinated with planning for employment and transportation, so that people have increased opportunities to work in their own communities, or within a short commute by transit. Ontario's economy is changing, as it is in other industrialized countries. This poses both challenges and opportunities to plan carefully for future employment areas, including a greater emphasis on mixed-use, live-work communities.



Our advice and recommendations about “building complete communities” are organized under the following themes:

Where and How to Grow

- Complete communities
- Growth forecasts
- Intensification
- Designated greenfield areas
- Transit hubs
- Floodplains
- Settlement area expansion

Planning for Employment

- Protecting employment areas
- Planning for mixed uses
- Rural economies



The Growth Plan and Greenbelt plans represent a significant transition in thinking and intent.

4.1 Where and How to Grow

Working in tandem with the Greenbelt plans, the Growth Plan directs growth and protects valuable resources by setting out both quantitative and qualitative policies and mapping, including forecasts for population and employment growth; targets for the amount of residential development that should be accommodated through intensification of existing urban areas; and targets for the density of people and jobs within development areas. These parameters are used to determine how much land will be required to accommodate growth, and whether existing settlement areas need to be expanded. They are also intended to foster the creation of complete communities by encouraging a mix of uses and densities that support transit.



4.1.1 Complete Communities

One of the key goals of the Growth Plan is to build compact, vibrant and complete communities in a variety of settings from urban downtowns and suburbs to small towns and hamlets. If they are well planned and executed, such communities can provide a wide range of economic, health, social and environmental benefits to their residents and to the region as a whole.

For example, complete communities promote healthy, active lifestyles based on street networks and built form that encourage walking and cycling. Social interactions are encouraged when community centres, schools, shopping and other services are concentrated together. The development of community hubs based on sharing public assets can provide a focus for activities and programs while making more efficient use of existing services, lands, infrastructure and buildings. Accessible green spaces provide many physical, mental and social benefits associated with opportunities to experience nature and enjoy outdoor recreation with others.²¹ Supporting urban agriculture, food hubs, farmers' markets, food co-ops and other food related activities has many benefits that support complete communities while also addressing public interests related to access to healthy food and greater food security.

Complete communities can also help to mitigate climate change by applying the "net-zero" concept. This means that greenhouse gases produced from the use of vehicles, thermal and electrical energy within the community would be offset by efficiency gains and clean energy. A sufficient mix of local shopping and local jobs would enable people to meet their daily needs within the community. Buildings would be better insulated, designed to take advantage of renewable energy and better connected to community information, energy and transportation systems. Green spaces and street trees would provide a carbon sink and help to buffer extreme weather events.

SPOTLIGHT
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Change

WHAT IS A COMPLETE COMMUNITY?

The Growth Plan defines complete communities as places that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs; local services; a full range of housing; community infrastructure including affordable housing, schools, recreation, and open space; public transportation; and options for safe, non-motorized travel.

21 Toronto Public Health. Green City: Why Nature Matters to Health. 2015.



DESIGNING COMMUNITIES FOR PEOPLE OF ALL AGES AND ABILITIES

Although the region is one of the most youthful in Canada, it is experiencing population aging, with every municipality expected to have a greater portion of the population aged over 65 by 2031. It will be important that older people can stay active and mobile, find appropriate housing and have access to services.

However, population aging is not occurring equally across the region. The region's outer-ring municipalities are forecast to experience the most rapid rates of aging. As people age, many are no longer able to drive. We need to design for mobility so that people of all ages and all abilities can maintain independence, access their communities and employment opportunities, and have a high quality of life.

Above: Roncesvalles Avenue, Toronto.

Complete communities can be supported by applying a “complete streets” lens to street design and transportation planning that considers how best to accommodate all road users, including cars, trucks, transit, cyclists and pedestrians, within the street network. By supporting transit and active transportation, complete communities can reduce the number of vehicle trips and distances travelled, thereby saving energy, and reducing air pollution and greenhouse gas emissions. They can also improve access to transit, making longer trips without cars both attractive and viable.

Many municipalities and developers have experienced opposition to proposals for higher-density development, especially in existing urban areas of the GGH. Understandably, people are concerned about change to their existing neighbourhoods and worry that it will result in an overpowering built form, lack of park space and sunlight, and increased traffic volumes. However, well-planned, compact developments that emphasize quality, creative use of space and excellence in design can provide vibrant, healthy communities with a strong sense of place. This requires developers, designers, municipal staff and politicians to work together, in consultation with existing communities, towards a shared vision. In addition, thoughtful education programs are essential to demonstrate the characteristics and advantages of complete communities, including new ways to describe and explain the concept of intensification (see Section 9.5 for our recommendations on education).

Municipalities use development standards to guide the planning, design and construction of communities. They address such elements as the size and arrangement of lots, street design, the amount of parking and the location of utility lines. Alternative development standards allow for more flexible and innovative approaches to development, such as reduced parking space requirements and narrower right-of-ways for local residential roads. These alternative standards can result in more efficient use of land and other economic and environmental benefits. For example, narrower right-of-ways typically cost less to build and maintain, reduce storm water runoff and use fewer materials. While municipalities may currently implement alternative development standards, renewed interest and guidance from the Province would help to promote their use more widely.



A recent review of progress with implementation of the Growth Plan revealed variable results in achieving the Plan's objectives for complete communities.²² For example, in designated greenfield areas it was found that most recent developments have low scores for indicators associated with diversity of land use, walking distance to community amenities and street connectivity. On the other hand, compared to historical trends in the region, we are seeing smaller lot sizes and more housing mix in designated greenfield areas.²³ This trend represents an opportunity for the Province to provide stronger direction and expectations for the creation of well-designed complete communities.

Parks and Recreation

One of the challenges of compact development is ensuring a sufficient supply of open space to meet the needs of a rapidly growing population and provide a high quality of life that supports healthy communities and a competitive economy. There is growing evidence to show vital linkages between our physical and mental health, and the provision of shade and green spaces.^{24 25} These needs can be met through connected systems of parks, trails and other open spaces, linked to regional facilities such as conservation areas, nature reserves, major parks (e.g., Rouge Park), golf courses and regional trails.

The Ontario Trails Strategy establishes strategic directions for planning, managing, promoting and using trails in Ontario. Its vision is to establish "a world-class system of diversified trails, planned and used in an environmentally responsible manner, that enhances the health and prosperity of all Ontarians." A well-connected trail system in the GGH will be a key component of the Ontario system. Indeed, critical elements of this system already exist, in varying states of completion, including the Bruce Trail, Oak Ridges Trail, Lake Ontario Waterfront Trail, Pan Am Trail and Trans Canada Trail, as well as a myriad of other regional and local trails.



COMMUNITY HUBS

Community hubs provide a central access point for a range of health and social services, along with cultural and recreational opportunities that nourish community life. A community hub can be a school, neighbourhood centre, early learning centre, library, community health centre, old government building, place of worship or another public space. For example, the Bathurst-Finch Community Hub in Toronto houses a partnership of 11 organizations that offer a community health centre, dental clinic, mental health programs, settlement services for newcomers, employment support, help with legal matters, and free community meeting space. The Bathurst-Finch Hub is one of eight community hubs in Toronto developed with support from United Way Toronto.

Above: Health programs and libraries are two types of services that may be found in community hubs.

22 Ministry of Municipal Affairs and Housing. Performance Indicators for the Growth Plan for the Greater Golden Horseshoe, 2006. 2015.

23 Ministry of Municipal Affairs and Housing. Performance Indicators for the Growth Plan for the Greater Golden Horseshoe, 2006. 2015.

24 Toronto Public Health. Green City: Why Nature Matters to Health. 2015.

25 David Suzuki Foundation. The Impact of Green Space on Heat and Air Pollution in Urban Communities. 2015.



WHAT IS ACTIVE TRANSPORTATION?

Active transportation refers to any form of human-powered transportation – for example, walking, cycling, using a wheelchair, in-line skating or skateboarding.

The four plans also provide direction for recreation opportunities. For example, the Growth Plan encourages municipalities, conservation authorities and non-governmental organizations to develop a system of publicly accessible parkland, open space and trails, including shoreline areas, which demarcates areas for public access, provides a coordinated approach to trail planning and development, and is based on good land stewardship practices for public and private lands. The Greenbelt Plan includes a policy directing the Province to work with municipalities, conservation authorities and non-governmental organizations to encourage the development of a system of publicly accessible parkland, open space and trails. The Oak Ridges Moraine Conservation Plan directs that a recreational trail system shall be established to provide continuous access and travel along the Moraine, accessible to all people, including those with disabilities. The Niagara Escarpment Plan includes policies for a Niagara Escarpment Parks and Open Space System, which includes measures to minimize any adverse impact of recreational uses and trails on the Escarpment.

The Growth Plan also specifies that complete communities should include high-quality public open space. However, recent experience shows that in some areas of the GGH the rate of new residential growth has outpaced the rate of new parkland acquisition.²⁶ This is a critical issue because the provision of a range of readily accessible green spaces and recreational opportunities is essential to promote happiness, health and wellbeing in more compact communities where many people are living in multi-residential units.

The Planning Act enables municipalities to require developers to dedicate land or provide cash-in-lieu of land for the purposes of creating new parkland. The Province is currently proposing to amend these requirements through Bill 73: The Smart Growth for Our Communities Act. Collectively, the proposed amendments related to parks planning, parkland dedication and fiscal transparency are intended to provide for the continued development of the parks system in intensifying areas as well as greenfield developments. The new provisions would require municipalities, prior to adopting official plan policies for the alternative

26 Lorinc, J. Parks in Crisis: All Built Up and No Place to Go. A Spacing Investigation. 2015.



parkland standard, to prepare an overall plan for parks, including an examination of the amount and location of parkland needed in both new and intensifying areas. Additionally, municipalities would be required to be more transparent with the funds collected through cash-in-lieu of parkland and how they are to be spent. The alternative standard is intended to recognize the reductions in size and occupancy of newer housing units.

In addition to traditional parks, there are many other public, institutional and privately owned outdoor spaces that can fulfill needs for outdoor recreation and relaxation. For example, more creative approaches could be encouraged to integrate park functions with green infrastructure, rooftops, mezzanines, alleys and streetscapes. Other opportunities may include shared use of utility corridors, school grounds, hospital grounds and cemeteries as well as the integration of public open space in community hubs.

Institutional uses

A key element of complete communities is making sure that there is appropriate space for important institutional uses, such as places of worship, cemeteries and long-term care homes. In 2014, the Provincial Policy Statement (PPS) was updated to reflect the importance of these uses, and the Growth Plan encourages institutional uses to locate in urban growth centres, transit areas and other intensification areas in order to promote complete communities and easy access by transit.

However, as communities grow and become more compact, the price of land and other barriers may make it difficult for appropriate institutional uses to locate in areas that are also in high demand for residential, office or commercial development. For example, as the population ages it will be important to consider ways to provide enough space for cemeteries, while recognizing that they can also contribute much needed open space and tree canopy in compact communities. However, there are several barriers to providing needed cemetery space. For example, rural lands near settlement areas may be too expensive, and communities that have land available may be reluctant to accommodate the needs of other municipalities that have no space for new cemeteries.



Well-planned, compact developments that emphasize quality, creative use of space and excellence in design can provide vibrant, healthy communities with a strong sense of place.



Access to healthy food

Some regions and municipalities have created food policies, urban agriculture opportunities, charters and/or hubs to support access to local, affordable and healthy food. The PPS includes a policy to support opportunities for local food, and promotes the sustainability of the agri-food and agri-product businesses by protecting agricultural resources and minimizing land use conflicts. However, there are no similar policies in the four plans.

Housing

The Growth Plan directs municipalities to plan for a range and mix of housing types, taking into account affordable housing needs. The predominant form of housing in the region is single-detached dwellings and it is important that the housing supply continues to be diversified. Although there are many factors that contribute to housing mix and affordability, the land use planning framework can encourage a mix of housing types, including higher-density housing that helps to achieve complete communities with good access to transportation and community amenities. Recent data show that, in many GGH municipalities, average home prices are not affordable for many households and are generally out of reach for households with low incomes. Average rents for purpose-built rental housing are affordable to households with moderate incomes, but are generally unaffordable for households with lower incomes.²⁷

The Province is currently updating its Long-Term Affordable Housing Strategy. Within the GGH, some specific measures that would help meet the goals for housing mix and affordability include better support for mid-rise housing (5-11 storeys), secondary suites, purpose-built rental housing, family-friendly units and options for seniors to remain in their communities.

27 Ministry of Municipal Affairs and Housing. Housing Data: Affordable House Prices and Rents. 2014.



1

RECOMMENDATION 1

Specify that all new developments in existing built-up areas and in designated greenfield areas should support the development of complete communities by incorporating:

- Urban design including built form, streetscapes, green infrastructure and open spaces that support human health, a pedestrian-friendly environment and a vibrant public realm (see, for example, Peel's Healthy Community Index or Toronto's Walkability Index)
- A complete streets approach to transportation planning and design that considers how best to accommodate the needs of different road users within the street network, including transit as well as safe and convenient active transportation choices
- Timely provision of an adequate supply of parks, trails and other recreation facilities through mechanisms such as alternative parkland standards, partnerships with private land owners and creative new approaches to the provision of open space, particularly in intensification areas
- Protection of viable, healthy natural heritage systems
- Identification and protection of cultural heritage
- Recognition of urban agriculture and the need for access to local healthy food
- An appropriate mix of housing types, including affordable housing
- Opportunities to facilitate the creation of secondary suites in new and existing building stock
- Co-location of community services, public institutions and open space to facilitate the creation of community hubs in locations that support active transportation and transit
- Integration of residential and retail/commercial development in a way that supports active transportation and transit
- Measures to work towards a net-zero state, reduce energy consumption and decrease greenhouse gas emissions

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2 COMPLEMENTARY RECOMMENDATION 2

Develop guidance on alternative development standards that identify and promote innovative ways to build more compact, transit-supportive complete communities in greenfield developments and intensifying areas

3 COMPLEMENTARY RECOMMENDATION 3

Recognizing that the PPS and the four plans encourage planning for institutional uses as part of complete communities, continue to work with municipalities to ensure that property tax treatment, capital funding formulae and other regulatory requirements are not creating unintended barriers to the viability of institutional uses in intensifying communities

4 COMPLEMENTARY RECOMMENDATION 4

Develop a strategy, in the context of the Ontario Trails Strategy and in collaboration with municipalities, conservation authorities, non-government organizations and others, for a Greater Golden Horseshoe system of diverse and well-connected parks and trails, including connections to destinations in and around river valleys, to meet the needs of urban and rural communities for recreation, tourism and associated economic opportunities. The strategy should include opportunities for municipalities to protect space for future trails, particularly in urban river valleys

5 COMPLEMENTARY RECOMMENDATION 5

Ensure that the Province's Long-Term Affordable Housing Strategy supports the goals of the four plans, including measures to support purpose-built rental housing, remove barriers to secondary suites and use zoning or other planning tools to ensure that developments support a mix of incomes and housing types in locations that are transit-friendly with short commute times and options for active transportation

6 RECOMMENDATION 6

When the update to the Province's Long-Term Affordable Housing Strategy is complete, consider ways to support its objectives through implementation of the four plans



4.1.2 Growth Forecasts

Forecasts are fundamental to the Growth Plan and essential to its effectiveness because they enable municipalities to plan for and manage the growth that is coming, and to assess whether they have enough land to accommodate forecast growth within existing settlement areas. The initial population and employment forecasts in the Growth Plan were developed in collaboration with municipalities and other stakeholders. The Growth Plan requires that the forecasts be reviewed at least every five years in consultation with municipalities. The first review of the forecasts resulted in an amendment to the forecasts to 2031 and the extension of the time horizon of the Growth Plan from 2031 to 2041.

There is a general lack of municipal confidence in the employment forecasts in the Growth Plan. For example, some municipalities have expressed concerns that the employment forecasts are too high, will not be met within the 2041 timeframe, and are currently higher than actual employment on the ground. When the Growth Plan was amended in 2013, a policy was added to the Plan to require development of a new method for measuring and forecasting employment, which has not yet been undertaken.

In addition, many municipalities have indicated that both the population and employment forecasts in the Growth Plan appear to be too high or anticipate growth too early in most areas of the GGH (outside the City of Toronto).²⁸ As a result, there are concerns that, if the forecasted growth does not materialize, municipalities may be in a situation where they have built more infrastructure than needed and are forced to carry infrastructure-related debt for longer than anticipated because development charges and tax revenues are not available at the right time. There is also potential to designate more land for development than will actually be required to meet Growth Plan forecasts.

These concerns about the Growth Plan forecasts stem in part from the

28 Nicola Crawhall and Associates for the Regional Public Works Commissioners of Ontario, Regional Planning Commissioners of Ontario and Ontario Regional and Single-Tier Treasurers. Implementing the Growth Plan: Seeking Provincial and Municipal Alignment to Support a Prosperous Ontario. 2015.



latest population projections from the Ministry of Finance (MOF) that show slower growth for most of the province. MOF produces annual population projections for the entire Province of Ontario and reviews the demographic assumptions underlying its projections every year. With each successive update, MOF projections have been lowered based on the latest demographic data available, which show slower immigration and lower fertility than anticipated in 2013 when the Growth Plan was amended. Every five years, a major update is produced by MOF, based on a review of methods and long-term assumptions at that time. It would be helpful to align the review for the Growth Plan forecasts so that it occurs at the same time, or soon after, the five-year MOF major updates. This would reduce some of the differences between the Growth Plan's population forecasts and the MOF annual population projections.

The Growth Plan directs upper-tier municipalities to allocate forecasts to their lower-tier municipalities. During the Coordinated Review, we heard that these allocations are not always based on a full assessment of opportunities to first accommodate growth through intensification. Furthermore, many smaller, rural municipalities are currently experiencing much slower rates of growth than expected and they have expressed concerns that they have been assigned unrealistic forecasts.

7 RECOMMENDATION 7

Develop a new method for measuring and forecasting employment in advance of the next review of the forecasts

8 RECOMMENDATION 8

Undertake the review for the Growth Plan forecasts at the same time as, or soon after, the five-year major update of the Ministry of Finance population projections so that the long-term assumptions achieve the greatest possible degree of consistency and alignment

9 RECOMMENDATION 9

Consider the development of guidance materials and/or new policies to help municipalities plan for, and phase-in the construction of, new infrastructure so that it is not provided too far ahead of anticipated growth



4.1.3 Intensification

One of the main tenets of the Growth Plan is to encourage infill development (intensification) in existing settlement areas. When done well, intensification can bring many benefits associated with more compact built environments, including the provision of complete communities (see Section 4.1.1), lower energy demands, active transportation, good transit services, reduced greenhouse gas emissions, efficient use of existing and planned infrastructure, and protection of natural systems and productive farmland.

Prior to the Growth Plan, the intensification rate across the GGH (except the City of Toronto) ranged from about 15-20 per cent.²⁹ Progress to meet the Growth Plan's minimum target of 40 per cent (or an alternative intensification target as permitted by the Minister) for residential intensification by 2015 is now being made in most of the inner-ring municipalities and some of the outer-ring municipalities.³⁰ This is a good start, but more needs to be done if we are going to address the sustainability challenges in the region, particularly considering that these targets still permit up to 60 per cent of development to be in greenfield areas. We note that research by the Pembina Institute³¹ shows that intensification of 60 per cent (and development in greenfield areas reduced to 40 per cent) could, if accompanied by major new transit investments, achieve meaningful reductions in greenhouse gases below 2006 levels (see Chapter 8 for more details).

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The 40 per cent general intensification target in the Growth Plan is intended to be a minimum target, but in reality, only two upper-tier municipalities (Regions of Waterloo and Peel) and four lower-tier municipalities (Cities of Markham, Ajax and St. Catharines, and Town of Grimsby) are using higher targets, ranging from 45 per cent to 95 per cent. Toronto is accommodating 100 per cent of its growth as intensification because it is fully built within its boundaries and has no greenfield areas. A number of communities, such as Mississauga,

29 Urban Strategies Inc. for the Ontario Growth Secretariat, Ministry of Public Infrastructure Renewal. Application of A Land Use Intensification Target for the Greater Golden Horseshoe. 2005.

30 Ministry of Municipal Affairs and Housing. Performance Indicators for the Growth Plan for the Greater Golden Horseshoe, 2006. 2015.

31 Pembina Institute. Driving Down Carbon. 2010.



PLANNING FOR GROWTH ALONG TRANSIT CORRIDORS

York Region has adopted a “centres and corridors” strategy to provide an integrated approach to directing growth to urban areas and along transit corridors. Focusing on city-building, it strives to focus where people, live, shop and access transit in key locations by integrating pedestrian-friendly communities with new transit lines and corridors. Since 2006, nearly 65% of new multi-storey residential development in York Region has been located in the centres and corridors.

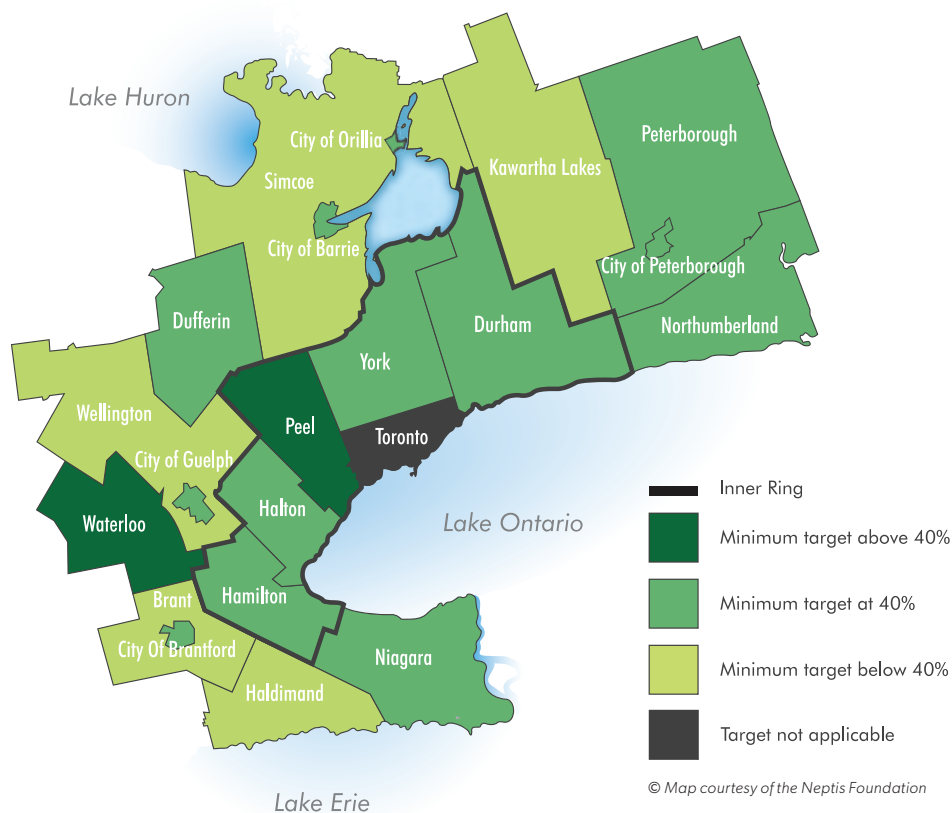
Above: York Region Centres and Corridors.

Photograph courtesy of The Regional Municipality of York.

St. Catharines and Burlington are nearly built out and will have to accommodate all future growth through infill development at that time. On the other hand, the Growth Plan permits the Minister to approve alternative targets to respond to local circumstances, and five of the 15 upper- and single-tier municipalities in the outer ring are now using intensification targets lower than 40 per cent that range from 15 per cent to 32 per cent.³²

York Region is considering three draft growth scenarios for residential intensification to accommodate forecast growth to 2041. They show that if 40 per cent of all residential development each year is accommodated within the existing built-up area, and the remainder (60 per cent) in the designated greenfield area, the Region would need to expand its settlement area by 2,460 hectares. An intensification rate of 50 per cent

Adoption of Minimum Intensification Targets by Upper- and Single-Tier Municipalities³³



³² Environmental Commissioner of Ontario. Managing New Challenges. 2013-2014 Annual Report. 2014.

³³ The Neptis Foundation. Implementing the Growth Plan for the Greater Golden Horseshoe. October 2013.



would require a smaller settlement area expansion of 1,260 hectares. The third scenario shows that all forecast growth could be accommodated within the settlement area if 65 per cent of growth is accommodated in the existing built-up area and 35 per cent in the already designated greenfield area.

The Growth Plan requires municipalities to prepare an intensification strategy and to plan intensification areas to achieve significant population and employment growth; provide a diverse and compatible mix of land uses; provide high-quality public open spaces; support transit, walking and cycling; generally achieve higher densities than the surrounding areas; and achieve an appropriate transition of built form to adjacent areas. However, municipalities vary considerably in their ability to accommodate or attract intensification. For example, some urban municipalities have grown up around historic downtowns and are experiencing economic prosperity, while others are struggling to retain and attract businesses. Some municipalities need major infrastructure upgrades or brownfield remediation whereas others are highly rural with a large agricultural base.

During the consultation phase of this review, we heard about a number of challenges to creative infill development. For example, transit and other services are not always available in a timely way. Local public opposition frequently includes site-specific concerns about increased densities, parking, traffic, tall buildings, loss of views, threats to cultural heritage and the inadequacy of parkland or other amenities.

We also heard that development companies face a number of challenges when building in intensifying areas. These include some of the requirements of the Building and Fire Codes, difficulties in obtaining appropriate rezoning, parking requirements, and the costs of downtown taxes and development charges. Redevelopment of brownfields (former industrial lands) can be particularly complicated, and we heard about delays related to risk assessments, inconsistent application of the record of site condition by municipalities, and poor integration of risk management measures with Building Code requirements. The Ministry of Environment and Climate Change is currently undertaking a brownfields modernization initiative to look at opportunities to streamline the record of site condition process and achieve greater efficiency to support brownfields redevelopment.



COMPLETE COMMUNITIES ON A SMALLER FOOTPRINT

The development sector plays an important role in shaping our communities. Adapting to the times, some developers have refocused their priorities on creating communities that allow for living, working and playing in the neighbourhood. For example, Daniels Corporation now includes natural features and community gardens in all its projects, including higher-density housing. Streetcar Developments is helping to revitalize an underused downtown area in Toronto with creative, comfortable, multi-use infill. These are just two successful examples of developers providing a vital sense of community on a smaller footprint.

Above: Regent Park neighbourhood's revitalization is being led by Toronto Community Housing Corporation with Daniels Corporation as a development partner.



Some municipalities reported concerns about development charges that are not supportive of the urban form and housing choices associated with complete communities. For example, the charge for a secondary suite may be the same amount as for a single-family home. Another challenge arises where funding formulae and design guidelines for schools are based on standards that encourage a large footprint and surrounding grounds. While this may have been appropriate for older suburban contexts, it creates barriers to including schools in intensifying neighbourhoods. It would be helpful to adjust the capital funding formula for schools to recognize the construction premiums associated with new schools in compact communities.

Finally, we heard that OMB decisions have a tendency to undermine intensification efforts in disputes that involve density, among other concerns.

We believe that many of these challenges could be addressed by a greater emphasis on good design and timely public consultation, combined with measures both within and beyond the plans to address barriers to intensification. In addition, the Province could provide increased guidance on the characteristics of intensification to support urban rejuvenation and create complete communities.

10 **RECOMMENDATION 10**

With a view to increasing intensification targets to better support the goals of the plans to sustain productive agricultural lands, protect natural resources, achieve compact urban form, support transit, reduce traffic congestion and lower greenhouse gas emissions:

- Assess and apply potential increases in intensification targets in conjunction with related recommendations in this report regarding higher density targets in designated greenfield areas, better support for transit-related intensification and

(Recommendation 10 continued on next page)

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(Recommendation 10 continued)

stronger criteria for settlement boundary expansions (see Recommendations 14, 15 and 20)

- Require municipalities, with guidance and support from the Province, to measure and report annually on the achievement of intensification targets

11 RECOMMENDATION 11

Provide more specific best-practice guidance to municipalities on how to optimize opportunities to accommodate growth within existing settlement areas in a way that supports complete communities

12 RECOMMENDATION 12

Address barriers to intensification and the development of affordable housing by encouraging use of tools such as up-to-date zoning, the development permit system, community improvement plans, and reduced residential parking requirements where transit and active transportation options exist

13 COMPLEMENTARY RECOMMENDATION 13

Ensure that ongoing or planned provincial initiatives consider opportunities to increase rates of intensification in the region, and address barriers and streamline processes to support intensification. Examples include the Modernization of Brownfields, the review of the Highway Access Management Guidelines, the review of Building and Fire Codes, guidance for innovative Development Charges and adjustments to the capital funding formula for schools

4.1.4 Designated Greenfield Areas

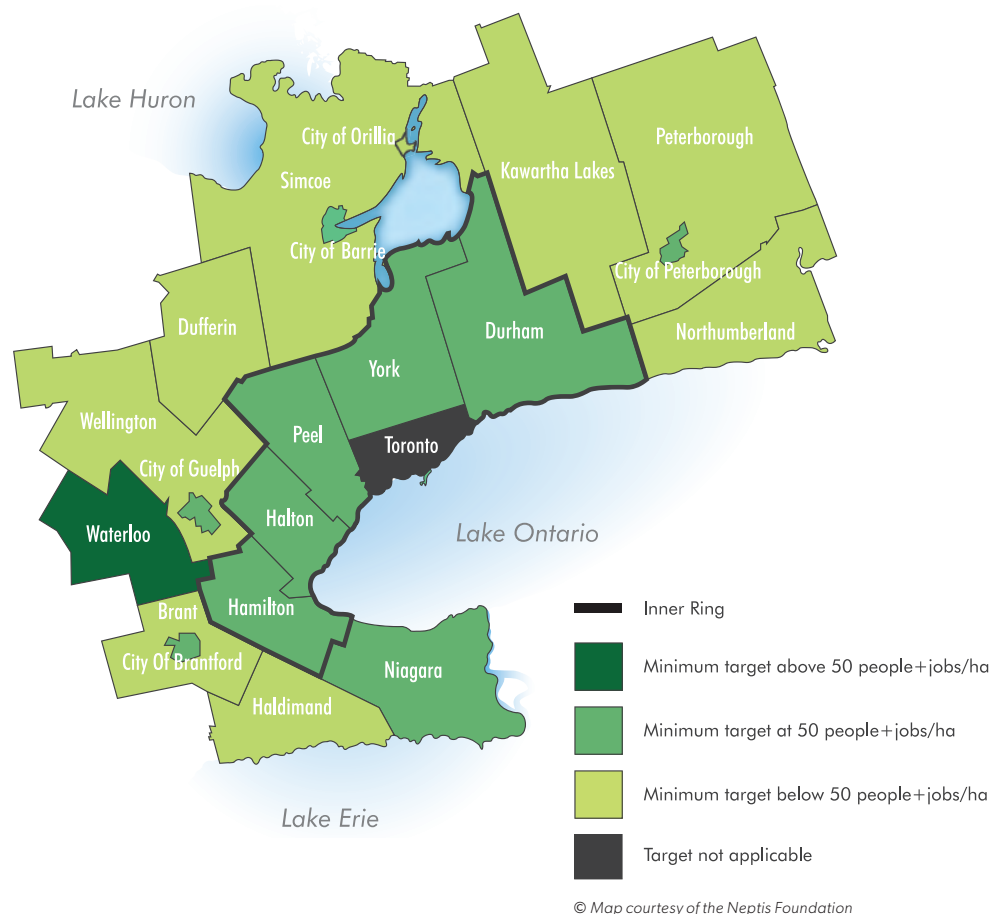
The Growth Plan establishes minimum density targets for designated greenfield areas that are intended to support the development of more compact, mixed-use and transit-supportive communities. The target for designated greenfield areas is 50 residents and jobs combined per



hectare measured across the upper-tier or single-tier municipality. To respond to local circumstances, the Growth Plan enables alternative density targets for upper- and single-tier municipalities located in the outer ring that do not have an urban growth centre. Alternative lower-density targets have been permitted for all nine of these municipalities.

However, we are concerned that even 50 residents and jobs combined per hectare is insufficient to support more than basic bus service (one bus every 20-30 minutes).³⁴ This is not enough to encourage a significant

Adoption of Minimum Designated Greenfield Area Density Targets by Upper- and Single-Tier Municipalities³⁵



³⁴ Ontario Ministry of Transportation. Transit-Supportive Guidelines. 2012.

³⁵ The Neptis Foundation. Implementing the Growth Plan for the Greater Golden Horseshoe. October 2013.



modal shift from private vehicles to transit. At the other end of the scale, a minimum of 200 residents and jobs combined per hectare is required to support a subway.

Greater densities are also needed to help mitigate climate change. Research by the Pembina Institute suggests that in order to make meaningful reductions in greenhouse gas emissions, the density target for designated greenfield areas would have to be a minimum of 70 people and jobs combined per hectare (see Chapter 8 for more details), combined with significant investments in transit.

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The Growth Plan allows for certain environmental features to be excluded (or “netted out”) from density calculations. However, many municipalities net out other non-developable lands, such as hydro corridors, railways or cemeteries. This results in variation in types of lands netted out such that planned densities may appear to be greater than they actually are. This lack of consistency leads to difficulties in accurately monitoring and reporting on progress towards Growth Plan targets.

The purpose of combining people and jobs in the density targets is to encourage the creation of complete communities with a diverse mix of residential uses and employment activity. In practice, however, municipalities have reported great difficulty in achieving the combined target due to diversity in the amount and types of employment across the region, lack of control over where employers locate and the prevalence of low-density employment activity (e.g., warehousing and advanced manufacturing) in many areas. The target is measured across each upper-or single-tier municipality to allow for variations in employment and residential densities. Where employment densities are low, residential density has been increased in order to achieve the combined target for people and jobs.

Finally, because municipalities are planning to meet these targets by the horizon of the Growth Plan (i.e. by 2041), it will be a long time before it is known what actual densities are being achieved. This makes it difficult to assess progress and make adjustments where necessary.



MOUNT PLEASANT VILLAGE, BRAMPTON

Mount Pleasant Village is a compact, liveable, walkable neighbourhood in northwest Brampton. It was planned and designed so that residents can easily access the GO station, ZUM bus rapid transit, and local shops, school, library and recreation centre. This transit-oriented neighbourhood is estimated to achieve a density of approximately 70 residents and jobs per hectare. The village is part of a larger plan for the Mount Pleasant Community that includes protection of approximately 8% of the pre-development natural features of the area. Following development, the plan calls for doubling of the natural heritage system with an adjacent open space system and pathways that will connect people to parks, schools, commercial areas, transit and nearby neighbourhoods.

Above: Mount Pleasant Village, Brampton.



HURONTARIO CORRIDOR

In Mississauga, a major light-rail transit line planned for the Hurontario corridor will link the waterfront through Mississauga City Centre. The line anchors a major initiative to achieve denser, transit-oriented development and connects with two GO Transit stations and Mississauga's east-west bus rapid transit line.

Above: Illustration of potential ultimate conditions at the Hurontario Street/Dundas Road transit stop of the planned Hurontario corridor.

14 RECOMMENDATION 14

Increase density targets for designated greenfield areas in order to support increased frequency of transit, the development of low-carbon, complete communities and mitigate climate change, while reflecting the different characteristics of municipalities. Include measures to:

- Require municipalities, with guidance and support from the Province, to measure and report annually on the achievement of density targets
- Establish a more transparent process for decision-making about alternative targets in the outer ring
- Guide the process of accounting for non-developable lands when calculating development densities through policy
- Review and update the current approach of using combined density targets for residents and jobs in designated greenfield areas

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4.1.5 Transit Hubs

A high density of mixed land uses around transit hubs is critical because it supports higher-order transit, creates a shift from car dependence to transit use, encourages active transportation and unlocks development potential. The Ministry of Municipal Affairs and Housing recently undertook a review of all upper-tier official plans and some lower-tier official plans in the GGH. The review showed that there is no consistent approach to setting density targets or planning for development in association with transit stations and corridors.³⁶ In addition, only 34 of the GGH's 333 major transit station areas have reached the minimum recommended density to support transit, and almost 80 per cent of the region's GO station areas have less than 50 people and jobs per hectare. Metrolinx, an agency of the Ministry of Transportation, has identified 51 mobility hubs in The Big Move, its regional transportation plan (see Section 7.6 for more information). Mobility hubs represent an excellent focus for intensification initiatives and transit investment.

³⁶ Ministry of Municipal Affairs and Housing. Internal review of municipal official plans. 2015.



Transit Service Type	Suggested Minimum Density
Basic Transit Service (one bus every 20-30 minutes)	22 units per ha / 50 residents & jobs combined per ha
Frequent Transit Service (one bus every 10-15 minutes)	37 units per ha / 80 residents & jobs combined per ha
Very Frequent Bus Service (one bus every five minutes with potential for Light Rail Transit or Bus Rapid Transit)	45 units per ha / 100 residents & jobs combined per ha
Dedicated Rapid Transit (Light Rail Transit / Bus Rapid Transit)	72 units per ha / 160 residents & jobs combined per ha
Subway	90 units per ha / 200 residents & jobs combined per ha

The table above illustrates suggested minimum density thresholds for areas within a 5-10 minute walk of transit capable of supporting different types and levels of transit service. The thresholds presented are a guide and not to be applied as standards. Other factors such as the design of streets and open spaces, building characteristics, levels of feeder service, travel time, range of densities across the network and mix of uses can also have a significant impact on transit ridership. Mobility hubs and major transit station areas may require higher minimum densities.

Source: Ministry of Transportation's
Transit Supported Guidelines.

The improved connectivity supplied by new transit services increases land and development value.³⁷ It seems fair and equitable that a proportion of this additional wealth should go towards funding the transportation facility.

15 RECOMMENDATION 15

In collaboration with municipalities and stakeholders, clarify policies in the Growth Plan to better identify strategic areas within the region's planned and existing transit network that should be a focal point for intensification efforts. Explore ways to require:

- Transit-supportive densities and excellence in the design of built form and public realm in transit areas
- Establishment of, and reporting on, density targets, built form, active transportation and design outcomes for individual stations consistent with guidelines such as Metrolinx's Mobility Hub Guidelines or the Ministry of Transportation's Transit Supportive Guidelines

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37 Metrolinx. Land Value Capture Discussion Paper. 2013.



16

COMPLEMENTARY RECOMMENDATION 16

Ensure provincial and federal investments support timely transit and stimulate new transit-supportive development, where appropriate. In addition:

- Explore opportunities to enhance the capacity of municipalities to pay for transit-related infrastructure, including strategies for land value capture to provide new financing capacity
- Include the costs of urban design features in new funding agreements for transit projects

4.1.6 Floodplains

One of the most serious consequences of climate change in the GGH is the occurrence of more frequent intense weather events. This is contributing to increased episodes of flooding as well as more periods of drought and low water flow. These issues are exacerbated by the loss of wetlands and continued construction of impermeable surfaces without sufficient mitigation to control stormwater (see Section 7.4).

Ontario's exposure to flood risks is increasing as a result of climate change combined with population growth, an expanding urban footprint, and aging flood and erosion control infrastructure. Extreme weather costs the Ontario government alone about \$8.9 million per year in disaster financial assistance for both private properties and public infrastructure. Municipalities and private insurance companies also contribute, so the overall costs of damage resulting from climate change impacts are actually much higher. As an example, the Insurance Bureau of Canada estimated that the total damage in Toronto from the July 2013 flood was approximately \$850 million.³⁸

Land use planning regarding floodplains is addressed through policies in the PPS. The PPS natural hazard policies direct development away from areas of natural hazards where there is unacceptable risk to public health or safety or to property, and require that no new hazards be created or

38 Conservation Ontario. Dodging the Perfect Storm: Business Case for Strategic Reinvestment in Ontario's Flood Management Programs, Services and Structures. 2013.



existing hazards aggravated by development. Recent updates to the PPS include consideration for the potential impacts of climate change, including increased risks associated with natural hazards. Provincially approved Natural Hazard Technical Guidance (2002) documents support the PPS hazard policies by providing policies, standards and methods for carrying out floodplain management.

In some unique and exceptional circumstances, the PPS allows communities to continue land uses in the floodplain if the area is officially designated as a Special Policy Area (SPA). The SPA approach is limited to those areas within the 100-year floodplain boundary that existed prior to Ontario's flood plain policies. This is intended to address the significant social and economic hardships to a community that would result from strict adherence to provincial natural hazard policies concerning development. Because the risks of flood damage are higher in SPAs, the PPS indicates that a SPA is not intended to allow for new or intensified development if a community has feasible opportunities for such development outside the flood plain.

Many historic downtowns were founded and have evolved adjacent to rivers to take advantage of water supplies and power to operate mills. It is not surprising, then, that about seven of the 25 urban growth centres identified for intensification in the Growth Plan include portions of floodplain lands that are designated as SPAs.

17 RECOMMENDATION 17

Establish consistency between the Growth Plan and the PPS by stating that the natural hazards policies of the PPS apply to matters under the Growth Plan, including intensification. In addition:

- Reinforce the roles of the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry in the approval of changes to existing SPAs, consider changes to prohibit appeals to the OMB of provincial decisions regarding SPAs, and ensure compliance with provincial and local policies associated with SPAs
- Prohibit the creation and approval of new SPAs

(Recommendation 17 continued on next page)



FLOOD RISK REDUCTION, WEST DON LANDS

In an urban setting, integrated studies and engineering are required to achieve environmental sustainability and ensure resilience to climate change. One example is the flood protection infrastructure for the West Don River lands that incorporates new green space and wildlife habitat and now protects 210 hectares of downtown Toronto, including the site of the Pan Am Games Athletes' Village. This project is a major asset that will help to unlock significant economic development potential in the Port Lands.

Above: Corktown Common Park is built on top of the flood protection berm.



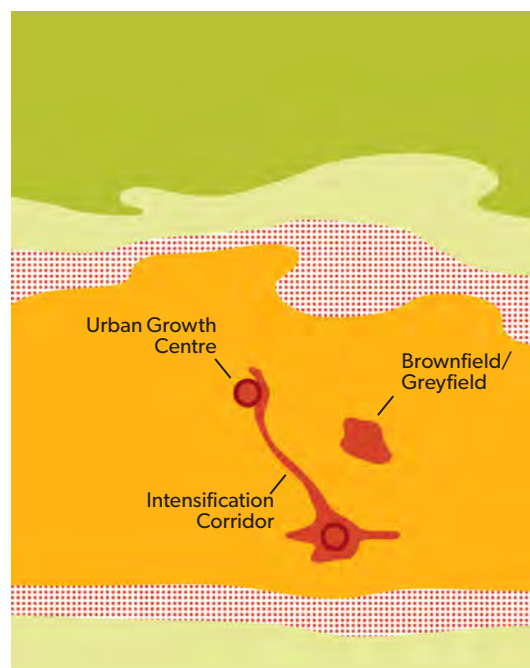
(Recommendation 17 continued)

- Update provincial technical guidelines dealing with planning for flooding and erosion along river and stream systems and the Great Lakes
- Continue to update, modernize and expand stream flow forecasting models and flood warning gauge infrastructure in order to better model watershed character and predict watershed response to storm events, including consideration of climate change and giving high priority to SPAs and areas upstream of SPAs

4.1.7 Settlement Area Expansion

The Growth Plan directs urban development to defined settlement areas such as cities, towns, villages and hamlets. Settlement areas contain built-up areas, which may include urban growth centres, intensification areas and intensification corridors, as shown in the figure below. There are also settlements in the Greenbelt, where outward growth is more tightly controlled.

Land Use Terminology



- Greenbelt Area (Ontario Regulation 59/05)
- Agricultural & Rural Area

Settlement Areas

- Designated Greenfield Areas
- Built-Up Areas
- Intensification Areas



When the Greenbelt was established in 2005, its boundaries were based on a lengthy process that considered the best way to provide permanent protection to the lands within the Greenbelt, while allowing for potential future needs for urban growth over the long term. Outside the Greenbelt, lands can potentially be added to settlement areas through boundary expansions in accordance with criteria required by the Growth Plan. The lands below the Greenbelt and above the inner-ring settlement area boundaries (often referred to informally as the “whitebelt lands”) are part of the rural and agricultural systems of the region. However, they are subject to some of the strongest growth pressures in the region, leading to vigorous debates over their future.

The development sector has generally assumed that the lands below the Greenbelt will eventually be urbanized, and most of these lands have now been purchased or optioned by investors. This has led to significant impacts on the viability of agriculture, including an increase in the number of tenant farmers, lack of investment in agricultural infrastructure, fragmentation of the land base by development-related uses, and near-urban pressures on agricultural operations. The agricultural community has also emphasized that Ontario cannot afford to lose any more prime farmland to development (see Chapter 5). In addition, environmental stakeholders point to the significant water resources and natural heritage features in the lands below the Greenbelt and propose that they should receive an increased level of protection because of their importance in contributing to healthy ecosystems and adaptation to climate change, both in urban areas and in the Greenbelt. Our recommendations to strengthen protection of agricultural lands, water resources and natural heritage systems are in sections 5.1, 6.1 and 6.2, respectively. Our recommendations to strengthen control of settlement area expansion are below.

The Growth Plan establishes a process for making decisions about settlement area expansions based on a number of criteria, including assessment of need based on accommodating forecast growth, and application of the density and intensification targets. Municipalities must also meet the requirements of the Greenbelt plans where applicable, accommodate the provision of infrastructure in a financially and environmentally sustainable manner, and strive to protect prime



agricultural lands. In the areas of the Greenbelt plans, expansions may only occur at the time of the 10-year review, are restricted by availability of servicing, and are not permitted in Specialty Crop Areas, the Greenbelt Plan's Natural Heritage System and Oak Ridges Moraine Natural Core and Linkage Areas. Furthermore, settlement areas that are currently outside the Greenbelt area may not expand into the Greenbelt.

Experience over the past decade with implementation of these settlement policies has revealed a number of issues. The process of achieving conformity has been slow and challenging, with many appeals to the OMB, some of which are not yet resolved. Most of the Growth Plan related issues brought before the OMB are the result of disagreements over the assessment of land needs and resulting settlement area expansions. Experience with Growth Plan conformity has shown some variation between the methods used by municipalities and other parties to assess the amount of land required to accommodate forecasted growth. The results were often hotly contested, resulting in complex and technical debates at the OMB. Stronger provincial guidance on land needs assessment could help to alleviate conflicts and reduce costly delays.

To implement the Growth Plan, municipalities are currently permitted to designate lands for up to 20 years. However, this timeframe doesn't always line up with the horizon of the Growth Plan, which is currently 2041 (26 years). It would be helpful to align municipal processes with the horizon of the Growth Plan, recognizing that municipalities usually undertake a multi-year process to assess land needs, undertake required studies and receive approval for settlement area expansions.

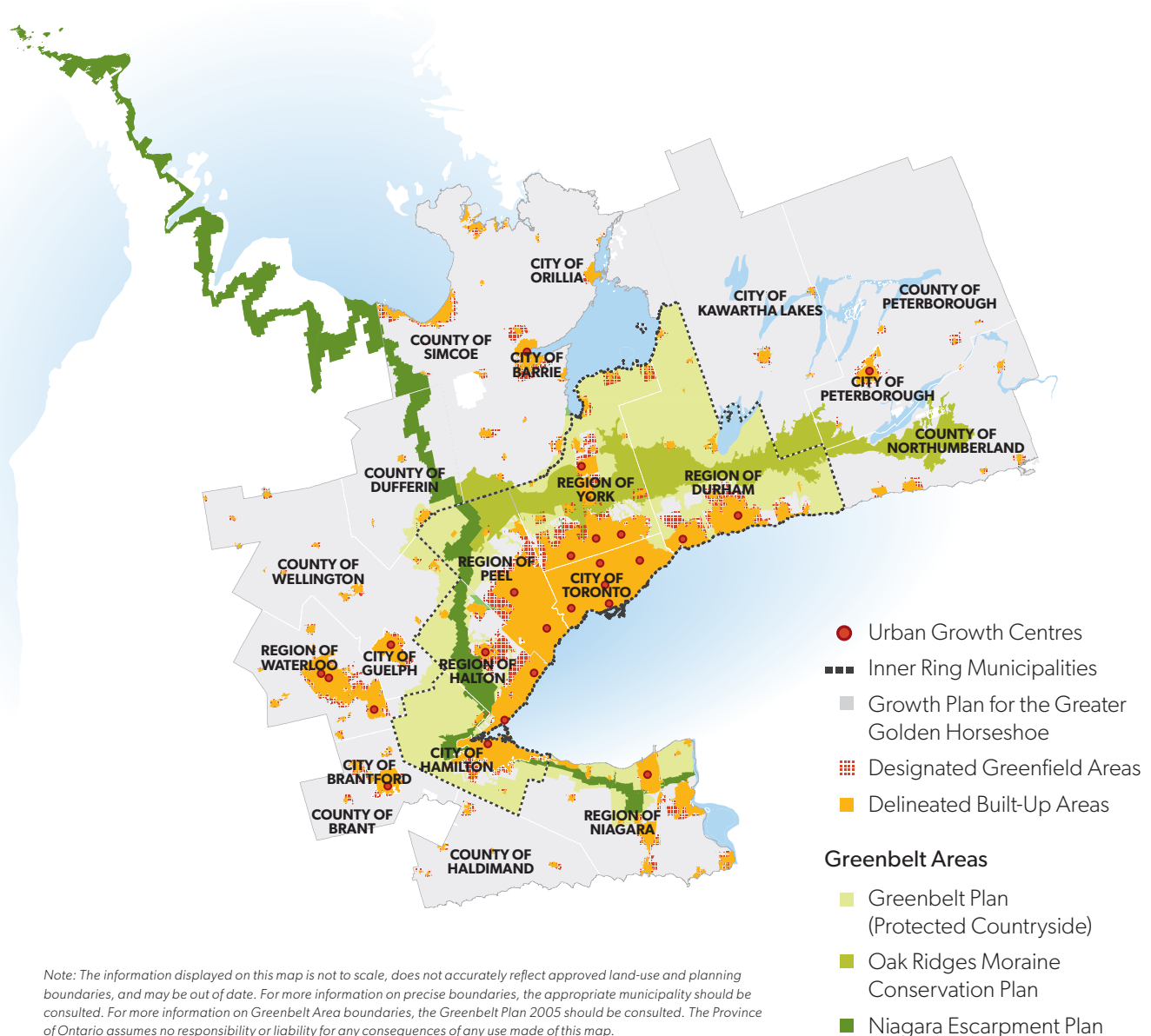
Analysis undertaken by the Neptis Foundation in 2013 suggests that there is now more land designated for development than required to accommodate forecast growth to 2031.³⁹ However, the land may not be located in areas that are experiencing the greatest growth pressures, or have existing or planned infrastructure to support significant growth. According to Neptis' analysis, there was a total of 436,900 hectares of land designated for development across the GGH. Of that total, approximately 25 per cent (107,100 hectares) is not yet built upon and is in

39 Neptis Foundation. Understanding the Fundamentals of the Growth Plan. 2015.



settlement areas. Nearly half of this land is in municipalities in the outer ring beyond the Greenbelt, which is expected to attract only one-quarter of new residents to 2041 in comparison to the municipalities in the inner ring below the Greenbelt. There are also concerns that some of the lands that have been designated for development in the outer ring are not in the most appropriate locations. It is important to address this over-supply of lands in the outer ring to avoid making infrastructure and development decisions that are not aligned with the best places to accommodate growth.

Designated Urban Areas to 2031 in the Greater Golden Horseshoe





In addition, overall land consumption rates are decreasing, indicating that the trend to more compact communities was beginning even before the Growth Plan was put in place. For example, between 1991 and 2001, the population of the GTHA grew by 19 per cent, while the urban area expanded by 26 per cent. Between 2001 and 2011, the population of the GTHA grew by 18 per cent, but the urban area expanded by only 10 per cent. If the trend for decreasing land consumption continues, it is likely that some of the land that has been designated to accommodate forecasted growth by 2031 will not actually be developed by that date.

In 2013, Amendment 2 to the Growth Plan provided additional forecasts for the GGH to accommodate two million more people by 2041, and some municipalities are now working on analysis to accommodate this additional growth.⁴⁰ Ultimately, the amount of land needed to accommodate expected growth to 2041 will depend on the rate of intensification and the density of new development in each municipality. As proposed in recommendations 10 and 14, we believe that it is both necessary and feasible to increase intensification and density targets.

We also believe that there are some key knowledge gaps that should be addressed before further decisions are made about where to grow in the GGH. Some will be addressed through ongoing provincial initiatives; others are recommended in this report. They involve studies and strategies at the scale of the GGH and/or the Province, on a range of topics (e.g., the assimilative capacity of lakes and rivers, infrastructure capacity and requirements, prime agricultural lands, natural heritage, water resource systems, transportation and transit infrastructure, housing stock, affordable housing, and climate change). In addition, more rigorous and consistent information to assess the performance of the four plans is needed to enable corrections and adjustments to future growth patterns. This information on policy outcomes would include population and employment figures, land consumption and intensification rates, density of built form, transit development and use, agricultural viability, watershed health and protection of natural heritage systems.

40 Municipalities are required to amend their official plans to conform to Amendment 2 by 2018.



Our recommendations on land needs assessment and settlement area expansion are therefore intended to provide sufficient time to study and address these matters while reducing land consumption and ensuring that the goals of the four plans are fully realized. This strategic and prudent approach will focus growth in well-planned, compact, low-carbon communities that support transit and encourage healthy lifestyles. It will also reduce traffic congestion and greenhouse gas emissions, use infrastructure wisely and increase the protection of farmland, water resources and natural areas.

18 RECOMMENDATION 18

Work with municipalities and other stakeholders to develop a uniform and transparent method for undertaking land needs assessments which:

- Provides a common method for determining the existing supply of units and land within the settlement area for residential and employment purposes
- Provides a common method for determining need while ensuring a range and mix of housing types, affordable housing and fiscal sustainability of the community
- Provides a common method for determining developable versus non-developable lands
- Includes modelling of a variety of growth scenarios (including one that would not require new greenfield land)
- Considers the appropriate intensification and density targets as determined through Recommendations 10 and 14
- Assesses progress and addresses failures in meeting the targets over the preceding years

19 RECOMMENDATION 19

Reduce the pace of urban expansion in the GGH by working with municipalities and stakeholders to:

- Continue to consider settlement boundary expansions only at the time of an official plan update, and based on stringent criteria (see Recommendation 20)
- Direct growth in the outer ring to locations that are better aligned to the policies of the plans, provided that the quantity

(Recommendation 19 continued on next page)



(Recommendation 19 continued)

of land designated for development results in a reduction of any existing over-supply and that the addition of any new lands is justified using all the criteria in Recommendation 20. This should be undertaken with criteria and processes designed to:

- Apply de-designation, phasing or other tools to significantly reduce the over-supply of designated lands
- Adjust settlement boundaries for municipalities that have an over-supply of designated lands

20 RECOMMENDATION 20

Establish stronger criteria to control settlement area expansion and ensure complete communities by requiring that municipal comprehensive reviews for expansion proposals include:

- Land needs assessment based on provincial direction, as proposed in Recommendation 18
- Application of higher intensification and density requirements, as proposed in Recommendations 10 and 14
- Consideration of aligning the timeframe for designating land for settlement area boundary expansion with the time horizon of the Growth Plan (e.g., 2041)
- Application of stronger criteria to limit the conversion and fragmentation of prime agricultural lands, particularly in the outer ring, as proposed in Recommendation 29
- Implementation of source water protection plans to identify and protect significant groundwater recharge areas and highly vulnerable aquifers
- Appropriate comprehensive watershed and/or sub-watershed planning to identify and protect a healthy and viable natural heritage system and maintain water quality and quantity, as proposed in Recommendation 40
- Completion and updating of master planning and asset management plans to demonstrate availability, sustainability, assimilative capacity, lifecycle maintenance, service level protection and enhancement, and financing of existing and new infrastructure including drinking water supply, stormwater management, low impact development, wastewater treatment, waste management, transit services and roads
- Assessment of long-term fiscal sustainability of the community

(Recommendation 20 continued on next page)



(Recommendation 20 continued)

- Proof of availability of existing or planned community services to ensure complete communities (e.g., community hubs including schools, community centres, parks and trails)
- Protection of employment lands, as proposed in Recommendation 23
- Assessment of impact on mineral aggregate resources to avoid precluding or hindering current and future resource extraction
- Measures to reduce greenhouse gas emissions and increase resilience to climate change

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21 RECOMMENDATION 21

For lands within the Greenbelt Plan, Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan, apply the criteria listed in Recommendation 20 as well as the existing requirements within the three plans for settlement area expansion. In addition, align the timing of settlement boundary expansion policies in the three Greenbelt plans with those in the Growth Plan to require that they will be considered as part of a municipal comprehensive review (instead of at the time of the ten-year review)

22 RECOMMENDATION 22

In order to provide time for municipalities to comply with provincial amendments in response to the recommendations above, extend the 2018 deadline for municipalities to conform with Amendment 2 to the Growth Plan to 2021. Ensure that necessary provincial guidance and studies, as recommended in this report, are available in time to inform municipal conformity work

4.2 Planning for Employment

The economy of the GGH represents approximately two-thirds of the gross domestic product of Ontario and 25 per cent of the gross domestic product of Canada. Similar to the economies of most industrialized nations, the GGH is experiencing dramatic shifts, with a slow and steady shift away from manufacturing and tremendous



growth in service-based activities. As a consequence, the geography of employment is changing and there is a need to update land use policies to support evolving economic realities.

The structure of the GGH is, for the most part, developing in a way that aligns well with this new economy. However, the pace of economic restructuring varies in different parts of the region, and there are many challenges associated with global competition, areas of disinvestment, conversion of employment lands and the rural economy. Recognizing that land use plans and policies alone cannot address all these issues, the following sections provide our recommendations on how the four plans can contribute to sustaining and growing a prosperous economy in the GGH, as well as better integration with initiatives beyond the scope of the plans:

- Protecting employment areas
- Planning for mixed uses
- Rural economies

4.2.1 Protecting Employment Areas

Historically, the economy of the GGH was heavily focused on traditional employment uses like manufacturing and warehousing. But recently there has been a major decline in manufacturing jobs and an increase in knowledge-based and service sector employment. From a land use planning perspective, the historical focus on manufacturing and warehousing resulted in the need to designate and protect land for industries requiring large tracts of land and access to major goods movement corridors, and to separate these industries from other non-compatible uses.

Over the past few decades, the changing nature of the economy, combined with the differentiation of employment and residential land values has created considerable pressure to convert traditional employment areas to other uses such as big box retail, office or residential development. These conversions typically occur on the edges of existing employment areas. As some of these areas transition to other uses, they



become fragmented and often lose economic viability. In turn, this reduces the supply of employment areas for businesses seeking large tracts of affordable land with access to goods movement corridors.

This new economic reality has created multiple challenges. How should we protect lands for traditional employment uses, provide locations for newer job types, and decide what to do with older employment areas where new land uses conflict with or limit classic industrial employment?

The PPS and the Growth Plan set out a list of criteria that must be met before employment lands can be converted to non-employment uses. The Growth Plan conversion policy provides further protection by tying the criteria to the policies and schedules of the Growth Plan, such as employment forecasts and intensification and density targets. These policy provisions are in turn supported by strong provisions in the Planning Act that prohibit appeals of refusal or non-decisions by municipal councils on applications to remove land from areas of employment.

Despite this strong policy and legal framework, there are still situations where municipal decisions are appealed to the OMB. In some cases, at the time of creating an official plan, municipalities may face OMB appeals regarding the permitted uses in designated employment areas, or challenges related to the need for the employment land in a particular area. There can be further OMB cases after employment areas have been designated, for example, in situations where municipalities and developers disagree over what should be allowed in an employment area or about conversions to other uses.

The panel also heard that some municipalities could do more to assess older employment areas that are no longer viable for employment uses, perhaps because they have now been surrounded by non-compatible uses such as residential or because the land has been fragmented or decreased in size and is no longer attractive for industrial or commercial uses. These lands tend to attract economic uses, such as storage facilities, that could be located elsewhere, and municipalities lose opportunities to allow these lands to be converted to other uses that might better serve municipal planning and economic development goals.



The geography of employment is changing and there is a need to update land use policies to support evolving economic realities.





During the consultations for this review, municipalities and other stakeholders expressed concern that there is a lack of adequate long-term protection of employment lands adjacent to transportation infrastructure such as 400-series highways, border crossings, ports, harbours and airports. These lands face competing demands from the industrial, commercial, retail and residential markets. Even if a municipality has identified these lands for long-term protection for industrial and commercial uses, they may get converted because there is an immediate economic opportunity related to a retail or even residential development. Many feel that this should not be allowed to happen because these lands are strategically located close to major infrastructure and are seen as crucial to attract new businesses to the region.

Providing stronger protection for certain “strategic employment lands” would require careful consideration so that the region does not end up with too many designated employment areas, or employment areas in the wrong place – neither of these outcomes would be good for the economic health of the region. It would be important to develop clear criteria by which municipalities would identify such lands, as well as careful consideration of ways to improve on the existing protections for employment lands without becoming overly rigid.

23 **RECOMMENDATION 23**

Update the Growth Plan to recognize the dynamics of a changing economy, better protect industrial uses, and provide greater flexibility to the growing knowledge and service-based economy by:

- Reviewing terminology and definitions in order to clarify policy intent and align with the PPS where appropriate
- Encouraging municipalities to identify, as part of their assessment of employment land needs:
 - Core employment areas that support and protect traditional employment uses (e.g., industry) and appropriate related permitted uses while excluding incompatible and sensitive uses such as residential, institutions and retail
 - Mixed-use employment areas that would support a mix of permitted employment uses. These could also act as a buffer

(Recommendation 23 continued on next page)



(Recommendation 23 continued)

to protect core employment areas from encroachment by incompatible uses and/or as a transition zone to surrounding residential development

24 **RECOMMENDATION 24**

Update the Growth Plan to require upper-, single- and lower-tier municipalities to identify strategic employment lands within settlement areas at the regional level based on criteria set out by the Province, such as proximity to major transportation infrastructure including ports, railroads and highway interchanges. Conversion of these lands should require Ministerial approval, thus affording them greater protection

4.2.2 Planning for Mixed Uses

The growing service and knowledge sectors have their own unique planning needs because they are more closely associated with the needs of the residential population (e.g., retail, services, education) and are typically the source of significant number of commuter trips (e.g., major office, health care facilities). Increasingly, employers in these sectors want to locate in closer proximity to residents and other amenities, and with better access to transit, cycling and walking.

The Growth Plan recognizes that not all employment is, or should be, located in employment areas and consideration has to be given to how best to access employment in those particular areas. For example, it requires that major office areas should be located in areas well served by transit and other amenities thereby reducing traffic congestion and contributing to targets to reduce greenhouse gas emissions. However, at present, only about half of all office jobs in the GGH are located near higher order transit lines. Recent research by the Strategic Regional Research Alliance and the Canadian Urban Institute estimates that across the GTHA there are approximately 100 million square feet of office space and 500,000 office jobs in single-use employment areas (e.g., business parks and/or corporate centres) with limited access to transit.⁴¹



FINANCIAL SERVICES

The financial service cluster is the GTHA's largest economic sector, both in jobs and output. Located primarily in downtown Toronto, the cluster has created more than 100,000 jobs over the past decade. Notably, this growth continued during the economic downturn that saw major financial centres like New York City lose jobs. Financial services now account for roughly one in ten Toronto-area workers.

There are many reasons to continue to focus on this strength. The financial sector creates knowledge-based jobs that drive prosperity. Its reliance on office space makes it ideally suited to intensification, creating demand for many other services within walking distance.

To stay in the top rank of financial centres, the region must respond to global trends. The best employees are typically highly mobile and will be attracted by places that are vibrant, connected and sustainable.

Above: Downtown Toronto Financial District.

41 Canadian Urban Institute. A Region in Transition. 2013.



There is an opportunity to improve this situation. Ministry of Municipal Affairs and Housing analysis shows that 167 of the region's 333 major transit station areas intersect with employment areas. Most of these connections are on the GO lines, leading to opportunities to provide better transit options for commuting using Regional Express Rail and other existing and proposed transit infrastructure. Consideration should also be given to encouraging diversification of corporate centres and office/business parks to include a mix of uses and amenities to serve the local workforce by facilitating more flexibility in permitted uses.

25 RECOMMENDATION 25

Provide policy direction in the Growth Plan for municipalities to use planned and existing transit and transportation networks to connect areas of office, institutional and retail employment, and to create high-quality, mixed-use employment nodes that are safe for cycling and walking. Incorporate:

- A focus on designated urban growth centres and major transit station areas as well as other areas where there are existing concentrations of office space
- Updated criteria for "major office" designations in the Growth Plan to ensure that significant clusters of mid-sized offices (e.g., office parks) are planned in a way that support transit and active transportation
- Coordination with Metrolinx's The Big Move
- A focus on urban design elements to create attractive and safe spaces that support transit and active transportation

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4.2.3 Rural Economies

Rural communities encompass diverse economies, including trade, manufacturing, tourism, recreation and agriculture. The largest sector in rural Ontario (by gross domestic product) is manufacturing, and although agriculture is not the largest employer, rural Ontario is home to over 75 per cent of Ontario's agricultural workforce. Rural economies



are often hampered by limitations in infrastructure and access to services such as transit, natural gas, broadband internet service and three-phase power. The demographics of rural communities include stable or falling populations as well as an aging population – 18.5 per cent of rural Ontario’s population is made up of seniors (65+) compared to 13.6 per cent in urban Ontario and only 2.4 per cent of recent immigrants settled in rural Ontario. This means a declining tax base to fund services as well as increasing pressures on service provision (e.g., health services for an aging population).

In addition, the low density of many rural communities escalates the cost of delivering infrastructure and providing services. For example, there are currently few alternatives to the private automobile for commuting to work or accessing community amenities. This presents a particular challenge to more vulnerable populations, such as seniors, youth and low-income families, who may feel isolated and disconnected from the community, education and employment opportunities. A Community Transportation Pilot Grant Program is currently funding 22 municipalities to test the effectiveness of various models of coordinating transportation services to improve transportation for all members of the community.

The PPS includes policies to support healthy, integrated and viable rural areas, promote diversification of the economic base, enhance economic opportunities and clarify the range of permitted uses on rural lands. The Growth Plan recognizes “rural settlement areas” as being the key to economic well-being and specifies that outside these settlement areas, the only permitted uses are those associated with resource management or use, resource-based recreational activities or “rural land uses that cannot be located in settlement areas.” There is insufficient guidance material to assist in determining these uses, particularly those that “cannot be located in settlement areas.” There are also limited tools and resources to help rural communities make connections between their planning and economic development activities.

The unique characteristics and challenges of rural communities need to be considered in the development and implementation of Growth Plan policies, particularly with respect to density and intensification targets.



26 **RECOMMENDATION 26**

Increase support for rural economies by refining Growth Plan policies to address the challenges of rural communities, including:

- Additional clarity on permitted land uses outside rural settlement areas and more specific guidance materials on these land uses
- Guidance materials on how to meet density and intensification targets for rural communities

27 **COMPLEMENTARY RECOMMENDATION 27**

Review approaches to enhance support for the viability of rural communities in the GGH, including:

- Complementary tools and mechanisms that can assist rural communities with planning and economic development, including identification of priorities for rural and agricultural infrastructure (e.g., regional food hubs, broadband internet, natural gas, three-phase power, transportation, drainage and access to reliable water supplies for irrigation and other purposes)
- Mitigation of climate change impacts in rural areas by supporting alternative fuels to reduce greenhouse gas emissions and investing in rural transit and active transportation
- Encouragement for municipalities, local transit agencies and other key stakeholders to identify and implement improved rural transit and active transportation options and provide services to connect rural communities to larger urban centres

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Change

More specific recommendations on the agricultural economy are provided in Chapter 5.



5

Supporting Agriculture



WHAT ARE SPECIALTY CROP AREAS?

They are areas where the predominant crops include tender fruits, grapes, other fruits, vegetables, greenhouse crops and crops from agriculturally developed and organic soils. They have a combination of suitable soils, climatic conditions, farmers skilled in specialty crop production and capital investment in related facilities and services.

The GGH is home to some of Canada's most important and productive farmland—a finite, non-renewable resource.

The GGH comprises only 3.5 per cent of Ontario's land area, but contains 42 per cent of the province's best (Class 1) farmland and two specialty crop areas (Niagara Tender Fruit and Grape Area and Holland Marsh), which comprise 1.2 per cent of the region.

Agriculture is a significant contributor to the economy of the GGH. It has one of the top three food and beverage processing clusters in North America and Ontario's largest concentration of agri-food businesses, with farmers in the region producing over 200 different commodities for both domestic consumption/use and export. Recognizing the agri-food industry's significant contribution to Ontario's economy and its potential for growth, Premier Wynne has challenged Ontario's agri-food sector to double its growth rate and to create 120,000 new jobs by 2020.

Agriculture also has significant social, cultural and ecological values. It is part of our identity, contributes to community health and wellbeing, and supports regional food security. Farmers are stewards of the land, which in turn provides essential ecological benefits such as wildlife habitat and corridors, and contributes to climate change mitigation and adaptation.

SPOTLIGHT
on Climate Change

Farmland in the GGH is located in close proximity to the country's largest concentration of people. Evolving consumer interests in food, coupled with the region's rapid population growth, have raised concerns about food security and quality, including where our food comes from, how it is produced, and how far it travels. The GGH's growing population provides opportunities for the agri-food sector, such as additional demand for local, ethnic and niche foods and markets, but also increases pressure to develop farmland for urban and other non-agricultural uses.

The agricultural lands and farms in the GGH have strong connections to urban areas where many of the region's agri-food processors and related industries are located. There is an opportunity to better connect and



integrate rural and urban economies. Planning policies that support agriculture, both within and outside settlement areas, can support farmers, protect agricultural lands, promote local food, provide access to healthy food and contribute to food security.

Over the last decade, the Greenbelt plans and the Growth Plan, together with the PPS, have pursued three broad objectives related to agriculture:

- Protect farmland from loss and fragmentation
- Support the viability of the agri-food sector and rural economy
- Direct urban growth to existing settlement areas

Since the four plans came into effect, the majority of urban growth is being directed to settlement areas, with limited lot creation in rural and agricultural areas. However, the agricultural sector continues to experience a number of intersecting challenges that affect its viability and sustainability.

The GGH has continued to experience significant farmland loss over the last decade. Much of this loss is due to urban growth and is occurring outside the Greenbelt area. There is also ongoing pressure to convert agricultural lands to other uses, including golf courses, rural residential, aggregate extraction and infrastructure such as roads and utilities. This fragments the agricultural land base and increases conflicts when these uses are located near active farm operations.

The overall number of farms is also declining, due to farm consolidations and increasing average farm sizes as well as uncertainty about the future of agriculture outside the Greenbelt area. Some areas in the GGH have experienced significant changes in ownership of agricultural lands due to purchase by developers and investors, including foreign purchasers, in the expectation that the land will be designated for urban development. This “land-banking” drives prices up beyond affordability for economically viable agricultural operations and limits viability for new entrants. Another consequence is that tenant farmers do not have the incentive or the capacity to make the necessary investments to sustain profitable agriculture. These issues are particularly acute in the lands below the Greenbelt and in some areas where investors have “leapfrogged” over the Greenbelt to areas in the outer ring, such as Simcoe and Brant Counties.

WHAT IS URBAN AGRICULTURE?

Urban agriculture produces food in urban and near-urban areas, largely in response to the daily demand of consumers within a town or city. It can include:

- commercial farms
- institutional farms and gardens
- greenhouses
- hydroponic facilities
- aquaculture and permaculture
- community gardens and farms
- rooftop gardens and vertical farms



Toronto and Region Conservation Authority

URBAN AGRICULTURE IN BRAMPTON

As the name implies, urban agriculture produces food in urban and near-urban areas. It can include commercial farms, institutional farms and gardens, greenhouses, hydroponic facilities, aquaculture, community gardens and rooftop gardens.

An inspiring example of urban agriculture is the 15-hectare McVean Farm in northeast Brampton within the Claireville Conservation Area – a start-up farm that is a joint project of the Toronto and Region Conservation Authority (TRCA) and FarmStart. TRCA, acting on its Sustainable Near-Urban Agriculture Policy, leases the land to FarmStart, an organization that works on the ground with new farmers. Critical support includes access to land, infrastructure and equipment as well as technical training, business planning, skills development and mentorship during the first six years of enterprise start-ups. There are currently over a dozen farmers at McVean, including many new Canadians.

Above: McVean Farm.

During the consultations for this review, we heard about many other challenges that affect the viability and sustainability of the agricultural sector, including:

- Increasing land use conflicts between farm and non-farm land uses such as traffic, trespassing, vandalism and complaints about odours and noise
- Difficulty accessing farmland for both new entrants and existing farmers
- Insufficient infrastructure and farm services to support the sector
- Concerns about the effects of natural heritage policies on agricultural viability, especially in specialty crop areas
- A complex regulatory framework that includes and extends beyond the policies of the four plans, often with multiple approvals or requirements for farming practices
- A changing climate with impacts on food production and water available for agriculture

The PPS, Growth Plan and Greenbelt plans were created at different times for different purposes and therefore approach agricultural policy in different ways.

The PPS aims to protect prime agricultural areas for long-term use by focusing growth and development in settlement areas, and providing for the wise use and management of agricultural resources.

The Growth Plan plays an important role in protecting farmland as it directs growth to urban areas, provides intensification and density targets, and curbs sprawl. It does permit expansion into prime agricultural areas, subject to criteria set out in the plan which require that:

- The lands do not comprise part of a specialty crop area
- There are no reasonable alternative options which avoid prime agricultural areas
- There are no reasonable alternative options located on lower priority agricultural lands

The Growth Plan defers to the PPS and Greenbelt plans for specific agricultural land use policies outside and within the Greenbelt, respectively. The Growth Plan also provides for sub-area assessments to



identify and protect prime agricultural areas, including specialty crop areas, across the GGH (outside the Greenbelt). These assessments have not been undertaken to date, but research is underway (e.g., on regional agri-food growth strategies and asset mapping) to consider enhanced opportunities for protecting agricultural lands and farm viability.

The Greenbelt Plan aims to permanently protect the agricultural land base against loss and fragmentation, and supports agriculture as the predominant land use. It identifies an Agricultural System comprised of specialty crop, prime agricultural and rural areas. The Greenbelt Plan specialty crop areas consist of the Niagara Tender Fruit and Grape Area and the Holland Marsh (identified and mapped in the Greenbelt Plan by the Province). Specialty crop areas are afforded the highest level of protection in the Greenbelt Plan due to their unique combination of microclimate, soils, skilled farmers and capital investments to support specialty crop production.

The boundaries of the Greenbelt Plan were delineated to ensure that all the provincially identified and mapped specialty crop areas were included. Prime agricultural areas outside the specialty crop areas are identified and designated by municipalities. To assist municipalities with Greenbelt Plan conformity, the Province undertook a land evaluation area review (LEAR) for the Greenbelt Plan area that included assessment of soils, climate, productivity and land fragmentation. Municipalities within the Greenbelt Plan area used the provincial LEAR to varying degrees during the identification and designation process. In rural areas, agriculture is supported as a permitted use along with other rural land uses.

The Greenbelt Plan provides a stronger level of protection for agriculture than the PPS and the Growth Plan. For example, it states that:

- Settlement area expansions can only be considered as part of the 10-year plan review
- Conversion of land in prime agricultural areas to rural land uses (e.g., recreational, tourism, institutional and resource-based uses) is not permitted

The Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan are environmentally focused plans and approach agriculture as a permitted use.



The GGH is home to some of Canada's most important and productive farmland – a finite, non-renewable resource.



Grape Growers of Ontario

GEORGE FAMILY FARM

The story of the George Family Farm Vineyards is one of passion and adaptation to change. This 80-acre farm has remained family owned and operated since 1796. While each generation has adopted new technology, the family's key to success is their willingness to adapt to changing markets. In the 1980s, Ontario's grape and wine industry began to transition from North American and hybrid grape varieties used primarily for grape juice, to European grape varieties that produce high-quality wine. In step with the growing market for Ontario VQA wines made of 100% locally grown grapes, the George Family phased out its mixed fruit production to focus entirely on grapes for wine-making. Looking back, this decision turned out to be a sound investment and the family business continues to flourish.

Above: Bill George with family's 1792 land grant.

Our recommendations on agriculture are provided below in two sections:

- Productive farmland
- Healthy agricultural economy

5.1 Productive Farmland

The PPS includes expanded and clarified permitted uses and definitions for prime agricultural areas, including value-added processing, retailing and agri-tourism. These changes have been well received by agricultural stakeholders and municipalities across the province. The Greenbelt plans are based on earlier versions of the PPS and do not reflect this recent policy direction. The Ministry of Agriculture, Food and Rural Affairs recently released draft Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas with the aim of ensuring consistent policy implementation and leveling the playing field across different jurisdictions. It is expected that they will be finalized and released in early 2016.

The four plans and the PPS discourage lot creation and specify minimum lot sizes which are intended to reduce the fragmentation of agricultural land and maintain the viability of agriculture. We heard that this approach does not provide for small lots appropriate to the needs of niche or micro-farming that may be appropriate in some areas. However, the Ministry of Agriculture, Food and Rural Affairs research indicates that there are a significant number of small lots (under 16 hectares/40 acres in size) available for farming in the region, most of which are located in near-urban areas. The Ministry of Agriculture, Food and Rural Affairs is in the process of developing a guide to lot creation in prime agricultural areas that will address this issue, along with the issue of access to farmland in near-urban areas.

As the population of the GGH grows, non-agricultural and agricultural uses are increasingly located in close proximity to one another. This presents challenges for the viability of agriculture, such as constraints on farmland and operations where residential developments are located near active farming uses. In some cases, this can put pressure on farmers to relocate their operations further away from residential areas. It can also



result in the loss of agricultural infrastructure and services such as farm equipment dealerships.

Recognizing that the strength and health of the natural heritage and agricultural systems are interdependent, the Greenbelt Plan's Natural Heritage System functions as an overlay on top of the Agricultural System of the Greenbelt Plan. However, there are variations in municipal approaches to implementing natural heritage and agricultural policies in the four plans. We heard about some challenges in meeting Greenbelt Plan requirements particularly in specialty crop areas. These challenges include the requirements for vegetation protection zones (i.e. 30 metre setbacks) from key natural heritage features for new buildings or structures, and for natural heritage and/or hydrological evaluation within 120 metres of all key features. Concerns have also been raised that the definition of watercourse, especially in the case of intermittent streams, is too broad, and should not include human-made irrigation and drainage systems.

28 RECOMMENDATION 28

Building on the Agricultural System approach in the current Greenbelt Plan, work with municipalities, the agriculture sector and other stakeholders to provide policy direction and guidance toward the consistent identification, mapping and protection of an integrated agricultural system across the GGH

29 RECOMMENDATION 29

Consider stronger criteria to limit the conversion and fragmentation of prime agricultural lands, particularly in the outer ring of the GGH, while recognizing and supporting the updated PPS agricultural policies and the supporting Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

30 RECOMMENDATION 30

Provide policy direction and guidelines to ensure that, where appropriate, studies and assessment of potential impacts on agriculture (e.g., agricultural impact assessments) are required for proposed major transportation infrastructure, urban boundary expansions and other major development adjacent or in close proximity to farms



31 RECOMMENDATION 31

Provide policy direction and guidelines to improve compatibility and reduce conflicts between farms and adjacent non-agricultural uses, for example through requirements for edge planning such as buffers on urban development adjacent to farmland

32 RECOMMENDATION 32

Provide policy direction to promote access to local and healthy food for all communities in the region, such as support for regional/local food strategies, opportunities for urban and near-urban agriculture, hubs, distribution centres, and other measures to support urban and near-urban agriculture

33 RECOMMENDATION 33

Align agricultural terminology and policies in the four plans with the PPS, except where they are specific to particular geography or unique to the plan. Include consideration of opportunities to foster economic diversification of farms by providing greater flexibility for on-farm, value-added uses while maintaining protection of ecological, hydrological and geological features and functions

34 RECOMMENDATION 34

To ensure that agricultural and natural heritage policies are balanced and consistently implemented, provide policy direction and guidance to reduce the impacts on agricultural viability while maintaining the integrity of ecological features and functions (e.g., policies regarding setbacks from intermittent streams in specialty crop areas)

35 COMPLEMENTARY RECOMMENDATION 35

Work with the Municipal Property Assessment Corporation, research institutions and other appropriate partners to monitor and assess farmland ownership trends in the GGH in order to better understand the long-term implications for farm viability



5.2 Healthy Agricultural Economy

A recurring theme during this review was the need for an improved understanding of all the needs of the agricultural sector. As we heard during the consultations, “saving the land won’t save the farmer.” We believe that a complete agricultural system should include not only the agricultural land base, but also other elements of the agri-food sector that are essential to support a healthy agricultural economy over the long term. During the Coordinated Review, we heard about some key issues that could be addressed by such an approach. They include infrastructure, water management, succession planning for older farmers and access to agricultural land for new farmers.

The agricultural sector is experiencing a loss of supportive infrastructure and farm services (e.g., processing facilities) as the number of farm operations in the GGH declines. The Greenbelt Plan and Growth Plan both have policies that aim to support agriculture-related infrastructure such as drainage and irrigation. However, agricultural stakeholders have asked for other types of support for agri-food infrastructure, including regional food hubs, broadband, three-phase power, natural gas and access to reliable water supplies. The Ministry of Agriculture, Food and Rural Affairs is currently working with the Golden Horseshoe Food and Farming Alliance to map agri-food assets (e.g., processing facilities, manufacturing, wholesalers) with the support of municipalities. The Ministry of Agriculture, Food and Rural Affairs has also undertaken work on the concept of regional agri-food strategies, a potential approach for combining protection of the land base with economic incentives and infrastructure development to create the conditions for sustainable agriculture.

Agricultural viability is also challenged by the need to address the multiple regulations and approvals for agricultural uses and activities. Agricultural stakeholders have identified that approval times and associated costs related to meeting these requirements can be very onerous.

The recommendations in this chapter are intended to work in conjunction with recommendations in other sections of the Report to support the long-term viability of the agri-food sector. For example, our



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COOPER'S FARM

Farming for over 20 years in Durham Region, Steve and Lisa Cooper realized early on that diversifying was a crucial tool to success. They produce livestock and grow hay and some feed crops. They have added value to their work with a Community Supported Agriculture (CSA) venture, participation in five farmers' markets, and an on-farm roadside store.

CSA relies on building a direct relationship between the farmer and the customer. The Coopers started in 2007 with 50 customer families and now have 550 in the summer and 250 in the winter. To help solidify the relationship with non-farmers, the Coopers have also built an agri-entertainment and education business including a corn maze and farm tours.

These Greenbelt farmers were recognized as Canada's Outstanding Young Farmers of 2010, a tribute to their innovation and farm management.

Above: Cooper's Community Supported Agriculture.



SELECTION OF LEGISLATION, APPROVALS AND PERMITS APPLICABLE TO AGRICULTURE

- Conservation Authority permits
- Drainage Act
- Farm Property Class Tax Rate Program
- Farming and Food Production Protection Act
- Food safety
- Local Food Act

recommendations for growth management, infrastructure, climate change, complete communities, goods movement and integrated planning must all consider effects on Ontario's agri-food sector ensuring that policies, tools or guidance are put in place to help support long-term viability of agriculture.

36 COMPLEMENTARY RECOMMENDATION 36

Streamline the approvals processes at all levels of government to reduce the costs of permits and approval times to farmers. Processes might include the use of a one-window application process for agriculture and/or a trained agricultural specialist/facilitator in each regional/county government and conservation authority within the GGH to help navigate the policies and regulations applying to the agriculture sector

37 COMPLEMENTARY RECOMMENDATION 37

Work with agricultural stakeholders on mechanisms to build greater understanding and awareness about agricultural and rural issues, and support a "positive planning" approach to better integrate agricultural interests into land use planning. Examples may include education and training, user-friendly guidance to farmers to facilitate understanding of the four plans, agricultural facilitators/liaison officers in municipalities or conservation authorities, and/or enhanced agricultural advisory committees

38 COMPLEMENTARY RECOMMENDATION 38

Apply a Greater Golden Horseshoe agriculture lens to existing and future provincial policies and programs to ensure that the unique needs of agriculture in the GGH are identified and addressed. Examples may include climate change, transportation and infrastructure planning, financial tools (e.g., property taxation, development charges), community improvement plans, education and awareness, protection and improvement of soil health, assistance for new and beginning farmers, and leasing of publicly owned lands

SPOTLIGHT
on Climate
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39 COMPLEMENTARY RECOMMENDATION 39

Explore opportunities to encourage the appropriate use of agricultural impact assessments to minimize impacts to farmland and agricultural operations through the Environmental Assessment Act processes



6

Protecting Natural and Cultural Heritage



The natural systems in the GGH, which encompass natural heritage and water resources, supply and support life-sustaining air, water, biodiversity and soils.

These systems include connected features and functions that work together to support terrestrial and aquatic ecosystems by providing food, shelter and migratory pathways. Natural systems also provide ecosystem services like water filtration, and flood and erosion control, provide recreation areas, and supply resources like aggregates that support our rural and urban lifestyles and economies. They are essential for the health of both human and wildlife populations now and in the years and millenia to come.

Natural systems are an integral part of the landscapes that have evolved in the GGH since glaciation. They are characterized by significant geological formations including the Niagara Escarpment, Oak Ridges Moraine and Lake Iroquois shoreline, local moraines (such as the Oro, Waterloo, Paris-Galt and Orangeville formations) the Great Lakes, diverse watersheds, wetlands, and a complex array of flora and fauna.

In an era when climate change is a dominating concern, we recognize that natural systems provide carbon storage and help us adapt to the changing climate. Just as importantly, natural systems help wildlife species adapt to a changing climate thus conserving biodiversity. However, natural systems themselves are vulnerable to climate change and may require assistance to maintain their functions.

SPOTLIGHT
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Aggregates contained in geological formations represent another natural resource that is essential for continued growth and development. However, the extraction and transportation of aggregates cause a variety of impacts on the natural environment and surrounding agricultural lands, including habitat destruction and fragmentation, loss of key ecological functions, loss of productive agricultural land, damage to local roads and safety issues. We need to find a better balance between supplying essential aggregate materials for buildings and infrastructure, while minimizing the immediate and long-term cumulative effects of extraction and transportation.



Cultural heritage embodies, protects and sustains our sense of identity and meaning, and helps to make communities vital and special places. Heritage resources provide important visual landmarks, enhance community appeal and convey a sense of place. They also create opportunities for recreation and tourism, and help attract investment based on cultural amenities. In many communities in the GGH, built heritage, cultural heritage landscapes and archaeological resources are under pressure from development and site alteration.

This chapter provides our recommendations on:

- Water and watersheds
- Natural heritage
- Aggregates
- Cultural heritage



The Greenbelt plans are making some modest progress in protecting water quality and water quantity, particularly in the Oak Ridges Moraine area.

6.1 Water and Watersheds

The GGH is blessed with abundant sources of water that sustain human life, our economies and natural systems. The headwaters of many of our rivers originate from several moraines (including the Oak Ridges, Orangeville, Waterloo, Oro and Paris-Galt moraines) and the Niagara Escarpment. These areas have significant recharge areas that maintain our aquifers. The water in these aquifers is used for drinking water, agriculture and other purposes, and feeds the rivers and streams that flow southwards to Lake Ontario and Lake Erie and northwards to Georgian Bay (including via Lake Simcoe and the Kawartha Lakes). In addition to providing drinking water and ecological functions, these water resources provide a key competitive advantage for many industries in the region, including agriculture.

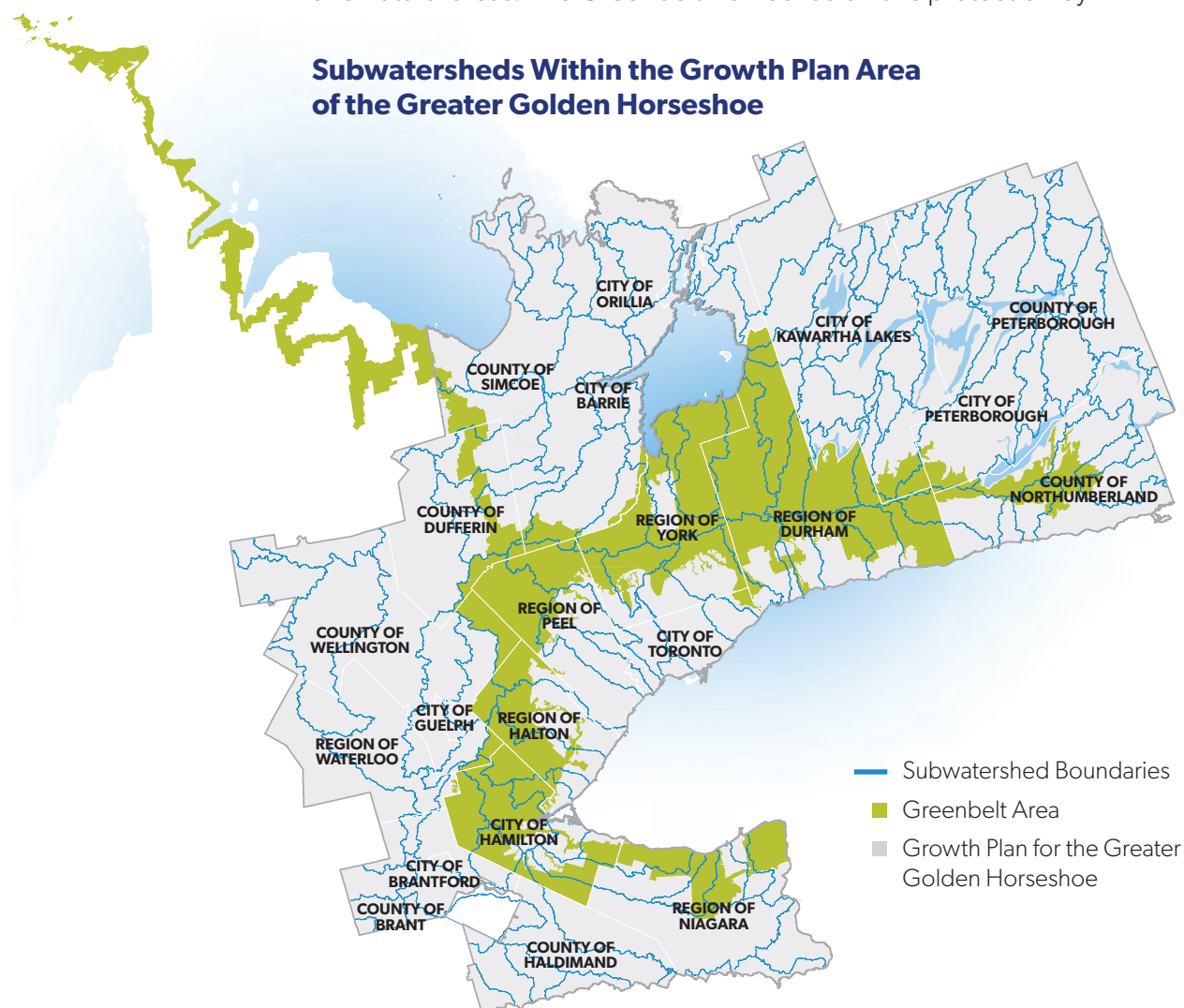
Protection and stewardship of water resources depend on a number of instruments and processes. Many conservation authorities have prepared integrated watershed management plans to protect and manage water resources and natural heritage in their jurisdictions, in collaboration with municipalities, stakeholders and the public. The Greenbelt Plan performance indicators show that planning for water resources on a watershed basis is occurring broadly in the Greenbelt area, with 70 per cent of the Greenbelt covered by completed



watershed plans. In comparison, only 35 per cent of the land outside the Greenbelt area, but within the jurisdiction of the 14 Conservation Authorities in the GGH, is covered by completed watershed plans.

The PPS provides a general framework to protect water features and functions, as well as to maintain linkages among these features within their respective water resource systems. The Oak Ridges Moraine Conservation Plan area was delineated primarily on the basis of protecting the Oak Ridges Moraine and its associated water recharge and natural areas. The Greenbelt Plan builds on this protection by

Subwatersheds Within the Growth Plan Area of the Greater Golden Horseshoe



Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan 2005 should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.



including additional natural areas, headwaters and rural areas. The Oak Ridges Moraine Conservation Plan requires watershed plans and the Greenbelt Plan requires that expansions for water and sewer servicing be reviewed under the Environmental Assessment Act prior to approval of a settlement area expansion. Significant portions of other moraines in the Growth Plan area, such as the Orangeville and Paris-Galt moraines, are located outside the area of the Greenbelt plans, as are the headwaters of some rivers (e.g., Grand River), most river valleys, and most of the Great Lakes coastal areas.

Since the four plans were put into place, conservation authorities have been working to develop source water protection plans under the Clean Water Act. They are intended to protect our municipal drinking water supplies, and are improving our knowledge of surface and groundwater systems, including the location of significant groundwater recharge areas and highly vulnerable aquifers. The Lake Simcoe Protection Plan requires watershed plans and also provides a high level of protection for water resources, including not only significant groundwater recharge areas but also ecologically significant groundwater recharge areas and shoreline natural areas.

Future growth will increase stresses on ecological functions and on water supplies for urban and rural uses, particularly in inland communities that rely on groundwater. The results of water budget studies conducted under the Clean Water Act predict that some areas (e.g., Orangeville, Guelph) may experience severe challenges in accommodating forecasted growth using a groundwater-based supply. Some municipalities (e.g., Region of Waterloo) have deferred the need to supplement their groundwater-based supplies by implementing comprehensive water demand management programs and water conservation bylaws. Other municipalities (e.g., parts of Simcoe County and York Region) have augmented their groundwater supplies with water from Lake Ontario, Georgian Bay or Lake Simcoe. However, water supplies from the Great Lakes require the construction of expensive and energy-intensive water pipelines, which in some areas has generated demand for additional growth and services along the pipeline to help pay for them. In addition, future growth can increase pressures on the capacity of water bodies to receive wastewater and stormwater effluent from urban areas.

Toronto and Region Conservation Authority



DUFFINS CREEK WATERSHED

Several scenarios of future land use were modelled to explore the implications of different development patterns and natural heritage systems in the Watershed. This showed that multiple benefits could be achieved through protection of existing natural features in developing urban lands, along with increasing natural cover in the headwater areas of the Oak Ridges Moraine and Greenbelt. These benefits would include:

- Reducing flooding and erosion hazards by attenuating stormwater runoff volumes and peak flows
- Protecting ground water recharge and discharge to sustain ecological functions such as stream base flows and fish habitat
- Meeting human needs for safe water supplies and agricultural uses
- Reducing phosphorus and sediment loads to Lake Ontario to protect our main drinking water source and keep the lake clean for swimming, fishing and other recreational uses

Above: Aerial view of Duffins Creek.



The Greenbelt plans are making some modest progress in protecting water quality and water quantity, particularly in the Oak Ridges Moraine area. For example, a recent report card by the Conservation Authorities Moraine Coalition concluded that the plans have generally been able to maintain existing surface water quality conditions in the Oak Ridges Moraine Conservation Plan and adjacent Greenbelt lands.⁴² However, urbanized and agricultural portions of the Greenbelt Plan areas are still experiencing water quality degradation and almost half of the watersheds scored fair, poor or very poor for surface water quality. In addition, outside the Greenbelt, and particularly in the more heavily urbanized areas along Lake Ontario, surface water quality is reported by conservation authorities to be poor to very poor.⁴³

The Great Lakes Protection Act (Bill 66) was passed by the Province in October 2015. This act recognizes the environmental, economic and social values of the Great Lakes and provides new legislative tools to help coordinate efforts to address cumulative impacts of activities on the ecological integrity of lakes throughout the Great Lakes' watersheds. For example, the act requires Ontario's Great Lakes Strategy to be regularly reviewed, enables targets to be set on Great Lakes matters and enables geographically focused initiatives to be developed with local public bodies and interests to help achieve targets. Integration of the tools under the act with matters addressed by the four provincial plans, such as watershed planning, infrastructure decisions and land use planning, will be critical to both the protection of the Great Lakes and efficient implementation of provincial plans.

During the consultations for this review, we heard strong support from stakeholders and the public for greater efforts towards integrated management of watersheds. This is essential to ensure that our watersheds can continue to provide safe water supplies; sustain water resources, natural areas and biodiversity; provide assimilative capacity for wastewater; sustain water quality and quantity; and reduce damage

42 Conservation Authorities Moraine Coalition. Report Card on the Environmental Health of the Oak Ridges Moraine and Adjacent Greenbelt Lands. 2015.

43 Conservation Ontario. Watershed Report Cards. 2015.



and risks from flooding and erosion. We also received recommendations to grow the Greenbelt by adding areas of critical hydrological significance, such as headwaters of major rivers, moraines, groundwater recharge areas, important surface water features and urban river valleys (see section 9.1.2 for our recommendations on growing the Greenbelt).

40 **RECOMMENDATION 40**

Strengthen water resource protection in the Growth Plan and the Greenbelt plans by:

- Integrating protective policies from the PPS without reducing any of the protections in the existing plans
- Exploring whether any of the water resource policies in the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, source water protection plans and the Lake Simcoe Protection Plan should be more broadly applied to the Growth Plan
- Recognizing Ontario's Great Lakes Strategy and Great Lakes Protection Act in the Growth Plan and Greenbelt plans and ensure that implementation of the plans and implementation of provincial direction related to the Great Lakes are appropriately integrated

41 **RECOMMENDATION 41**

Strengthen protection of water resources throughout the area of the four plans by requiring municipalities that share a watershed to work with one another and with conservation authorities to develop integrated watershed management plans and sub-watershed plans. Watershed planning at the appropriate scales should inform the development of municipal official plans, secondary plans and block plans. Watershed and sub-watershed planning should address:

- Climate change mitigation and adaptation, including resilience to increased flooding risk
- Source water protection plans, science and information
- Water budgeting and conservation
- Shared water resource management between municipalities that share a water source

(Recommendation 41 continued on next page)

SPOTLIGHT
on Climate
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A PLAN FOR BIODIVERSITY

In 2012, the Government of Ontario released *Biodiversity: It's In Our Nature*, which is Ontario's implementation plan for advancing biodiversity conservation. The plan includes over 100 actions and activities for implementation. They will help to address threats to the province's biodiversity such as habitat loss, pollution, invasive species, unsustainable use of resources, population growth and climate change.

(Recommendation 41 continued)

- Capacity to supply water, treat and manage stormwater, treat and assimilate wastewater, and foster and sustain healthy natural systems
- Cumulative impacts of existing land uses and proposed developments in the watershed
- Measures to protect people and property from natural hazards
- Targets and measures to protect water quality and quantity
- Measures to protect natural heritage systems, water resources and aquatic ecology
- Approaches to address historic sources of contamination
- Linkages with infrastructure plans and official plans
- Environmental monitoring to provide at least five years of data to inform preparation of a watershed or sub-watershed plan
- Monitoring and reporting requirements to evaluate the success of plan implementation and the state of watershed health

42

COMPLEMENTARY RECOMMENDATION 42

Develop provincial guidance on watershed planning, including monitoring of water and natural heritage, to support the implementation of Recommendation 41

6.2 Natural Heritage

Natural heritage systems include natural features, areas and linkages that provide connectivity. They support the natural processes and ecosystems that are necessary to maintain biological and geological diversity, natural functions and viable populations of native species. They provide essential ecosystem services such as carbon sequestration; resilience to climate change; temperature moderation; clean air; flood control; water storage, supply and purification; biodiversity conservation; and pollination. They also contribute to human health and well-being by providing opportunities for active recreation as well as social, mental and spiritual benefits.

SPOTLIGHT
on Climate
Change



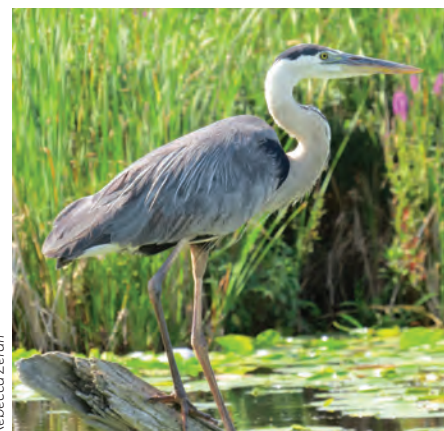
There are many threats to natural systems and biodiversity in the GGH, including invasive species, pollution and conflicts with land uses such as agriculture, transportation, urban development and infrastructure, and aggregate extraction. Habitat loss and fragmentation constitute the primary threat to Ontario's biodiversity.⁴⁴ The cumulative impact of a series of seemingly small habitat losses can be significant and negatively affect the delivery of nature's services to our communities. A 2010 analysis of factors affecting endangered and threatened species showed that habitat loss is the predominant threat to 85 per cent of the 199 species at risk in the Province.⁴⁵

Protection of natural heritage systems enhances resilience of ecosystems and enables adaptation to stresses such as climate change, invasive species and pollution. Robust, viable, connected natural heritage systems enable us to better respond to emerging environmental issues. For example, a well-designed and well-protected natural heritage system could provide much-needed habitat to support healthy pollinator populations, which in turn contribute to a sustainable food supply and community well-being.

In order to protect the region's important natural resources and biodiversity, the three Greenbelt plans and the Growth Plan, together with the PPS, pursue the following related objectives:

- Protect the land needed to maintain, improve and, where possible, restore the environmental integrity of the region
- Protect, maintain and enhance features and their functions and conserve biodiversity
- Reduce the pressure on natural heritage areas by accommodating growth in well-designed, compact settlement areas

We are starting to see progress on meeting the natural heritage objectives of the plans, particularly the Greenbelt plans, although losses of natural areas are still occurring. For example, between 2000 to 2002 and 2009 to 2011 the Oak Ridges Moraine Conservation Plan and



Rebecca Zeran

FONTHILL KAME-DELTA

The Fonthill Kame-Delta is a complex geologic feature in the headwaters of Twelve Mile Creek. It comprises sands, gravels and associated materials deposited by a retreating glacier approximately 13,000 years ago. The 75-metre-tall landform stands out in the area's landscape, and at nearly 255 metres above sea level, is the highest point in Niagara Region. It provides shelter from the wind, creating an ideal microclimate for growing tender fruit.

The natural ecosystem of the Fonthill Kame-Delta supports high biodiversity – from Carolinian forest species such as the broad-beech fern, black walnut, sassafras and ginseng to wood ducks, blue herons, the endangered spotted turtle, and amphibians such as the red-backed salamander and spotted salamander.

Ontario recognized the Fonthill Kame-Delta as an Area of Natural and Scientific Interest in 1988.

Above: Great Blue Heron.

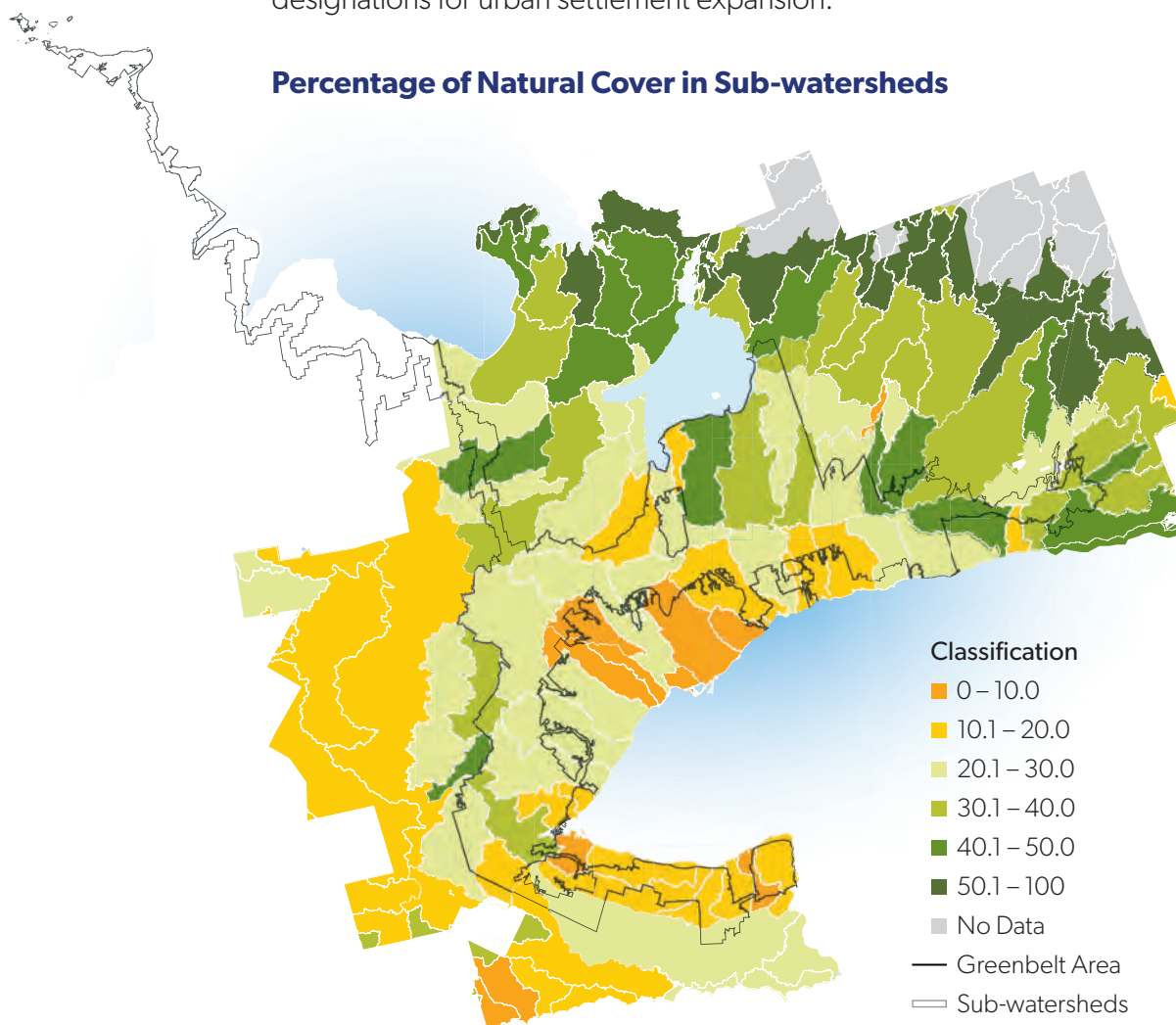
44 Ontario Biodiversity Council. Ontario's Biodiversity Strategy. 2011.

45 Ontario Biodiversity Council. State of Ontario's Biodiversity Report. 2010.



Niagara Escarpment Plan areas lost a relatively small amount of wetlands (less than 50 hectares each) while the Growth Plan area outside the Greenbelt had greater loss of wetlands (more than 1500 hectares). Over the same time period, the Growth Plan area outside the Greenbelt also had the greatest loss of woodlands (approximately 3500 hectares), and the Niagara Escarpment Plan had the least (approximately 200 hectares). The lands below the Greenbelt in the inner ring are particularly vulnerable, where activities such as filling, cutting forests and wetland degradation have been undertaken, often illegally, in advance of designations for urban settlement expansion.

Percentage of Natural Cover in Sub-watersheds



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The four plans were developed at different times and reflect different approaches to natural heritage protection, ranging from designation of natural features to the identification of integrated natural heritage systems. A comparison of the approaches in the four plans and the PPS reveals that:

- Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan do not explicitly define a natural heritage system; instead, they place areas with the highest concentration of natural heritage features in the most protective land use designations (Niagara Escarpment Plan Escarpment Natural and Protection Areas; Oak Ridges Moraine Conservation Plan Natural Core and Natural Linkage Areas)
- The Greenbelt Plan defines a natural heritage system that includes sensitive and/or significant natural features and functions. It is to be managed as a connected and integrated system, and is displayed as an overlay (not a designation) on top of the Protected Countryside
- The Growth Plan states that the Province will, in consultation with municipalities and other stakeholders, undertake sub-area assessments to identify natural heritage systems, and where appropriate develop additional policies for their protection. This policy has not yet been implemented
- The PPS requires municipalities to identify natural heritage systems and to protect, maintain, restore, or, where possible, improve the long-term ecological function and biodiversity of natural heritage systems

See Section 9.3 for our recommendations on aligning the terminology and policies in the four plans.

As official plans are being updated, municipalities are identifying natural heritage systems in accordance with the PPS direction to identify systems in addition to features. A significant amount of the existing mapping is based on features, so municipalities are updating the boundaries to provide for the systems approach. Systems-based mapping is in early stages, and different municipalities are in different phases of mapping and development of their natural heritage systems. For example, the Region of York has a Regional Greenlands System that protects, enhances and



Toronto and Region Conservation Authority

RICE LAKE PLAINS - ENHANCING NATURAL SYSTEM PROTECTION

The success of the four plans relies in part on the many local partnerships that have been formed using tools outside the land use planning process to protect, restore and enhance natural systems, such as stewardship, education and land securement. For example, in the Rice Lake Plains at the eastern end of the Oak Ridges Moraine, rare tallgrass prairie and oak savannah ecosystems have been restored, resulting in an explosion of colourful prairie wildflowers and protected habitat for unique species like the threatened Eastern Hog-nosed snake.

Above: Prairie savannah wildflowers.



The cumulative impact of a series of seemingly small habitat losses can be significant and negatively affect the delivery of nature's services to our communities.



strengthens natural heritage features, linkages and functions. Peel Region is working towards a systems-based approach to update its Greenlands System, and Halton has recently approved a Regional natural heritage system. Across the province, municipalities continue to improve the identification and protection of their natural heritage systems.

During the consultations for this review, environmental stakeholders raised a number of concerns about the long-term future of the natural heritage systems in the area of the four plans. For example:

- Despite protective policies, loss of wetlands and woodlands is still occurring in the areas of the Greenbelt plans
- In areas outside the Greenbelt, wetlands and woodlands are still being lost at a high rate, despite policies in the Growth Plan and PPS
- Natural heritage system planning is not yet universal, and many municipalities still use a “natural features” approach
- Approaches to mapping natural heritage systems and protecting them in official plans vary among municipalities and conservation authorities due to differences in capacity and political leadership
- Although some municipalities and conservation authorities are showing leadership in recognizing the values of natural heritage systems for climate change mitigation and adaptation, many are not
- Insufficient attention is paid to securement, stewardship, restoration and enhancement of natural heritage systems and biodiversity
- Insufficient funds are directed to monitoring and reporting

We heard during the consultations that excess soil from development is being disposed of at sites illegally and in improper locations. Participants expressed concerns regarding inadequate oversight and enforcement tools, inconsistency in rules applied in various circumstances, and inadequate technical guidance on appropriate re-use and testing of excess soils. We also heard that parties that excavate soil during development should take greater responsibility to ensure it reaches an appropriate end use and that planning for re-use of soil should occur



earlier in the process. The Ministry of Environment and Climate Change recently released best practices for excess soil management and is working with other ministries to undertake a review of excess soil management policy and ensure that policy tools and direction are in place for consistent, safe and sustainable re-use of soil.

Environmental groups have also recommended a broad landscape approach to natural heritage protection that would include connections to major natural systems beyond the four plans. This would help to sustain biodiversity, reduce landscape fragmentation and build resilience to climate change over the long term. Other stakeholders (e.g., farmers, developers and municipalities) called for greater flexibility at the local level when mapping natural heritage features and applying natural heritage policies.

43 RECOMMENDATION 43

Improve mapping of natural heritage systems by:

- Developing, in collaboration with conservation authorities, municipalities and other partners, a Provincially led, large scale map of natural heritage systems, using a phased approach to sub-regions within the GGH to address priority needs
- Providing guidelines on how to consistently map, define and monitor natural heritage systems, including guidance on connections between regional and local scale systems
- Requiring consistent and comprehensive local scale mapping and protection of robust, long-term, viable natural heritage systems as part of integrated watershed and sub-watershed plans, prior to approval of secondary and block plans (see Section 6.1)

44 RECOMMENDATION 44

Strengthen protection of natural heritage systems by:

- Developing a natural heritage system enhancement strategy for the area of the four plans, including priorities and resources to implement securement, stewardship, restoration and enhancement of natural heritage features, linkages and functions

(Recommendation 44 continued on next page)



(Recommendation 44 continued)

- Reviewing and updating the natural heritage policies of the plans to ensure alignment and consistency with PPS policies that require municipalities to identify natural heritage systems and to protect, maintain, restore, or where possible improve their long-term ecological function and biodiversity
- Incorporating the Greenbelt Plan's Natural Heritage System policies and overlay approach into the Growth Plan as a means of providing a more robust natural heritage system for the non-Greenbelt portions of the Growth Plan area (taking into account the provisions in Recommendation 34)
- Applying the mitigation hierarchy by first considering options to avoid or minimize harm, then options to restore natural systems. Where preservation and enhancement are not possible, explore measures to reduce and potentially offset the negative impacts of roads, other infrastructure and major urban developments on natural heritage systems and biodiversity. Consider using best practices and emerging compensation protocols
- Exploring approaches to apply credits for local scale features such as small woodlands and locally significant wetlands
- Building on the external connection policies of the Greenbelt Plan by developing a strategy to connect the natural heritage systems of the four plans to those outside the region, for example the Adirondack to Algonquin corridor, Prince Edward County, Great Lakes Shorelines, Kawartha Highlands and Carolinian Canada

45

COMPLEMENTARY RECOMMENDATION 45

Support involvement by farmers, other landowners, community groups and the public in protection, stewardship, restoration and enhancement of natural heritage systems by:

- Increasing access to education and incentives to encourage landowners to protect natural heritage systems and maintain ecosystem services
- Supporting and promoting sustainable forest and woodlot management
- Supporting and promoting community-led protection and stewardship initiatives



46 COMPLEMENTARY RECOMMENDATION 46

Improve the management of excess soil by providing:

- Provincial direction and, where necessary, provincial involvement in oversight to support effective use of existing tools such as municipal bylaws, planning tools and conservation authority permits
- Consistent province-wide controls on excess soil management based on best practices and policy directions from the excess soil policy strategic framework currently being prepared by provincial ministries



A major challenge in the areas of the Greenbelt plans is to make aggregates available for building and infrastructure uses while also protecting prime agricultural lands, specialty crop areas, water resources, natural heritage systems & scenic landscapes.

6.3 Aggregates

The GGH consumes approximately 90 to 100 million tonnes of aggregate per year, more than half of Ontario's total consumption, to support the existing and growing population.⁴⁶ About 35 per cent of this amount is produced within the areas of the four plans, which contain high-quality sources of aggregates that are close to the GGH market.

There are significant environmental and economic benefits of extracting aggregate close to market in terms of transportation costs, greenhouse gas emissions, and wear and tear of the truck routes used to transport the aggregate. Alternate modes of transportation (e.g., rail or ship) are currently not feasible due to the lack of rail infrastructure, intermodal transport hubs and suitable depots at shipyards.

In 2010, the State of the Aggregate Resource in Ontario Study examined a sample of licensed reserves in the province and estimated that there are approximately 1.47 billion tonnes of high-quality bedrock reserves close to the GTA market. High-quality aggregate resources are needed to build higher-density developments and the infrastructure required by the Growth Plan. The Ministry of Natural Resources and Forestry is currently developing a request for proposals for an updated supply/demand analysis for aggregate resource availability within the GGH.

46 Ontario Stone, Sand and Gravel Association. Submission to the Coordinated Review. 2015.



A major challenge in the areas of the Greenbelt plans is to make aggregates available for building and infrastructure uses while also protecting prime agricultural lands, specialty crop areas, water resources, natural heritage systems and scenic landscapes. Since 2005, when the Greenbelt Plan was introduced, 12 new aggregate licenses have been approved within the areas of the Greenbelt plans (four within the Protected Countryside of the Greenbelt Plan, six within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan, and two within the Niagara Escarpment Plan area).

The provincial framework for aggregate resources in Ontario has both a regulatory and a planning policy context based on the Aggregate Resources Act and the Planning Act, respectively. The Aggregate Resources Act includes requirements for progressive rehabilitation of pits and quarries once extraction operations are complete. The 2010 State of Aggregate Resource in Ontario Study found that only 58 per cent of the 50 pits and quarries reviewed had been subject to some progressive rehabilitation. At the time of writing this report, the Aggregate Resources Act is being reviewed and the Ministries of Natural Resources and Forestry; Agriculture, Food and Rural Affairs; and Northern Development and Mines are working to improve the regulatory framework for aggregate resources management in the Province.

In the GGH, the Growth Plan provides that the Ministers of Infrastructure and Natural Resources and Forestry will work with municipalities, producers of mineral aggregate resources, and other stakeholders to identify significant mineral aggregate resources, and to develop a long-term strategy for ensuring the wise use, conservation, availability and management of mineral aggregate resources in the GGH, as well as identifying opportunities for resource recovery and for coordinated approaches to rehabilitation where feasible. This policy has not been fully implemented.

The Greenbelt plans allow aggregate extraction in certain designated lands, with specific conditions. New aggregate resource extraction is prohibited in Natural Core Areas of the Oak Ridges Moraine Conservation Plan as well as Escarpment Natural Areas and Escarpment Protection Areas of the Niagara Escarpment Plan.



In September 2014, the Niagara Escarpment Commission voted to recommend to the Minister of Natural Resources and Forestry that no further extraction be permitted within the Niagara Escarpment Plan area. This was in part due to concerns that in some quarries, where extraction is below the water table, it is necessary to pump water in perpetuity. This has long-term implications for water supplies and ecosystem integrity. While we recognize these concerns, and agree that ensuring the protection of the Escarpment Natural Areas and Escarpment Protected Area is paramount, we believe the Escarpment Rural areas should continue to be available for aggregate extraction, subject to the provisions in Complementary Recommendation 47. We need an approach that will take into account the needs for specific types of aggregate to support future growth in the GGH, review proposals on a case-by-case basis, and apply stringent controls to protect water resources, natural heritage, agriculture, specialty crop lands and scenic resources.

47 COMPLEMENTARY RECOMMENDATION 47

Develop a long-term strategy for ensuring the wise use, conservation, availability and management of mineral aggregate resources in the GGH, as well as identifying opportunities for resource recovery and coordinated approaches to rehabilitation:

- Assess future product and source requirements for aggregates to support the new development, intensification areas, infrastructure and other uses envisioned in the Growth Plan
- Identify areas of unexploited high-potential aggregate where extraction operations would have the least impact on natural heritage systems, water resources and prime agricultural lands
- Consider prohibiting extraction in areas that would require perpetual water management after extraction is complete
- Provide stronger policy and more specific guidance on:
 - Protecting and mitigating impacts to prime agricultural areas and active agricultural operations
 - Protecting ecosystem features and functions during extraction operations and in the rehabilitation process
- Minimize the loss or degradation of natural heritage systems and water resources by applying the mitigation hierarchy that

(Complementary Recommendation 47 continued on next page)



Identifying, protecting and managing cultural heritage resources gives communities unique character and identity, fosters cultural and heritage tourism, supports local economies and plays an important role in achieving complete communities.



(Complementary Recommendation 47 continued)

first considers options to avoid or minimize harm and then options to restore natural heritage systems and water resources. Where preservation and enhancement are not possible, investigate how an approach to compensation could be applied in the area of the four plans

- Encourage recycling and use of aggregate materials, while ensuring that aggregate materials are re-processed in appropriate locations
- Provide detailed guidance documents and training for progressive rehabilitation, tailored to the needs of small to large scale producers
- Improve the Ministry of Natural Resources and Forestry's aggregate study and monitoring capability to manage the aggregate program including ways to ensure progressive rehabilitation, enforcement and data collection; undertake supply and demand market analysis; and explore increases to regulatory fees to assist with increased costs

6.4 Cultural Heritage

Ontario's cultural heritage is evident in the varied natural, agricultural and urban landscapes that make up the province. Ontario's cultural heritage resources belong to present and future generations of Ontarians and are vitally important to the social, economic, and cultural well-being of Ontario communities. They include built heritage resources, cultural heritage landscapes and archaeological resources. Appropriately identifying, protecting and managing cultural heritage resources gives communities unique character and identity, fosters cultural and heritage tourism, supports local economies and plays an important role in achieving complete communities.

The PPS includes new policies to wisely use and manage cultural heritage and archaeology over the long term, including:

- Requiring the conservation of significant built heritage resources, cultural heritage landscapes and archaeological resources
- Requiring demonstration that heritage attributes of a protected property will be conserved before development or



site alteration are permitted on lands adjacent to the protected heritage property

- Promoting the use of archaeological management plans and cultural plans
- Requiring the consideration of Aboriginal interests in conserving cultural heritage and archaeological resources

The PPS works in conjunction with other related provincial policies to conserve cultural heritage resources, including (but not limited to) the Ontario Heritage Act. This act is the principal piece of legislation that protects cultural heritage resources in Ontario; it grants provincial and municipal powers to identify and protect cultural heritage resources.

In many communities, built heritage and archaeological resources are under pressure from development and site alteration. During the consultations, we heard that there is support for making sure that terminology is aligned between the four plans and the PPS, and to consider ways to encourage a consistent approach to assessing and protecting cultural heritage across all plans. In addition, there was support for measures to strengthen cultural heritage protection within the GGH, including creative approaches to adaptive re-use in areas facing high development pressures.

48 **RECOMMENDATION 48**

Strengthen the protection of cultural heritage resources in the plans by:

- Reviewing and updating the cultural heritage policies of the plans to ensure alignment and consistency with the PPS
- Reviewing and updating guidance on:
 - the preparation of cultural plans and archaeological management plans;
 - the protection of heritage attributes such as significant views, vistas and viewsheds; and
 - ways to incorporate heritage conservation goals and adaptive re-use during intensification in existing urban areas
- Encouraging municipalities to establish additional heritage protection efforts in areas with significant growth pressures, such as urban growth centres and designated greenfield areas



Providing Infrastructure



The GGH needs considerable investment in infrastructure to meet the demands of growth, upgrade and repair existing services, and keep the region’s economy strong and globally competitive.

Ontario municipalities own and maintain \$128.3 billion in tangible capital assets on behalf of the public.⁴⁷ Conservation authorities hold over \$2 billion in flood control infrastructure, including dams. The demand for infrastructure investment is significant and available resources are limited, resulting in what is typically referred to as an “infrastructure deficit.” In 2012, a survey by the Federation of Canadian Municipalities estimated the total replacement cost of the four largest asset categories (roads, drinking water, stormwater and wastewater systems) with a condition rating of “fair to poor” to be \$171.8 billion nationally. The Association of Municipalities of Ontario estimates an infrastructure deficit of at least \$60 billion for municipal governments in Ontario.⁴⁸ Given the current environment of limited financial resources, it is important that strategic approaches are taken to optimize infrastructure investments and benefits.

One of the guiding principles of the Growth Plan is to “optimize the use of existing and new infrastructure to support growth in a compact, efficient form.” By identifying areas for future development, the Plan helps to determine priorities for infrastructure investment by the Province, municipalities and the private sector. During the first round of Growth Plan conformity, municipalities identified where they plan to accommodate growth and some of the infrastructure needed to accommodate that growth. Metrolinx used this information to identify priorities for its regional transportation plan, *The Big Move*. In 2011, the Province released a long-term infrastructure plan, *Building Together*, which established the government’s strategic framework to guide investments in infrastructure. As part of the implementation of *Building*

47 Ministry of Municipal Affairs and Housing. Financial Information Return Provincial Summary. 2013.

48 Ministry of Municipal Affairs and Housing, Association of Municipalities of Ontario and the City of Toronto. Provincial-Municipal Fiscal and Service Delivery Review. 2008.



SPOTLIGHT on Climate Change

Together, the Province committed to establishing a municipal infrastructure strategy. Launched in 2012, the strategy requires municipalities to prepare asset management plans to support their requests for investment in infrastructure, including roads, bridges, water and wastewater systems. It also encourages municipalities to improve integration of planning for land use and infrastructure, and to identify and manage risks, such as the impacts of climate change.

There are different interpretations of the term “infrastructure” in the Growth Plan, Greenbelt Plan and PPS. For the purpose of this report, infrastructure includes transportation; communications; water, wastewater and stormwater systems; green infrastructure; and energy generation and transmission. Community infrastructure is addressed in Section 4.1 of this report. Infrastructure to support rural and agricultural communities is addressed in Sections 4.2.3 and 5.2, respectively.

Our recommendations for infrastructure to service development in the area of the four plans are provided in the following sections:

- Infrastructure and land use planning
- Coordinated decision-making
- Infrastructure corridors
- Resilient infrastructure
- Infrastructure priorities
- Moving people
- Moving goods

7.1 Infrastructure and Land Use Planning

The Growth Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Lake Simcoe Protection Plan and the PPS direct municipalities to plan for infrastructure and land use in an integrated fashion to ensure that municipalities get the most value out of existing infrastructure, that new infrastructure investments support growth planning objectives, and that the most cost-effective and sustainable infrastructure alternatives are identified.



For example, in the PPS and the Growth Plan, the provisions for integrating land use and infrastructure are provided at a fairly high level, leaving municipalities to decide how to achieve the goals set out in policy. In the Greenbelt Plan, municipalities are required to undertake an environmental assessment for expanded sewage and water services in advance of settlement boundary expansions, and they are not allowed to use lake-based servicing to address new growth. The Greenbelt Plan also contains provisions that prohibit extensions or expansions of existing lake-based servicing to municipalities that are not on lake-based servicing, with exceptions for failed on-site systems or public health concerns. The Oak Ridges Moraine Conservation Plan requires the completion of watershed and water infrastructure plans prior to major development.

Recommendations elsewhere in this report underscore the importance of detailed infrastructure planning to support growth management and land use planning generally. They include recommendations for more rigorous criteria proposed for settlement boundary expansion as well as for planning in relation to watersheds, stormwater, transportation, and transit. There is an opportunity to build on these recommendations in order to clarify, align and strengthen the policies of the four plans with regard to integrating land use and infrastructure planning.

It is also important to ensure that the implementation stage of infrastructure projects is integrated with land use plans to ensure efficiency and cost effectiveness. For example, when building new transit or a road, the culverts and other infrastructure under the roadway should be already assessed and upgraded as needed in order to avoid having to dig up the roadway again at a later date, creating disruption and a waste of public funds.

49 RECOMMENDATION 49

Require all municipalities in the area of the four plans to undertake integrated planning and decision-making for land use and infrastructure in order to identify the most cost-effective and

(Recommendation 49 continued on next page)



(Recommendation 49 continued)

sustainable options to support growth and build complete communities. This systems-based approach to decision-making should take into account such matters as:

- Growth planning and land needs assessments
- Asset management planning
- Transportation master planning
- Water, stormwater and wastewater master planning
- Watershed planning
- Natural heritage system planning
- Parks and open space planning
- Full lifecycle costing and environmental assessment of infrastructure needed for settlement expansion
- Climate change planning
- Opportunities to coordinate infrastructure needs among smaller municipalities

SPOTLIGHT
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50 COMPLEMENTARY RECOMMENDATION 50

Work with municipalities to coordinate the delivery of infrastructure upgrades and projects in order to ensure the best use of public funds and minimize disruption for the surrounding community. This may include opportunities for cost-sharing to fund projects, and alignment of the timing of construction

51 COMPLEMENTARY RECOMMENDATION 51

Investigate approaches to develop a better understanding of region-wide constraints on growth, informed by existing and future municipal watershed plans and infrastructure plans, in order to help inform updates to Growth Plan population and employment forecasts



7.2 Coordinated Decision-Making

The Growth Plan is designed to support and prioritize the coordination of land use planning with infrastructure planning, investment and delivery with the intention of helping to ensure growth can be accommodated in the most effective and efficient way possible. However, across the GGH, there is a spectrum of approaches to managing and administering infrastructure planning and investment. For example, larger municipalities such as regional governments generally oversee all these elements, with variations in the methods and allocations of the services. In other cases, such as municipalities under a county structure, it is often the lower-tier municipalities that manage and finance infrastructure planning and investment, such as stormwater and wastewater, while the county may still be responsible for overall growth management and other services such as emergency services, waste management and affordable housing.

Growth Plan policies are primarily implemented through the upper- or single-tier municipalities. However, there are challenges when decision-making responsibilities are not well aligned between upper- and lower-tier municipalities. Specifically, this can happen when infrastructure and investment decisions are being made that are not consistent with the established growth management framework. For example, a lower-tier municipality may plan to build or upgrade water or wastewater treatment plants that are not consistent with its growth allocation from the county. This not only leads to a disconnect between the building of infrastructure and the ability to pay for it, but can also lead to pressures to approve additional growth that is not in conformity with the Growth Plan.

All the county governments in the GGH are in the outer ring, which has historically experienced much slower rates of growth than the inner ring. However, as the scale of proposed development has intensified, leading to a reduction in land supply in the inner ring, new development pressures have arisen in the outer ring (e.g., Simcoe County), resulting in lands being purchased or optioned for future purposes. These situations



MINESING SWAMP

Minesing Swamp in the Nottawasaga River Watershed, southern Ontario's largest and most diverse wetland, is defined as a wetland of international significance by the Ramsar Convention. It is home to diverse flora and fauna, including migratory trout, salmon and sturgeon, and helps protect downstream communities like Wasaga Beach from flooding. It is threatened by climate change, encroaching development and changing land uses. As part of the 2006 Intergovernmental Action Plan for Simcoe, Barrie and Orillia, an Assimilative Capacity Study concluded that the watershed was stressed and that best management practices should be implemented to mitigate future growth impacts on water quality. The Study's recommendations regarding growth management, watershed planning and the protection of water resources and natural heritage systems will contribute to improved protection of special places like Minesing Swamp.

highlight the need for county governments to be more engaged in managing infrastructure planning and investment in order to ensure alignment with the growth management objectives of the Growth Plan and county official plans. It also highlights the need for neighbouring single-tier municipalities to work more closely with the counties so that their infrastructure decisions are coordinated and cost efficient. In this regard, the York Durham Sewage System is a good example of efficient collaboration and partnerships among upper-tier municipalities.

The Growth Plan represents a broad vision for managing growth across the GGH. It is intended to influence decision-making at all levels, and governments should align their decisions to support the objectives of the Growth Plan and resist the temptation to make exceptions for site specific matters. We recognize that there are instances where it is necessary to resolve complex, multi-party planning matters, but transparency and inclusive participation should be ensured in any process to resolve disputes. All levels of government have a part to play in building complete communities by aligning their planning, transportation and infrastructure decisions, and ensuring that these decisions are financially and environmentally sustainable. Those decisions should also be made in ways that minimize the impact on the GGH's valuable natural heritage, water resources and agricultural systems. As stated in Chapter 6, strengthened watershed protection and natural heritage systems extending beyond the Greenbelt and across the entire GGH could ensure that more attention is given to the assimilative capacity of watersheds. The recommendations in Chapter 5 should be integrated with infrastructure decision-making to ensure the long-term sustainability and viability of agriculture. In addition, environmental assessments should be undertaken in tandem with land use planning to provide opportunities to guide development to the most appropriate locations and facilitate mitigation of environmental impacts.

For example, in Simcoe County, which is experiencing significant growth pressures, there has been insufficient effort towards this type of integrated, coordinated decision-making. One of the consequences is that development is placing increasing stress on the major watersheds associated with Lake Simcoe and the Nottawasaga River. This review offers an opportunity to strengthen Growth Plan policies to improve the



way growth is allocated and built in the future. It is also an opportunity to examine ways to improve alignment with neighbouring municipalities that share common interest.

52 RECOMMENDATION 52

Require counties, single-tier municipalities and regions to improve the integration of infrastructure decision-making and land use planning among upper-, single- and lower-tier authorities to maximize efficiencies and achieve desired planning outcomes consistent with the four plans

7.3 Infrastructure Corridors

Long-term infrastructure planning can be improved if corridors are proactively identified and protected within provincial plans. Coordinated planning of infrastructure corridors can also realize opportunities for co-locating infrastructure to minimize the use of land and reduce negative environmental impacts. Schedule 6 of the Growth Plan identifies conceptual future corridors and directs municipalities to protect employment lands adjacent to transportation facilities and major highway interchanges. However, Schedule 6 is not considered sufficient to avoid complications arising from applications for conflicting land uses during environmental assessments and infrastructure planning. For example, the Ministry of Municipal Affairs and Housing has been involved in approximately twelve OMB appeals relating to the proposed GTA-West corridor alone. In addition, municipalities, the Province, landowners and utilities have been engaged in land use debates culminating in hearings at the National Energy Board regarding the physical extent and location of utility corridors.

In contrast, planning for the 407 and 403 highways was facilitated by the Parkway Belt West Plan developed in the late 1970s. This Plan utilized planning instruments to pre-designate and protect a specific, multi-purpose infrastructure corridor across the central and western portions of the GTA for transmission and utility facilities, highways, public open space and inter-urban transit. The Parkway Belt West Plan has successfully



facilitated and streamlined the development of linear infrastructure, and private and public infrastructure including power plants and transmission lines, fire stations, compressor stations, waste facilities, recreational facilities and other much needed public infrastructure.

The demand for utility and transportation corridors is expected to increase with future growth. A number of infrastructure projects will require new corridors within urban and non-urban areas. Feedback from municipalities during the consultation process for this review indicates support for more specific corridor protection by the Province. New regulations and detailed schedules in the Growth Plan would help to align municipal and Provincial land use and infrastructure planning, streamline the approval of regional infrastructure priorities and protect land for future corridors from incompatible land uses.

53

RECOMMENDATION 53

Consider improved approaches to designate and protect provincial and municipal infrastructure corridors through the use of planning instruments and a revised schedule in the Growth Plan showing the specific extent of existing and planned corridors. In these corridors:

- Permit only compatible development which does not diminish the ability to protect corridors for future use
- Utilize land efficiently and minimize land use conflicts by maximizing opportunities for co-locating provincial, municipal and private infrastructure as part of the planning for infrastructure corridors and major infrastructure projects (e.g., proposed GTA-West, Niagara-GTA Corridor, future power transmission routes, energy pipelines etc.)
- Seek to acquire required lands for public infrastructure in urban and urbanizing areas at the earliest possible stage in the planning process in order to achieve cost savings for taxpayers
- Work with stakeholders to define and protect space for future crossings of infrastructure corridors, early in the environmental assessment and planning processes
- Incorporate measures to reduce impacts on agricultural operations and movement of farm vehicles



7.4 Resilient Infrastructure

Climate change poses an increasingly critical challenge for maintaining existing infrastructure and planning for new infrastructure. Measures to increase the resilience of existing and new infrastructure to extreme weather events can reduce the risks of harm to life and property, and decrease the need for costly repairs or replacement.

The updated PPS requires municipalities to plan infrastructure in a “coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.” In addition, we expect that the current review of the Municipal Act and the City of Toronto Act, as well as the preparation of Ontario’s Climate Change Strategy, will provide additional direction on resilient infrastructure and strategic linkages among provincial initiatives.

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Stormwater management systems are particularly vulnerable to extreme weather events. During drier parts of the year, the water in our rivers and streams is predominantly from groundwater. However, during wet periods, contributions from snowmelt and run-off from rain events are significant. The amount and speed at which this run-off enters our streams and lakes depends on many factors, including the amount of natural areas, such as wetlands, woodlands, farmland and parkland that absorb and store water, the amount of impervious or paved surfaces, and stormwater management features, such as stormwater ponds, vegetated swales and green roofs.

Retrofitting stormwater management systems in existing older urban areas is essential because many were not designed to provide flood protection. For example, Credit Valley Conservation estimates that almost 75 per cent of Mississauga was developed without flood control, and storm sewers were originally sized to accommodate less frequent and intense rainfall events than are occurring now and will occur in future. This is already exacerbating flooding issues and associated costs.



Even with implementation of modern stormwater management techniques in new greenfield communities, the frequency and intensity of rainfall events often overwhelm retention ponds, leading to pulses of stormwater discharge that create significant erosion, and associated repair costs, as well as discharge of pollutants.

Comprehensive stormwater planning can help with these issues. Stormwater master plans are developed on a sub-watershed basis, consistent with overall watershed plans, and apply across settlement areas and urban growth centres. They are typically prepared in accordance with the Municipal Engineers Association Class Environmental Assessment. They can also be linked to asset management plans and/or a municipal levy or stormwater fee to identify where the dedicated funding is to be allocated.

The Province has provided improved policy direction on stormwater and green infrastructure through the PPS, but updated planning guidance to municipalities is not yet in place. In addition, more recent severe weather events and updated climate modelling reveal a need to conduct new floodplain modelling and provide updated mapping based on more intense precipitation events. In the absence of new standards, targets and training, most municipalities will continue with business-as-usual models, especially if the short-term costs are cheaper.

Green infrastructure and low-impact development techniques offer opportunities to manage urban stormwater in ways that mimic natural systems, thereby mitigating impacts on water quality and quantity. They increase the capacity of urban ecosystems to cope with extreme weather events while providing stormwater retention, controlling erosion, providing wildlife habitats, and improving air and water quality.

Many conservation authorities are promoting a shift towards low-impact development to protect watershed health and improve watershed resilience to some of the hydrological impacts of climate change, and Credit Valley Conservation and the Toronto and Region Conservation Authority have developed a Low Impact Development Stormwater Management Planning and Design Guide. The Ministry of Environment



and Climate Change is preparing a technical manual on low-impact development. The City of Toronto recently adopted a green roof bylaw to require the construction of green roofs on new residential, commercial and institutional development with a minimum Gross Floor Area of 2,000m² as of January 31, 2010.

54 RECOMMENDATION 54

Provide policy direction in the Growth Plan and Greenbelt plans, supported by technical guidance, to undertake municipal climate change vulnerability risk assessments, informed by watershed and sub-watershed plans, to guide the design of resilient infrastructure that has the capacity to cope with climate change impacts in order to enhance resilience and reduce flood damage

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55 RECOMMENDATION 55

Update the Growth Plan and Greenbelt Plan to require comprehensive, sub-watershed based stormwater master plans for greenfield areas prior to any new major development, and within five years for intensification areas like urban growth centres where stormwater plans have not been prepared. The stormwater master plans should be consistent with watershed and sub-watershed plans and include:

- Characterization of existing environmental conditions on a sub-watershed basis
- Description of ongoing maintenance of existing stormwater management facilities and associated costs
- Assessment of the effectiveness of environmental protection provided by existing stormwater facilities
- Evaluation of the cumulative environmental impacts of stormwater from existing and planned development, including assessment of how climate change and extreme weather events will exacerbate these impacts
- Requirements for green infrastructure and low impact development techniques
- Requirements to use financial tools, such as stormwater management fees or municipal levies, to fund stormwater infrastructure

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**56 RECOMMENDATION 56**

Update the plans to provide policy direction for the use of green infrastructure and low-impact development techniques in retrofitting existing urban areas, new greenfield developments, intensification initiatives and urban growth centres, in order to protect water quality, reduce stormwater runoff and improve resilience to climate change

57 COMPLEMENTARY RECOMMENDATION 57

Through the reviews of the Municipal Act and City of Toronto Act and other provincial initiatives, enable municipalities to pilot new approaches, and remove barriers to the inclusion of climate change resilience in upgrades to existing infrastructure and building of new infrastructure. Consider including green infrastructure, low-impact development, stormwater management, water and wastewater management, transportation systems and energy facilities

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58 COMPLEMENTARY RECOMMENDATION 58

Include funding for green infrastructure and environmental mitigation measures as part of provincial infrastructure investments (e.g., The Big Move and the Southern Ontario highways program)

7.5 Infrastructure Priorities

We have heard from municipal planning officials and the development sector that they would like more certainty around the priority and phasing of provincial infrastructure investments, and more clarity around how these investments support the goals of the plans. Stakeholders have noted that in some cases uncertainty related to provincial funding (e.g., for sewer or wastewater projects) can cause delays in proceeding with development approvals, which in turn can impact municipal revenues, debt and private sector developers.



At present, there is insufficient information about the state of infrastructure in the GGH, the need to upgrade old infrastructure, long-term costs of maintenance and regional priorities for new investment. In addition to the needs of existing and proposed urban areas, rural communities need more investment in infrastructure, such as natural gas and broadband internet.

The location of provincial investments can significantly influence the ability to realize municipal plans. For example, the location of the Durham Region Courthouse in an urban growth centre was an important anchor development for driving redevelopment in downtown Oshawa. The new Brock University School of Fine and Performing Arts is a multi-purpose development that involved new construction and adaptive re-use of vacant heritage buildings in downtown St. Catharines. The complex provides new classroom space and related facilities for students of dramatic arts, music and visual arts as well as a new performing arts centre. As part of the revitalization of downtown Brantford, post-secondary educational facilities are being housed in new buildings alongside the re-purposing of many vacant buildings, supported by the City through gifts of buildings and renovation grants.

If proclaimed, the recent Infrastructure for Jobs and Prosperity Act, 2015 will require the Provincial Government to table a long-term infrastructure plan. Under the act, the criteria for evaluating and prioritizing proposed infrastructure projects include considering whether an infrastructure asset is included in any Provincial or municipal plan or strategy, and whether it supports any other public policy goals of the Government or affected municipalities. It would also provide the ability to require standardized asset management plans from the broader public sector, including municipalities, following consultations with affected stakeholders. As work on implementing the act proceeds, there will be an opportunity to ensure the link to land use planning policies is reinforced through the Province's long-term infrastructure plan as well as the potential requirement for standardized municipal asset management plans.



WATERLOO LRT

The Region of Waterloo is building a rapid transit system that will connect the downtowns of Waterloo, Kitchener and Cambridge with a combination of 19 km of light rail transit (LRT) and 17 km of bus rapid transit (BRT). There are 22 stations along the entire route. The BRT portion has opened and the LRT portion is under construction. Stage one has joint provincial, federal and municipal funding commitments. Stage one of the LRT segment is being delivered using a public-private partnership model. The Region of Waterloo's corridor planning strategy will identify opportunities for shaping the communities around each station area, and for moving people to, from and within the corridor. The route has already started to attract new development such as condominiums.

Above: Rendering of Region of Waterloo LRT in front of the The Market Square.



We believe that alignment with the intent and policies of the Growth Plan, Greenbelt plans, The Big Move and related policies should be one of the criteria for prioritizing infrastructure funding, both federal and provincial, to municipalities. This will provide incentives to meet intensification and density targets, develop within the capacity of watersheds, reduce carbon footprints, raise local funds for infrastructure, create complete communities, and develop around transit hubs and corridors.

59 COMPLEMENTARY RECOMMENDATION 59

Within the context of implementing the Infrastructure for Jobs and Prosperity Act, if proclaimed:

- Consider the goals of the Growth Plan, Greenbelt plans and The Big Move as criteria for setting priorities for investments in provincial infrastructure
- Promote the standardization of municipal asset management plans, which should include integration with land use planning
- Use best practices in business case analysis to assess and address the cumulative, long-term, fiscal and environmental effects of major projects in the GGH

7.6 Moving People

The Growth Plan directs that land use planning, transportation system planning and transportation investments should be coordinated. It places a high priority on public transit as a way of addressing road congestion and reducing greenhouse gas emissions.

Traffic gridlock in the GGH represents a major drain on our economy and our health, as well as a major contributor to greenhouse gas emissions and air pollutants. Estimates of the costs of traffic congestion in the GTHA range between \$6 billion and \$11 billion a year due to travel delays, accidents and lost productivity.⁴⁹ The urgency of health-related issues was stressed in a 2014 report by the Chief Medical Officers of

49 C. D. Howe Institute. Cars, Congestion and Costs: A New Approach to Evaluating Government Infrastructure Investment. 2006.



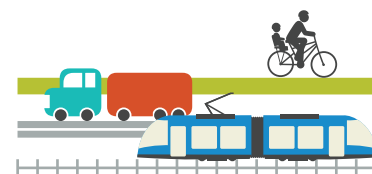
Health of the GTHA which emphasized that “planning for active transportation and public transit use needs to become as routine as planning for water, sewers, roads and utilities.”⁵⁰

During the consultation phase of the Coordinated Review, we heard from a wide range of stakeholders that there should be stronger policies and tools to align transit infrastructure with development, including a greater focus on public transit and active transportation. A safe and convenient active transportation network connected to the transit network can increase transit ridership, and support vibrant compact communities by providing viable alternatives to automobile travel.

Since 2003, the Province has invested more than \$21.8 billion in public transit in Ontario; about 50 per cent of this amount has been invested in GO Transit. The Province’s Moving Ontario Forward plan will make nearly \$31.5 billion available over the next 10 years for investments in transit, transportation and other priority infrastructure across Ontario. This includes about \$16 billion investment in transit in the GTHA as part of the implementation of The Big Move by Metrolinx, an agency of the Ministry of Transportation. A major priority is to strengthen GO Transit by implementing Regional Express Rail, which will provide faster and more frequent service on parts of the GO Transit rail network, with electrification on core segments.

The Ministry of Transportation is preparing a Multi-modal Transportation Plan for the GGH, with a focus on land use and economic development trends and patterns. It will include transportation networks and land use scenarios with a 50+ year horizon (previous work typically planned for only 20-25 years). The Plan will also address reductions in greenhouse gas emissions and air pollutants by comparing the implications of different transportation scenarios.

The Growth Plan was developed prior to the creation of Metrolinx and its regional transportation plan, The Big Move. The Big Move implements, and must conform with, the Growth Plan, and the two plans share a focus



Planning for active transportation and public transit use needs to become as routine as planning for water, sewers, roads and utilities.

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⁵⁰ Medical Officers of Health of the GTHA. Improving Health by Design in the Greater Toronto-Hamilton Area. 2014.



on coordinating transit and urban intensification. The relationship between the two plans could be strengthened by more closely aligning terminology that directs intensification efforts (e.g., Metrolinx's mobility hubs could be reflected in the Growth Plan). The focus of The Big Move is the GTHA whereas the Growth Plan covers the entire GGH. These planning areas need to be considered together in order to strengthen transit linkages across the entire region.

While Metrolinx is responsible for most of the higher-order transit system in the GGH, upper- and lower-tier municipalities operate local transit systems and transportation demand management programs. Data gathered by the Neptis Foundation show that the region's existing higher order transit network is about 150 kilometres, with GO Transit adding 420 kilometres and local frequent transit adding 1000 kilometres of service. Better vertical integration of provincial and municipal systems could strengthen the overall transit system and contribute to a shift towards greater transit use and more transit-supportive urban form.

Transportation demand management initiatives can support the creation of a seamless transportation network that offers mobility choice and promotes changes in behaviour to achieve a modal shift away from the single-occupancy vehicle. The Growth Plan directs municipalities to develop and implement transportation demand management policies. This approach could be particularly useful in locations that are heavily congested and/or not served by the existing transit network. For example, demands on GO station parking lots could be reduced by improving first kilometre/last kilometre transit and active transportation connections.

The Ministry of Transportation's Highway Access Management Guidelines outline best practices for managing entrances onto provincial highways and onto roads in the vicinity of provincial highways. We have heard that the standards in these guidelines are not always applied in a way that supports intensification in the areas surrounding highways because they call for traffic speeds and urban design elements that are not compatible with pedestrian-friendly and transit-supportive communities. Similarly, we have heard that the Ministry of Transportation's review and permitting process related to highway access takes too long and is not responsive to municipal planning timelines and processes.

**60 RECOMMENDATION 60**

Improve coordination between the Growth Plan and The Big Move by:

- Updating the Growth Plan to recognize the key roles of the Ministry of Transportation, Metrolinx and The Big Move in achieving the Growth Plan's vision for regional mobility
- Updating Schedule 5 in the Growth Plan to provide more specific details on funded, committed and planned transit projects in the GGH
- Identifying Regional Express Rail as the centerpiece of the regional transit system in both plans, and the need for land use and transit planning efforts to contribute to the success of this project
- Developing shared terminology between the two plans to identify station areas: for example, Metrolinx's definition of Mobility Hubs could be used in the Growth Plan
- Establishing a consistent monitoring program to integrate progress on transit initiatives with the proposed overall monitoring program for the four plans (see Section 9.5)

61 COMPLEMENTARY RECOMMENDATION 61

The Ministry of Transportation should improve coordination of transportation and land use planning in the GGH by collaborating with Metrolinx, including alignment between The Big Move and the Ministry of Transportation's Multi-modal Transportation Plan for the Greater Golden Horseshoe)

62 RECOMMENDATION 62

Clarify and strengthen Growth Plan requirements for transportation demand management in specific areas (e.g., GO stations, urban growth centres, intensification corridors, employment lands and large scale development projects). Include requirements for municipalities to set modal split targets and monitor progress towards more sustainable modes of transportation

**63 RECOMMENDATION 63**

Reduce barriers to active transportation by strengthening policies that identify cycling, walking and other non-motorized transportation as an essential part of the transportation network and by encouraging the development of active transportation plans at a municipal scale

SPOTLIGHT
on Climate
Change

64 RECOMMENDATION 64

Amend the plans to direct Metrolinx, municipalities and their local transit providers to integrate all modes of transit in the region (including GO trains, subways, light rail and bus rapid transit and bus services) in order to provide better connectivity and access across the region

SPOTLIGHT
on Climate
Change

65 COMPLEMENTARY RECOMMENDATION 65

The Ministry of Transportation should review the effectiveness and flexibility of the Highway Access Management Guidelines with respect to current planning and development policies, with the aim of more efficiently supporting the growth and development objectives of the four plans

7.7 Moving Goods

The GGH is a continental hub for manufacturing, distribution, warehousing, redistribution and final consumption of goods. In recent decades, residential development has occurred with little consideration of the needs and impacts of the freight sector. This has led to land use conflicts, lack of infrastructure protection and, increasingly, the marginalization of goods movement activity.⁵¹

⁵¹ McMaster Institute for Transportation and Logistics. Truck Freight Generators and Attractors in the Province of Ontario. 2014.



There are currently four primary clusters of freight intensive businesses in the GGH. They are associated with Lester B. Pearson International Airport, Brampton CN Intermodal Terminal, Vaughan CP Intermodal Terminal and the Port of Hamilton. Smaller clusters exist in Oshawa, Brantford, Cambridge, Alliston and Etobicoke. The provincial and municipal roadways surrounding these clusters are characterized by acute and growing levels of truck congestion. GGH municipalities experience 80 per cent of the total truck delay hours in Ontario.

Schedule 6 of the Growth Plan identifies the framework for investment in goods movement, the conceptual location of future transportation corridors (including the proposed GTA-West, Niagara-GTA and 407 East corridors), and the locations of existing goods movement facilities, border crossings and marine ports. Despite generating substantial freight activity, some major goods movement clusters and facilities – including those in Alliston, Brantford, Cambridge, Etobicoke and Oshawa – are not identified in Schedule 6.

In 2011, Metrolinx released a GTHA Urban Freight Action Plan that provides strategic direction to improve the efficiency and minimize the impact of goods movement in the GTHA. One of the areas of focus is enhancing freight-supportive planning through the use of freight-supportive land use guidelines, development of innovative freight hubs, improving access to existing multi-modal facilities and protecting complementary uses near freight hubs.

66 RECOMMENDATION 66

Provide more specific direction and support for goods movement in the Growth Plan by:

- Updating Schedule 6 in the Growth Plan to identify all primary goods movement clusters and facilities
- Requiring municipalities to consider planning in accordance with the Ministry of Transportation's Freight-Supportive Guidelines when they are released (expected in late 2015)



8

Mainstreaming Climate Change



Although the four plans under review do not contain policies that explicitly mention climate change, they do contain policy directions that help to reduce carbon emissions, mitigate climate change and increase our ability to adapt to change.

The plans, in conjunction with The Big Move, are an important component of the Province's approach to climate change, and will play an essential role in reducing greenhouse gas emissions, especially in the transportation sector. The Growth Plan provides intensification and density targets that aim to reduce outward expansion and ensure that communities are built at transit-supportive densities, direct that transit be the first priority for moving people, and require that communities be planned to accommodate an appropriate mix of uses. This supports the development of compact, mixed-use, transit-supportive communities. It also requires that municipalities develop and implement official plan policies in support of energy conservation and air-quality protection. The Greenbelt plans protect agricultural lands and natural areas that act as natural carbon sinks and provide green infrastructure functions, such as increasing resilience to extreme weather events.

Many other provincial initiatives also provide direction on climate change. For example, the updated PPS explicitly requires that climate change be considered in planning activities. The Big Move is a 25-year plan for transportation in the GTHA. Compact growth and increased densities along transit corridors are necessary to support the viability of the transit projects outlined in The Big Move and to encourage a shift towards greater transit use. #CycleON contains commitments to support the development and implementation of municipal policies related to cycling. Through #CycleON, the Ontario Municipal Cycling Infrastructure Program was established to help municipalities expand local cycling routes, connect with provincial routes and launch pilot projects to make cycling improvements. The Ontario Biodiversity Strategy 2011 highlights the critical role of biodiversity in sustaining resilient ecosystems and calls for actions to reduce greenhouse gases, as well as measures to increase the ability of ecosystems to adapt to climate change.



The plans, in conjunction with The Big Move, are an important component of the Province's approach to climate change, and will play an essential role in reducing greenhouse gas emissions.

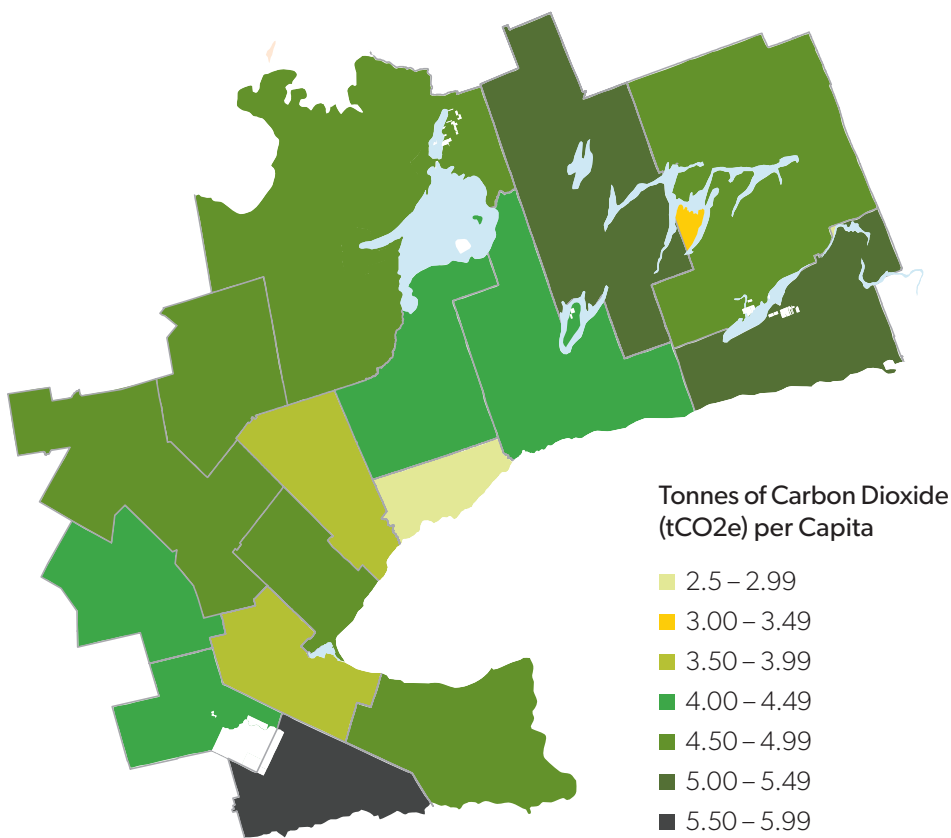


At the municipal level, only a small percentage of municipalities in the GGH have incorporated climate change mitigation and adaptation into their official plans but increasing numbers of municipalities are including sustainable design features in site plan policies.⁵²

This chapter provides our recommendations on:

- Mitigation
- Adaptation
- Achieving a low-carbon, resilient GGH

Transportation Greenhouse Gas Emissions per Capita in the Greater Golden Horseshoe, 2012



This map shows that per capita GHG emissions from transportation are higher in the outer ring of the GGH, where urban densities are lower than in the denser inner ring.

Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan 2005 should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

52 Ministry of Municipal Affairs and Housing. Internal review of municipal official plans. 2015.



8.1 Mitigation

Despite these provincial and municipal initiatives, greenhouse gas emissions continue to grow. Ontario is on a path to fall significantly short of its 2020, 2030 and 2050 targets, even when the impacts of The Big Move and the current Growth Plan are taken into account. Despite reductions in other sectors, emissions from transportation and buildings are climbing, and now account for 51 per cent of Ontario's total greenhouse gas emissions. Water infrastructure also requires considerable amounts of energy for treatment and pumping, and is estimated to use about 50 per cent of total municipal energy consumption.

Pembina Institute research shows that if the current Growth Plan and The Big Move are fully implemented, by 2031 the vehicle kilometres traveled per capita will decrease by over 20 per cent compared to 2006.⁵³ However, due to ongoing population and employment growth, the total vehicle kilometres traveled for the region as a whole will increase. Therefore, despite the significant gains that the current policy framework can achieve, existing policies alone are not enough to reduce regional greenhouse gas emissions.

On the other hand, Pembina's research concluded that more aggressive Growth Plan targets could result in a reduction of total vehicle kilometres traveled and greenhouse gas emissions, even in the face of the significant forecasted growth. To achieve these reductions, the intensification target would have to be increased to 60 per cent from 40 per cent. In addition, the density target for designated greenfield areas would need to be increased to 70 people and jobs per hectare from the current target of 50 people and jobs per hectare. Complementary actions to increase the availability of transit and active transportation would also be needed. See sections 4.1.3 and 4.1.4 for our recommendations on intensification and density targets.

Higher-density development also reduces energy consumption and greenhouse gas emissions from heating and cooling, because compact, mixed-use buildings are generally more efficient than low-density, single-use buildings.⁵⁴



GUELPH'S COMMUNITY ENERGY PLAN

The City of Guelph's Community Energy Plan recognizes forthcoming population growth and incorporates specific targets to meet energy and climate change goals, including:

- Meet Guelph's growing transport requirements while reducing transportation energy use by 25 per cent, using sensitive urban design, effective alternative transport options, and encouraging vehicle efficiencies
- Competitively source at least 25 per cent of Guelph's total energy requirement from locally created renewable resources within 15 years
- Meet at least 30 per cent of Guelph's anticipated electricity requirements by Combined Heat and Power by 2031
- Reduce the magnitude of summer electricity peak demand by at least 40 per cent by 2031 to avoid the need for investment in new electrical infrastructure

⁵³ Pembina Institute. Driving Down Carbon. 2010.

⁵⁴ Norman, J., MacLean, H., and Kennedy, C. Comparing High and Low Residential Density: Life-Cycle Analysis of Energy Use and Greenhouse Gas Emissions. 2006.

Above: Guelph Community Energy Plan.



The Ontario Building Code is another important factor. When the energy efficiency requirements in the 2012 Building Code come into effect in January 2017, houses constructed after that point will consume only 50 per cent of the energy they would have used in 2005. However, the Building Code primarily deals with new construction, which comprises only one per cent of the overall building stock on an annual basis. Therefore, it will be essential to improve the efficiency of existing buildings.

The Greenbelt's forests, wetlands and agricultural lands store 86.6 million tonnes of carbon with benefits, such as avoided costs of extreme weather damage, estimated to be \$366.7 million per year. They sequester 206,065 tonnes of carbon annually with an estimated value of \$10.7 million per year.⁵⁵ Systems-based protection of agricultural land, natural areas and water resources is important to maintaining the natural functions of these areas, and thus their long-term carbon sequestration. Our recommendations in Chapters 4, 5 and 6 address ways to strengthen the recognition and maintenance of carbon storage functions by containing urban growth, supporting a productive agricultural economy and ensuring healthy natural systems.

The Province is currently developing a long-term strategy on climate change that will look forward to 2050 and guide the Government's approach to climate change to enable all actors in society to participate in a long-term transformation to a low-carbon and resilient economy. Guided by the strategy, every five years the Government will identify additional policies and programs to support actions to ensure near-term emissions reductions, build on earlier reductions and set the stage for future reductions. The initial 5-year Action Plan 2015-20 will identify specific climate-critical actions being taken now and over the next five years to support the long-term objectives and to meet the 2020 target.

It is crucial that the climate change strategy and action plan and the outcome of this review complement each other, and that any amendments made to the four plans align with and build on Ontario's efforts to reduce greenhouse gas emissions and meet future reduction targets.

⁵⁵ David Suzuki Foundation. Carbon in the Bank: Ontario's Greenbelt and Its Role in Mitigating Climate Change. 2012.



8.2 Adaptation

Adapting to climate change involves taking measures to reduce the impacts of a changing climate. For example, faced with greater storm activity, we may change the way we design and build our roads, bridges and buildings to better withstand these weather events. The scope and severity of the impacts from extreme weather events and associated natural disasters depends on the resilience of our natural heritage systems and agricultural areas, as well as the design and upkeep of settled areas and infrastructure. In order to ensure the safety and health of our urban and rural communities, we can take measures to increase resilience. Here are some examples:

Infrastructure

The life-cycle of existing infrastructure will increasingly be challenged by extreme weather events, as well as the on-going, gradual degradation that can happen with more frequent episodes of freezing rain and heat waves. Existing infrastructure should be assessed in order to identify priority retrofit projects while new infrastructure must be designed to increase resilience and manage risks to public safety at a local and watershed scale. Opportunities exist to create or retrofit communities that are green, healthy, desirable places to live and do business while helping to protect against extreme weather events and other climate change impacts. For example, stormwater management systems can be built to withstand the increased run-off produced by more frequent and intense storms. By proactively adapting our infrastructure systems, communities will be less vulnerable to the impacts of a changing climate. Recommendation 54 provides direction on incorporating adaptation into infrastructure design.

Watersheds

Watershed management provides an opportunity to understand the impacts of a changing climate to the water system at a broad scale. This is important in terms of addressing issues such as increased risk of flooding, and also to finding ways to adapt to periods of drought predicted to result from a changing climate. Recommendation 41 provides direction on opportunities to ensure climate change adaptation is considered while carrying out watershed management.



The Grand River Conservation Authority

A GRAND PLAN

The Grand River flows 300 kilometres from the highlands of Dufferin County to Port Maitland on Lake Erie, with communities like Guelph, Waterloo and Cambridge along its shores. The 2014 Grand River Watershed Water Management Plan is designed to accommodate high population growth and productive agriculture while addressing climate change.

A voluntary plan, it was developed jointly by local municipalities, First Nations, the Grand River Conservation Authority, provincial ministries and federal departments with the following goals:

- Ensure sustainable water supplies for communities, economies and ecosystems;
- Improve water quality to improve river health and reduce the river's impact on Lake Erie;
- Reduce flood damage potential; and
- Increase resiliency to deal with climate change.

Green infrastructure

Green infrastructure means natural and human-made elements that provide ecological and hydrological functions and processes. Integrating green infrastructure and low-impact development techniques into our communities can achieve multiple outcomes, including enhancing resilience. Recommendations 55 and 56 and Complementary Recommendations 57 and 58 provide direction on integrating these aspects of resilience into the plans.

As with climate change mitigation (see above), the four plans do not explicitly address adaptation. However, they do provide support for resilient infrastructure and transportation systems, and the protection of agricultural lands and natural areas and features. In addition, municipalities across the GGH have launched significant efforts to adapt to a changing climate. The impacts of a changing climate are an area of direct concern to most municipalities as they directly affect municipal operations and budgets, for example, through decreased lifecycle of municipal infrastructure as well as the health, safety and security of residents during extreme weather events and natural disasters. We recognize the efforts of municipalities and believe this review is a valuable opportunity to build on this work.

8.3 Achieving a Low-Carbon, Resilient Greater Golden Horseshoe

As noted throughout this report, many of our recommendations are designed to mainstream climate change considerations into all decision-making in the GGH. They are identified with a “spotlight on climate change” icon, and will help to achieve multiple benefits and cost savings. For example, transit-supportive communities and workplaces reduce greenhouse gas emissions. Productive agriculture and robust natural heritage systems act as a carbon sink. Healthy watersheds, green infrastructure and low-impact development increase resilience to extreme weather events.

56 <https://www.flickr.com/photos/grandriverconservation/6942075073/in/album-72157625113668463/>



In addition, we provide the following recommendations to address some overarching measures that will strengthen the emphasis on climate change mitigation and adaptation in the four plans.



67 RECOMMENDATION 67

Include climate change mitigation and adaptation in the vision, goals and policies of the four plans

68 RECOMMENDATION 68

Require upper- and single-tier municipalities to prepare climate change plans or incorporate policies into official plans to advance climate change mitigation and adaptation goals consistent with the Province's climate change strategy and action plan. This could include:

- Identification of long-term and interim greenhouse gas reduction targets, measures to improve resilience to climate change, and a strategy to achieve them through land use planning, infrastructure planning, energy planning and other relevant matters
- Reporting on metrics to assess progress on the plans' climate change goals and targets (see also Recommendation 85)
- Coordination with nearby municipalities and relevant public bodies as appropriate
- Review and updating of the plan or policies



Many of our recommendations are designed to mainstream climate change considerations into all decision-making in the GGH.



69 COMPLEMENTARY RECOMMENDATION 69

Develop technical guidance to help municipalities contribute to overall provincial greenhouse gas emissions reductions targets, including:

- A framework for setting targets and reporting on progress at the municipal level
- Tools and incentives to assist municipalities in implementation of their plans

70 COMPLEMENTARY RECOMMENDATION 70

Work with municipalities to identify and implement options to encourage energy retrofits of existing buildings and operating practices in order to save energy and reduce greenhouse gas emissions



9

Implementing the Plans



The Growth Plan and the Greenbelt plans work with the PPS to provide direction for managing growth and protecting resources in the area of the four plans and Greenbelt.

Each policy framework has its own enabling legislation, its own purposes and objectives and its own history, resulting in a series of layered provincial policies and plans that have generated implementation challenges over the past ten years.

Municipalities and other stakeholders have raised concerns that the current policy framework is overly complex and that there is a lack of clarity in how to apply certain policies. They report that this has delayed implementation and increased costs due to time and resources to support OMB hearings.

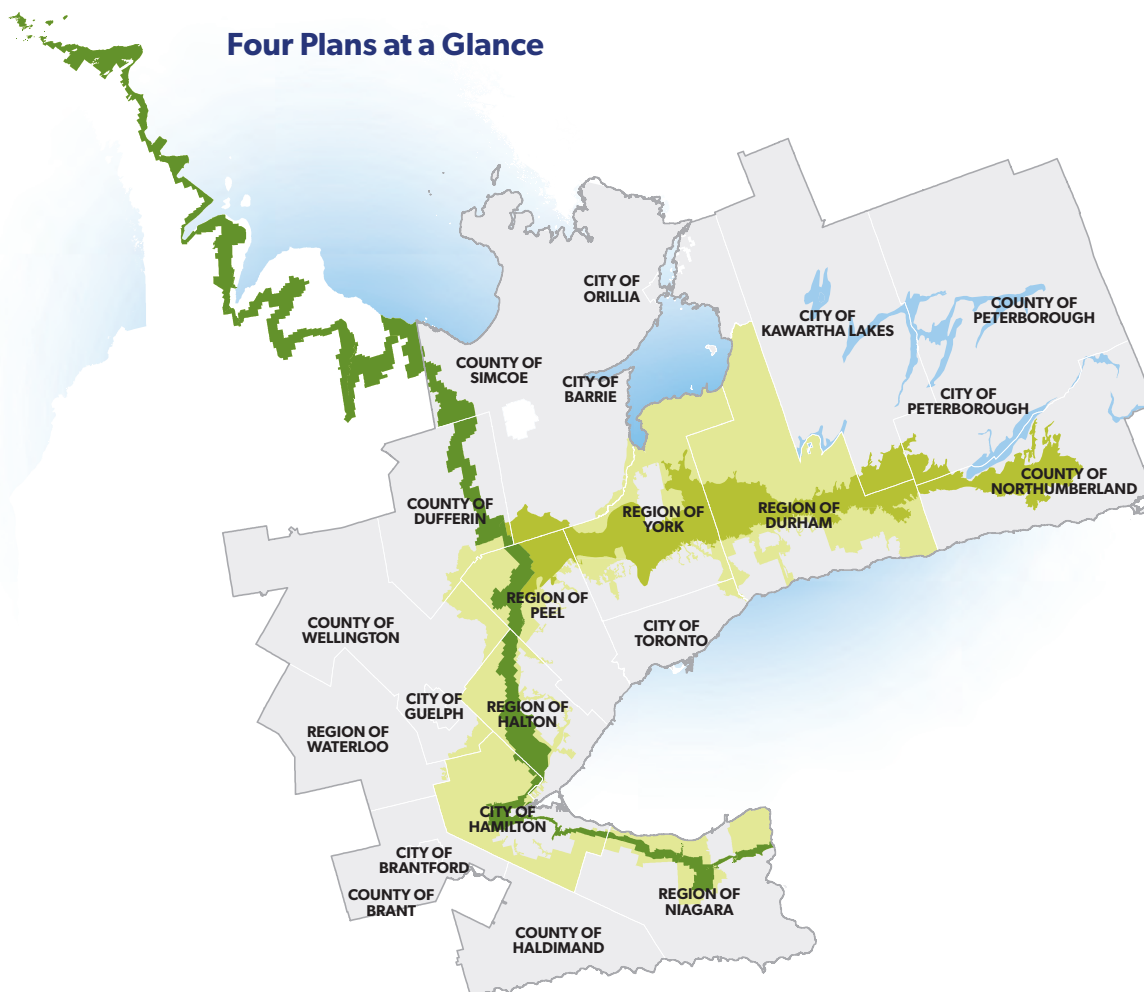
In this chapter, we discuss opportunities to improve integration, provide clarity to the policy frameworks and streamline implementation, while maintaining provincial interests in land use planning and ensuring that the high standards currently set by the plans are not compromised. We also address the need for a coordinated approach to governance and oversight to increase efficiency, improve reporting and provide independent tracking of outcomes.

Our recommendations in this Chapter are grouped in the following sections:

- The Greenbelt
 - Growing the Greenbelt
 - The existing Greenbelt
- The Niagara Escarpment
- Aligning the policy framework
- Streamlining implementation
- Governance and oversight



Four Plans at a Glance



Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan 2005 should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

■ Niagara Escarpment

- Approved in 1985 under Niagara Escarpment Planning and Development Act, 1973
- Plan area covers approximately 194,000 hectares
- Focused on maintaining escarpment as a continuous natural environment and providing for compatible development

■ Greenbelt

- Approved in 2005 under Greenbelt Act, 2005
- Plan area covers approximately 400,000 hectares
- Focused on protecting agricultural and environmentally sensitive lands while providing for range of recreation, tourism and cultural opportunities

■ Growth Plan

- Approved in 2006 under the Places to Grow Act, 2005
- Plan area covers approximately 3,200,000 hectares
- Focused on building compact, vibrant communities; managing growth to support a strong economy; optimizing existing and new infrastructure

■ Oak Ridges Moraine

- Approved in 2002 as Minister's regulation under Oak Ridges Moraine Conservation Act, 2001
- Plan area covers approximately 190,000 hectares
- Focused on protection of moraine's ecological and hydrologic features and functions



9.1 The Greenbelt

The Greenbelt was established in 2005 to protect environmentally sensitive and agricultural lands and contribute to the containment of urban sprawl in the GGH.

9.1.1 Growing the Greenbelt

In 2008, the Province established criteria for expansions to the Greenbelt⁵⁷ that include:

- Providing supportive council resolutions through a single- or upper-tier municipality with lower-tier support based on public consultation
- Demonstrating how the proposed lands connect physically or functionally to the existing Greenbelt, including connections to one or more of the Agricultural, Natural Heritage and Water Resource systems
- Demonstrating that a proposal would complement and support the Growth Plan and any other related provincial initiatives

In 2013, 250 hectares (630 acres) of land in Oakville (Glenorchy) were added to the original 730,000 hectares (1.8 million acres) of the Greenbelt. There are no formal submissions for expansion from municipalities in progress at this time. However, some municipalities and stakeholders have expressed interest in adding specific hydrological and agricultural areas as well as major urban river valleys to the Greenbelt area. The Niagara Escarpment Commission is also interested in adding specific lands to the Niagara Escarpment Plan area.

In early 2015, the Provincial Government's mandate letter to the Minister of Municipal Affairs and Housing tasked the Minister to:

- Partner with municipalities to grow the Greenbelt through the Coordinated Plan Review and respond to municipal requests in a timely manner
- Ensure there is a clear, simple process in place to address requests for further expansions



The Urban River Valley designation recognizes the important role of river valleys in connecting the Greenbelt to the Great Lakes and inland lakes to the Oak Ridges Moraine.

57 Ministry of Municipal Affairs and Housing. Growing the Greenbelt. 2005.



In addition, the Niagara Escarpment Commission prepared a discussion paper in 2012 including criteria and potential additions to the Niagara Escarpment Plan area. The paper focused on identifying Escarpment-related geological features, natural heritage systems, cultural heritage and scenic resources. In July 2015 the Niagara Escarpment Commission endorsed potential Niagara Escarpment Plan area additions totaling 45,600 hectares (113,000 acres). The Commission will provide this list of potential additions to the Minister of Natural Resources and Forestry as part of its advice during this review.

In this section, we consider two policy approaches to expansion:

1. Extending the Protected Countryside to protect areas of critical ecological and hydrological significance
2. Including major urban river valleys to support the connections between the Greenbelt, Great Lakes and inland lakes, building on the Urban River Valley (URV) designation

The Protected Countryside

The Greenbelt boundary defined in the Greenbelt Plan of 2005 was based on a study area that included the areas of the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, as well as the remainder of the municipalities of Durham, York, Peel, Halton, Hamilton and Toronto, and the area identified as Niagara tender fruit and grape lands in the Niagara Region official plan. Simcoe County was not part of the study area (except for those parts already included in the Niagara Escarpment Plan).

The Growth Plan relies primarily on the PPS for protection of environmentally sensitive and agricultural lands that lie outside the Greenbelt area. It also includes a provision for sub-area assessments to develop additional protection policies for natural systems or prime agricultural areas. No sub-area assessments have been completed at this time.

For many decades, investors and the development sector, including foreign companies, have been securing lands throughout the region in expectation of future development opportunities. This process has escalated since the introduction of the Oak Ridges Moraine Conservation



Plan and the Greenbelt Plan. This “leapfrogging” over the Greenbelt destabilizes the agricultural economy and raises fears of development pressures in areas of the Growth Plan that are actually designated in municipal official plans for agriculture or natural heritage protection.

During the consultations for this review, municipal and environmental stakeholders expressed support for the 2008 Growing the Greenbelt criteria. Many environmental stakeholders recommended a strategic approach to Greenbelt expansion that would protect areas of critical ecological and hydrological significance including key headwaters, moraines, groundwater recharge areas, important surface water features and urban river valleys.⁵⁸ This approach would help to provide permanent protection to many important ecosystem services including flood mitigation, drinking water filtration, drought resilience, healthy agricultural lands and climate change adaptation. Stakeholders also emphasized the need for greater protection of biodiversity, including pollinators and wildlife habitats, consistent with the Ontario Biodiversity Strategy 2011.

Many in the agricultural sector do not support growing the Greenbelt at this time. Their priority is to see a focus on agricultural viability and fixing existing problems in the Greenbelt, accompanied by stronger growth management to protect agricultural lands (see Chapter 5). The development industry is concerned about Greenbelt expansions because of the perceived effects of the Greenbelt on land supply and prices.

The Niagara Escarpment Commission prepared a discussion paper in 2012 and addenda in 2013 and 2014 on potential additions to the Niagara Escarpment Plan area and set out criteria to assess potential lands. The Niagara Escarpment Commission criteria included the presence of Escarpment-related geological features, natural heritage features and systems, cultural heritage resources related to the Escarpment, and the scenic value of the land. Using these criteria, in 2015, the Commission endorsed a list of recommended additions to the Niagara Escarpment Plan area for consideration during this review.

⁵⁸ See map Protecting Vulnerable Water Supplies in the Greater Golden Horseshoe produced for Earthroots, EcoSpark, Ontario Nature and STORM. 2015. <http://www.ontarionature.org/GrowingGB2015.pdf>



The panel recognizes that examining potential areas and providing the rationale to support Greenbelt expansions may be a longer-term exercise in some cases. However, based on information from stakeholders, background research, data from related initiatives (e.g., source protection plans) and recommendations from the Niagara Escarpment Commission, we believe there are some significant areas, particularly with respect to water (e.g., significant recharge areas) that could be added during the Coordinated Review.

71 RECOMMENDATION 71

Establish a Provincially led process, in consultation with the Niagara Escarpment Commission, municipalities, conservation authorities, stakeholders and the public, to grow the Greenbelt (including the Oak Ridges Moraine Conservation and Niagara Escarpment Plan areas) beyond its current boundary using a systems approach, based on areas of ecological and hydrological significance where urbanization should not occur, with consideration for:

- Protection of areas that sequester and store carbon or protect and improve resilience to climate change
- Rural source water protection priorities (i.e. not in settlement areas)
- Protection of adjoining areas of critical hydrological significance, such as important surface water areas, key headwaters, moraines, groundwater recharge areas, highly vulnerable aquifers and areas where stress on groundwater quantity may require further study
- Natural heritage systems as defined by municipalities and conservation authorities, with support for further studies and mapping where required
- Publicly owned lands (municipal, conservation authority, provincial and federal) that meet natural resource criteria for growing the Greenbelt
- Potential additions to the Niagara Escarpment Plan area as identified by the Niagara Escarpment Commission
- Minimizing negative impacts on agricultural viability
- Opportunities for education on the values of the Greenbelt such as public health benefits, biodiversity, ecosystem services, connectivity, growth management, and climate change mitigation and adaptation

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Urban River Valleys

The Urban River Valley designation (URV) was added to the Greenbelt Plan in 2013. It was introduced to address challenges being identified by municipalities in applying the rural-based Protected Countryside policies to urban areas (e.g., concerns about rural uses such as aggregate extraction and storm water management limitations). The URV designation recognizes the important role of river valleys in connecting the Greenbelt to the Great Lakes and inland lakes to the Oak Ridges Moraine. It regards urban river valleys as gateways to the Greenbelt in urban municipalities.

The URV designation is a separate designation from Protected Countryside and is tailored specifically to facilitate growing the Greenbelt on publicly owned lands, at the request of municipalities. It requires official plan policies to have regard for Greenbelt objectives, provides for including lands (e.g., tablelands) associated with river valleys, and allows for trails, parks, open space and recreation uses as well as infrastructure. The Greenbelt Plan identified external river valley connections that may provide opportunities for URV designation.

Apart from the original designation of the Glenorchy lands in Oakville at the time of Amendment 1, no other URVs have been designated by the Province. Some municipalities have questioned the benefit of the URV designation for lands already subject to environmental protection (e.g., under the PPS and Conservation Authorities Act) and have raised concerns about the costs and resource requirements for boundary regulation and public consultations. Members of the development industry and landowners generally support the URV designation on public lands only. On the other hand, there is support from environmental stakeholders and some conservation authorities to provide more complete protection for entire river valleys by extending the URV approach to private as well as public lands.



72 RECOMMENDATION 72

Develop a Provincially led process to designate Urban River Valleys, including connections to lakeshore wetlands, under the Greenbelt Plan including:

- Publicly owned lands (municipal, conservation authority, provincial and federal) that meet policies for Urban River Valleys
- Inclusion of private lands where requested by a landowner and supported by the municipality
- Technical support for studies, mapping and environmental enhancement work by municipalities and conservation authorities

9.1.2 The Existing Greenbelt

Since the approval of the Greenbelt Plan in 2005, the Ministry of Municipal Affairs and Housing has received many inquiries and requests to revise policies, change designations, remove lands from the Greenbelt and adjust its boundaries.

Many of the requests to the Ministry include policy concerns about settlement area expansions, agricultural viability, natural resource protection, future employment lands and infrastructure corridors. We also heard about small-scale, site-specific requests to change existing uses or adjust boundaries (within the plans or at the outer boundary of the Greenbelt) that proponents perceive to be inaccurate or based on outdated information.

A number of municipalities and landowners have asked to have their lands removed from the Greenbelt or to re-designate lands adjacent to Highways 400, 404 and the QEW corridor for strategic employment land purposes. These types of requests, if granted, could involve re-designating lands within the Greenbelt that might be used for strategic employment or a future transit hub, or removing some lands from the Greenbelt plan area, where they would be subject to the policies of the Growth Plan.

Other landowners have requested that their lands be removed from the Greenbelt to provide for settlement area expansion. However, these



requests are generally not supported by municipalities, most likely because of servicing constraints, growth forecasts not demonstrating a need, or the lack of comprehensive work to assess future development needs. As discussed in Section 4.1.7, we believe that municipalities should undertake a broad, comprehensive review of their growth needs for the entire municipality over the long term. This will provide a context for assessing specific Greenbelt boundary adjustment requests.

Other requests involve lands subject to transition files (i.e. files in process at the time of Greenbelt Plan approval and completed under policies that pre-dated the Plan) and lands located at the interface between the Greenbelt and an adjacent urban area. In many cases, this resulted in lands being designated for urban purposes that are inconsistent with Greenbelt policies and schedules.

Any removal of land from the Greenbelt requires consideration of the purpose and permanency of the Greenbelt. The Greenbelt Act stipulates that the size of the Greenbelt cannot be reduced. Any boundary changes would also have to be consistent with provincial interests in the Greenbelt such as agricultural viability and environmental protection. In addition, amendments to the Protected Countryside can only be proposed by the Minister of Municipal Affairs and Housing, and would be subject to approval of the Lieutenant Governor in Council.

Although the Advisory Panel mandate does not include site-specific matters, we have carefully considered the types of requests that have been made to the Ministry. A number of the concerns that prompted people to request changes to boundaries and designations in the Greenbelt intersect with the major themes of this report, and we have used them to inform our recommendations. We believe this review provides an opportunity to address many of the concerns through policy revisions based on our recommendations.

For example, the Greenbelt Plan contains policies to recognize existing, approved or planned uses, and careful consideration should be given to assessing whether refinements to those policies can address some of the issues raised. In Chapter 4, we recommend ways to direct growth, develop complete communities and support economic activities. In



Chapter 5 we outline a number of issues affecting the agricultural sector and make recommendations to address them and improve viability of the agricultural economy. In Chapter 6 we propose ways to improve the protection of natural heritage and water resources. In Chapter 7 we examine the opportunities to improve infrastructure planning and delivery.

We expect that the more robust policy framework proposed in this report will enable the Province to respond to requested changes to Greenbelt policies, designations and boundaries through the anticipated amendments to the four plans that will be made within the timeframe of this review (i.e. by June 2016).

73

RECOMMENDATION 73

Within the time period of this review, address designation and boundary concerns associated with the existing Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan through policy changes based on recommendations in this report related to such matters as settlement area expansion, complete communities, strategic employment lands, infrastructure and servicing, agricultural viability, protection of farmland, natural heritage systems, water resources, climate change and enhancing plan implementation. This should include:

- Working with upper- and single-tier municipalities as they undertake a comprehensive review to implement any new policy directions through official plan conformity
- Provincial approval authority for official plan conformity amendments for upper- and single-tier municipalities

9.2 The Niagara Escarpment

The Niagara Escarpment Plan is administered by the Niagara Escarpment Commission under the Niagara Escarpment Planning and Development Act. Since the Niagara Escarpment Plan has not been comprehensively reviewed in over 20 years, the Coordinated Review is a significant opportunity to align Niagara Escarpment Plan policies with more recent initiatives, including the PPS, Greenbelt Plan, Growth Plan, source water protection, species at risk and wetland protection. There is also a need



to update Niagara Escarpment Plan mapping and designations to reflect land use changes and current knowledge and to address new issues such as climate change.

As the arm's-length agency responsible for the Niagara Escarpment Plan, the Niagara Escarpment Commission is undertaking a detailed review of the Plan and making recommendations based on a series of discussion papers that address 21 policy areas in three categories:

1. Clarifications and updates to existing policies, including the designation criteria and mapping of lands in the Niagara Escarpment Plan area, permitted uses and development criteria with which permitted uses must comply
2. New policy directions, including issues not previously addressed in the Niagara Escarpment Plan (e.g., climate change, scenic resources, disposal of excess fill) and significant changes in policy direction, including additional restrictions on aggregate resource extraction operations
3. Alignment among provincial plans and policies, including consistency in definitions of key terms and alignment of policies among plans where appropriate

We have reviewed the Niagara Escarpment Commission's submission to the Coordinated Review and found that there is general agreement with many of our recommendations, especially those that address alignment of the four plans, growing the Greenbelt, natural heritage systems, agriculture, parks and trails, infrastructure, transportation, rural economies and climate change. However, we do not support the Niagara Escarpment Commission's recommendation to prohibit new aggregate operations in the Niagara Escarpment Plan area (see Section 6.3). There are also many recommendations that are specific to the Niagara Escarpment Plan area and we encourage the Province to consider them when making changes to the Niagara Escarpment Plan.

During the Coordinated Review we heard support for the designation of the Niagara Escarpment as a UNESCO Biosphere Reserve and recognition of the Niagara Escarpment Commission as having played an important role in its protection. A few organizations suggested that a similar body should be created to oversee the Oak Ridges Moraine Conservation Plan



and Greenbelt. However, we also heard concerns about the development control process administered by the Niagara Escarpment Commission. For example stakeholders told us about challenges associated with implementation of the Niagara Escarpment Plan, including:

- Significant delays associated with the processing of development permit and plan amendment applications
- Duplication of review efforts by ministries, agencies and conservation authorities since many of them receive similar applications for permits or proposals pursuant to legislation or policy under their jurisdictions
- Lengthy and expensive hearing processes with variable, and sometimes unpredictable, outcomes that can require Ministerial involvement
- Limited resources for enforcement related activities
- Impediments to rural and agricultural economies, such as the provision of value-added activities on farm lands

74 RECOMMENDATION 74

Update the Niagara Escarpment Commission development control process, without compromising the purpose of the Niagara Escarpment Plan, by:

- Identifying ways to streamline the process and reduce duplication of effort
- Refining the planning approvals process to better focus on outcomes and achieve greater alignment with the other plans, including the use of common definitions
- Increasing support for the agricultural system and rural economy

9.3 Aligning the Policy Framework

Ontario's land use planning system is based on a PPS that applies to the entire province, along with provincial plans that provide more specific policy direction to certain geographical areas, such as the GGH, the Greenbelt, Niagara Escarpment and Oak Ridges Moraine. The PPS



describes how it is to be read in conjunction with provincial plans, and explains the basic provisions for precedence in the case of conflicts. For the most part, the four plans explain how they relate to the PPS and to other provincial plans, including provisions for deferrals and policy overlap. Nevertheless, a common theme during consultations for this review was the perception that the policy hierarchy is not clear, resulting in different interpretations about the application of the various policy frameworks.

In addition to the four plans that are subject to this Coordinated Review, there are three other provincial plans that are specific to the GGH: the Parkway Belt West Plan (1978), the Central Pickering Development Plan (2006) and the Lake Simcoe Protection Plan (2009). Where the Growth Plan and Greenbelt plans overlap with these other provincial plans, implementation challenges can arise due to confusion and conflicts about which policy framework prevails.

75 **RECOMMENDATION 75**

Streamline the policy framework provided in the four plans to the extent possible to increase clarity and consistency while ensuring that the primary intent and highest standards currently set by the plans are not compromised. Include:

- Policy updates and additions recommended in this report
- Use of the terminology of the PPS, except where terms are specific to local geography or unique to the plan (e.g., Niagara Escarpment or Oak Ridges Moraine)
- Clarification of policy hierarchies among the four plans and the PPS as well as relationships to the Parkway Belt West Plan, Central Pickering Development Plan and Lake Simcoe Protection Plan

9.4 Streamlining Implementation

The Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan are implemented by municipalities through amendments to their official plans to conform to the provincial plans, subject to varying time frames and approval regimes. The Niagara Escarpment Plan is



implemented in a different way, via the development control system, except for urban areas where the municipal planning process applies. Aligning the timing of implementation of the Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan, where possible, could reduce the overlap of approvals for provincial plan implementation.

Experience with the conformity exercise for the Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan over the past ten years shows that time frames vary considerably and have been longer than expected in most cases. They range from an average of 2.6 years for conformity with the Oak Ridges Moraine Conservation Plan by the Regions of Peel, York and Durham, to an average of 7 years for the Growth Plan. Lower-tier official plan conformity with the Growth Plan is still ongoing (74 per cent have adopted official plans or amendments to conform with the Growth Plan) primarily due to delays in the upper-tier official plan conformity process.

During this review, we heard many concerns from stakeholders and the general public about the influence of the OMB on implementation of the four plans.⁵⁹ For example, comments from the general public included concerns about the perceived power of the OMB, requests to review the role of the OMB in the planning process to ensure that policies are applied consistently, and suggestions to dismantle the OMB altogether. The general public feels that meaningful community participation in the OMB process is resource-prohibitive and that once the OMB becomes the decision-maker on a matter there is generally no further opportunity for community input. The development sector believes that the OMB plays an important role in making difficult planning decisions and addressing “not in my backyard” issues. Municipalities were of the view that many OMB decisions conflict with provincially approved municipal plans and called for clearer direction in the Growth Plan and Greenbelt plans to help inform OMB decisions. They also emphasized that the requirement that OMB hearings consider matters “de novo” (starting from the beginning) increases costs and delays. The Ministry of Municipal Affairs and Housing

⁵⁹ The Ontario Municipal Board (OMB) is an independent tribunal that conducts hearings and makes decisions on a wide range of municipal and land-related matters including official plans, zoning by-laws, subdivision plans, consents and minor variances, land compensation, development charges, ward boundaries, and aggregate resources.



will work with the Ministry of the Attorney General to undertake a review of the scope and effectiveness of the OMB in the near future.

A key theme heard throughout the consultations for this review was the need to ensure that residents are better consulted at the beginning of the planning process for new developments and to encourage them to provide feedback on the future of their communities. In this regard, Bill 73, the proposed Smart Growth for Our Communities Act, 2015, includes proposed Planning Act changes that would require municipalities to set out in their official plans how and when the public would be consulted. In addition, accountability would be increased by requiring municipalities to explain how public input affected their planning decisions. If passed, Bill 73 would also require citizen representatives on municipal planning advisory committees. These proposed changes would go a long way towards better growth management outcomes by ensuring that local residents have an increased opportunity for early and full engagement and increased transparency.

Another aspect of Bill 73, if passed, that could facilitate the implementation of the provincial plans, is the proposal to remove the ability to appeal certain matters to the OMB where there is an existing provincial approval (e.g., Greenbelt Plan and Oak Ridges Moraine Conservation Plan protection boundaries, or Growth Plan population and employment forecasts).

Effective implementation of the plans requires that municipalities conduct the studies needed to inform planning for growth. The Development Charges Act specifies that studies done to set development charges can be paid for through development charges themselves, but we have heard that there is sometimes a lack of clarity regarding which studies are eligible (e.g., studies demonstrating the effectiveness of green or low-impact infrastructure alternatives, or watershed and sub-watershed plans that inform more detailed planning work). We believe that the Province should consider clarifying the rules to specify which studies should be eligible for some cost recovery through development charges. Any changes would require legislative changes to the Development Charges Act.



76 RECOMMENDATION 76

Streamline the conformity process wherever possible by synchronizing the process and timelines among the Greenbelt Plan, Growth Plan and Oak Ridges Moraine Conservation Plan

77 COMPLEMENTARY RECOMMENDATION 77

During the review of the Ontario Municipal Board (OMB), give consideration to reducing delays, costs and conflicts with the goals of the four plans by:

- Limiting appeals to the OMB regarding official plans, official plan amendments, zoning bylaws, and targets for intensification and density that are in conformity with the policies of the four plans
- Reviewing alternatives to the requirement that the OMB must consider matters “de novo”
- Revising rules, procedures and timelines to increase effectiveness and reduce delays
- Exploring more collaborative processes to resolve disputes
- Increasing support for municipalities during OMB appeal processes
- Improving support for public participation and fair access to OMB processes, including a user-friendly online tool providing information on OMB hearings

78 COMPLEMENTARY RECOMMENDATION 78

Enact proposed changes to the Planning Act that would support increased public involvement in planning decisions as soon as possible

79 RECOMMENDATION 79

Enhance implementation of the four plans by:

- Improving consistent application of the plans’ policies through guidance to interpret and implement them (e.g., through technical backgrounders and case studies)
- Reviewing existing provincial programs and initiatives to ensure alignment with the four plans



80 COMPLEMENTARY RECOMMENDATION 80

The Province should consider providing clarity on the types of municipal background studies that are eligible for cost recovery in a development charges bylaw with the goal of facilitating innovative and sustainable approaches to providing infrastructure.

81 COMPLEMENTARY RECOMMENDATION 81

Increase provincial support for smaller municipalities to undertake the mapping and analysis required to implement the plans

82 COMPLEMENTARY RECOMMENDATION 82

Improve the coordination of implementation across provincial ministries by developing directives for provincial real estate decision-making and infrastructure funding approvals to enhance support for the policies and outcomes of the four plans, for example:

- Prioritize urban growth centres and intensification corridors as areas for investment
- Develop incentives and directives for provincial real estate and other investments in urban growth centres and intensification corridors
- Link provincial approvals of infrastructure funding to policies and outcomes of the four plans

83 COMPLEMENTARY RECOMMENDATION 83

Make the plans more user-friendly by developing mechanisms for landowners, stakeholders and the public to identify the plans and policies that apply in a given location. For example, this might include an interactive web portal or the use of Ontario's Open Data Catalogue



9.5 Governance and Oversight

Responsibility for implementing the four plans and planning in the GGH is shared between the Province and municipalities. Conservation Authorities also play a key role. At the provincial level, the Ministry of Municipal Affairs and Housing is responsible for the Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. The Ministry of Natural Resources and Forestry is responsible for the Niagara Escarpment Commission and Plan, and Conservation Authorities. As discussed earlier, there are many other provincial ministries whose initiatives can help to achieve the goals of the four plans. They include the Ministries of Agriculture, Food and Rural Affairs; Economic Development, Employment and Infrastructure; Education; Training, Colleges and Universities; Energy; Environment and Climate Change; Finance; Health and Long-Term Care; Tourism, Culture and Sport; and Transportation. During this review, many stakeholders and the general public emphasized that there is a need for greater coordination among agencies to improve consistency and effectiveness of the plans' implementation. Recommendation 85 lists some of the key functions that could be undertaken by a coordinating body for the area of the four plans.

During this review, we also heard requests for more provincial oversight of the four plans, including shared, consistent data and regular, systematic reporting on progress. All four plans include provisions that the Province will develop performance indicators to measure the effectiveness of the policies of the plans. Ontario's Niagara Escarpment (ONE) monitoring program was created in 2005 with the purpose of evaluating the effectiveness of Niagara Escarpment Plan policies in meeting their purpose and objectives and, in April 2015, initial sets of performance indicators were released for the Greenbelt plans and the Growth Plan. Some of the data needed to assess the plans are currently available for some parts of the region, but they are collected at different times and using different methods, which makes it very difficult to aggregate and compare the information.

Since the Province does not generally collect primary land use data, it relies on other sources such as the Oak Ridges Moraine Foundation, Statistics Canada, Ministry of Transportation, Municipal Property



Assessment Corporation, Teranet/Ontario Parcel Alliance, conservation authorities and municipalities.

A number of organizations currently provide information to stakeholders and the public about specific themes and plans. Examples include the Friends of the Greenbelt Foundation, Oak Ridges Moraine Foundation, Niagara Escarpment Commission, conservation authorities and a variety of non-government organizations. There is an opportunity to expand this work to increase support for the Growth Plan and to cover additional themes, such as climate change, human health, transit, active transportation, complete communities and intensification.

There was general agreement during the consultations for this Coordinated Review that the plans are well intentioned and should be enhanced. However, the long-term sustainable planning principles on which they are based are not always well understood by the public. For example, proposals for intensification are frequently met by community opposition, which can lead to refusals, delays and ultimately higher costs for the types of projects that support the outcomes sought by the Growth Plan. Although the policy frameworks for the Greenbelt plans and Growth Plan are linked, there is little public understanding of their relationships, and little public awareness or understanding of the Growth Plan and its goals.

In 2005, Friends of the Greenbelt Foundation was provided with \$45 million in funding as an independent, non-profit charitable body promoting awareness of the Greenbelt and funding supportive activities such as public education, research and promotion of local agriculture. We heard from stakeholders that this work has been very valuable and should be continued. It would be helpful to provide similar attention to the promotion, understanding and implementation of Growth Plan policies.

84 **RECOMMENDATION 84**

Develop a comprehensive monitoring program for the GGH focused on measuring the outcomes of the policies in the four plans. The Province should:

- Identify the metrics and data requirements
- Facilitate standardized collection and reporting



85 RECOMMENDATION 85

Ensure there is a secretariat within the provincial government with the capacity and resources to ensure effective coordination of actions by provincial ministries, the Niagara Escarpment Commission, municipalities, conservation authorities, and other local bodies that will facilitate implementation of the four plans and address the recommendations in this report. The secretariat should accomplish, but not be limited to, the following outcomes:

- Effective growth management to create transit-supported, complete communities in the GGH
- Integration of land use planning with financial planning and infrastructure planning (including water, wastewater, stormwater, transportation, agricultural and green infrastructure)
- Ensuring the updated Long-Term Affordable Housing Strategy supports affordable housing in urban growth centres, intensification areas and greenfield developments
- Action towards climate change targets and objectives, consistent with the upcoming Ontario Climate Change Strategy
- Mapping and policies for a GGH agricultural system and Greater Golden Horseshoe natural heritage system
- Development and implementation of a consistent and integrated approach to watershed plans throughout the region
- An aggregate resources strategy
- A program to grow the Greenbelt
- A system of publicly accessible parkland, open space and trails

SPOTLIGHT
on Climate
Change

86 RECOMMENDATION 86

Create an oversight forum with the capacity and resources to monitor and report on implementation and deliver public education about the four plans. The forum should include representation from provincial ministries, the Niagara Escarpment Commission, Oak Ridges Moraine and Greenbelt Foundations, Greenbelt Council, municipalities, conservation authorities, public health units,

(Recommendation 86 continued on next page)



(Recommendation 86 continued)

professional associations, non-government organizations and members of the public. It should be responsible for:

- Reporting on the results of the comprehensive provincial monitoring program (see Recommendation 84)
- Hosting an annual symposium to report on progress, share best practices and build support among political leaders, stakeholders and the public
- Identifying priorities for the education and outreach program (see Recommendation 87)
- Overseeing funding mechanisms to support efforts that contribute to the goals of the four plans

87 **RECOMMENDATION 87**

Develop an education and outreach program targeted to specific groups and audiences, including municipal councils and staff, other agencies, key thought influencers, stakeholder organizations, farmers and the general public. Include topics that will explain the intent of the four plans, promote their benefits and illustrate ways to achieve their goals. For example:

- Benefits of density and intensification
- Characteristics and benefits of complete communities
- Need for affordable housing including rental housing and second units
- “Agriculture 101” for non-farmers
- Information to explain the four plans to the public, stakeholders and elected officials
- Aggregate resources planning, extraction, management and site rehabilitation
- Stewardship and enhancement of water and biodiversity

Appendices



Advisory Panel Membership and Terms of Reference

Membership

David Crombie (Chair)

David Crombie has a long history of public service and engagement. He was elected as an Alderman for the City of Toronto in 1969 and then as Mayor in 1972, an office he held until 1978. During his time as Mayor of Toronto, he was instrumental in Toronto's urban reform movement and oversaw the creation of the St. Lawrence neighbourhood, the development of affordable housing and a new downtown plan. He served as a Member of Parliament from 1978 to 1988, during which time he held several cabinet positions, including Minister of Health and Welfare, Minister of Indian and Northern Affairs and Secretary of State for Canada. From 1988 to 1992, he served as the Commissioner of the Royal Commission on the Future of the Toronto Waterfront. He is the former president and CEO of the Canadian Urban Institute, former Chair of Ontario Place Corporation, founding Chair of the Waterfront Regeneration Trust and Chancellor Emeritus of Ryerson University, and served on the CivicAction Board of Directors.

Currently, he is the President of David Crombie and Associates Inc., Chair of the Toronto Lands Corporation, Chair of the Nuclear Waste Management Advisory Council and Director of the Mount Pleasant Group of Cemeteries. In recognition of his contributions to Ontario and Canada, Mr. Crombie was appointed as an Officer of the Order of Canada in 2004. In 2012, he was made a Member of the Order of Ontario.

Keith Currie

Keith Currie, a Simcoe County crop farmer, was re-elected as Vice President of the Ontario Federation of Agriculture (OFA) at the Annual General Meeting in 2014. His 25 years of experience with the OFA began with an appointment to the Simcoe County Federation of Agriculture, where he held numerous positions including President in 2004. Currie has served on the Board of Directors of the OFA for the

past 12 years. With a diploma in Agricultural Production Management from Ridgeway College, Currie manages an eighth-generation cash crop farm near Collingwood with his wife and four children.

Rae Horst

With over 30 years' experience managing natural resources at the senior policy level for the Ontario Ministry of Natural Resources and as CAO of the Credit Valley Conservation Authority, Rae has written provincial environmental and resource extraction legislation, regulation and policies; conducted major provincial policy public consultation exercises; implemented both environmental and industrial legislation; and negotiated major land development and mining development agreements. Rae was a former Ontario Ministry of Natural Resources Director responsible for petroleum resources, aggregate extraction, conservation authorities, native land claims and provincial land and waters and represented the Province for negotiations with the U.S. for a water withdrawal from the Great Lakes by the U.S. Rae is a geologist with a BSc from McGill University, an MSc from Laurentian University and an MBA from the University of Toronto.

John MacKenzie

John MacKenzie is Deputy City Manager, Planning and Growth Management for the City of Vaughan. MacKenzie is responsible for the City's Building Standards, Development Planning, Policy Planning and Parks Development Departments. From 2011 to 2014 MacKenzie was the City lead on efforts to advance and facilitate the first phase of transit oriented development projects in the Vaughan Metropolitan Centre. MacKenzie currently represents the City of Vaughan on advisory Committees including the Metrolinx Planning Leaders Forum. From 2005 to 2011 in his role as Director of Real Estate Development and AFP Initiatives at Ontario Realty Corporation, MacKenzie led inter-disciplinary teams on land development, land use policy and infrastructure projects across Southern Ontario. This work included project management for Toronto Waterfront Revitalization projects in the West Don Lands, and several hospital redevelopment projects across the province. During this time MacKenzie also served as an Advisory Committee Member for the Ontario Greenbelt Foundation.

From 2000 to 2005 MacKenzie played a major role in preparing and implementing provincial plans and initiatives including the Oak Ridges Moraine Conservation Plan and Greenbelt Plan. MacKenzie holds a Masters of Science Degree in Planning from the University of Toronto and an Honours Bachelor of Arts Degree in Geography and Urban and Environmental Studies from Brock University. MacKenzie is a member of the Ontario Professional Planners Institute, Canadian Institute of Planners and the Ontario Association for Impact Assessment.

Leith Moore

Since 1957, Fieldgate Homes has left its footprint on almost every corner of the GTA, creating new home communities, condominiums and commercial developments of distinction across the metropolitan region and beyond. As the company has grown, it has diversified too, building on the reputation of excellence in design and construction. Leith joined Fieldgate Homes in 2014 to lead the diversification of the Fieldgate brand into urban communities and condominium homes. Prior to this Leith was Vice President of Development for the Sorbara Group of Companies (1985-2014). Leith was the Chair of BILD (Building Industry and Land Development Association) and 2012-2013 President of the Ontario Home Builder Association. Leith was a member of the 2013 Ontario Transit Investment Strategy Panel (Golden Panel). He is a graduate of the School of Urban and Regional Planning at the University of Waterloo (1981). He was also Past Chair and member of the Board of Evergreen (a national non-profit environmental charity), and from 2006-2013 an adjunct professor at the School of Urban and Regional Planning at the University of Waterloo.

Debbie Zimmerman

Since 2003, Zimmerman has been the CEO of the Grape Growers of Ontario, the official organization that represents over 500 registered grower members on 17,000 acres in the province's three viticulture areas: Niagara Peninsula, Lake Erie North Shore and Prince Edward County.

Actively involved in politics for 36 years, her political career began in 1978 as a local alderman for the Town of Grimsby, and in 1989 she was elected to Regional Council. In 1997, Zimmerman was elected Regional

Chair for the Regional Municipality of Niagara, a position in which she served for two terms.

Zimmerman is the past chair of the Municipal Property Assessment Corporation for the Province of Ontario (2004-2010), and a former member of the Niagara Escarpment Commission (1994-1997). She currently sits on the Board of Directors of the YMCA of Niagara, the McNally House hospice, and is the Co-Chair of the Pathstone Mental Health Fundraising Campaign. Zimmerman has been the recipient of many awards, including the Greater Niagara Chamber of Commerce “Community Leadership Award” in 2013, the “Niagara Award” in 1998, the Niagara Women’s College “Board of Governors Award” in 1998, the Niagara College “Board of Governors Award” in 2001, and the YMCA “Woman of Distinction” award in 2003. In 2015, she was awarded the “Local Food Champion” award for her commitment to local food and years of service to Niagara.

Terms of Reference

Advisory Panel to the Ministers for the Coordinated Review

Background

The Ministry of Municipal Affairs and Housing (MMAH) and the Ministry of Natural Resources and Forestry (MNRF) have four provincial plans (the “Plans”) that are all approaching their statutory, individual ten-year reviews.

- the Growth Plan for the Greater Golden Horseshoe
- the Greenbelt Plan
- the Oak Ridges Moraine Conservation Plan
- the Niagara Escarpment Plan.

The Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan are known collectively as the Greenbelt Plans. The Province is undertaking a coordinated approach to the review of the Plans. MMAH and MNRF are the core ministries (the “Ministries”) leading the Coordinated Review, and they are supported by partner ministries.

The consultation process will follow legislated requirements for the Plans' reviews, including those for the involvement of the Niagara Escarpment Commission and the Greenbelt Council. The consultation process will involve two rounds of consultation. The first round will seek public and stakeholder input to inform the development of amendments. The second round will be to consult on the proposed amendments. During the first round of consultation, which is expected to launch in February 2015, the Ministries will seek input on focused areas and policies within the Plans. A consultation document will guide the discussions. It will include an overview of the Plans, the scope of issues to be considered during the reviews, and specific policy issues and questions to be addressed. Input and feedback from this round of consultation will help inform the development of proposed amendments to the Plans.

The consultation process to inform the development of amendments may include:

- Regional town hall/workshop meetings across the GGH with municipalities, stakeholders, Aboriginal communities and organizations, and the public (up to 13 meetings)
- A workshop with key stakeholders
- Two workshops specific to Aboriginal interests
- Neutral third-party facilitation for the meetings and summary reporting of the input received
- Briefings and meetings with the Greenbelt Council and the Niagara Escarpment Commission
- Issue-focused meetings with experts and stakeholders as required
- Additional opportunities for one-on-one meetings with individual Aboriginal communities and/or organizations with issues or concerns that cannot be adequately addressed during a workshop
- Environmental Bill of Rights Registry posting with a proposed posting period of 90 days
- Digital presence and other tools to support public engagement.

The feedback and input received at the regional, stakeholder and Aboriginal workshops/meetings will be recorded, summarized and shared with participants and the public. Additionally, the facilitator will prepare a summary report on all of the submissions. All summaries will be available to members of the Advisory Panel (the “Panel”), who will also have the ability to review individual submissions.

Mandate

The Panel will develop consensus-based recommendations on how to amend and improve the Plans and present a report to the Minister of Municipal Affairs and Housing and to the Minister of Natural Resources and Forestry (the “Ministers”) by September 1, 2015. The recommendations will consider the areas set out in the consultation document focusing on key areas of priority, including:

- Opportunities for growing the Greenbelt
- How to support agricultural activities and further protect agricultural land
- How to increase intensification, achieve densities to support transit and align infrastructure investments
- How to accommodate a growing population with housing and employment development
- How to further protect the region’s Natural Heritage Systems
- How the Plans can support the Government’s targets for reducing greenhouse gases
- Other priority areas raised during the consultation, as identified by the Panel or the Ministers.

The Panel will develop consensus-based recommendations based on the input and feedback from the public, stakeholders, municipalities and Aboriginal communities and organizations received during round one consultation. The Panel will access background information and government expertise as needed to inform the work, by:

- Meeting with staff and officials
- Reviewing research, reports, and other background information.

After the report has been presented, the Panel may also be requested to provide additional advice to the Ministers, as part of the Coordinated Review.

Responsibilities of the Panel

The Panel will use their expertise, knowledge and available resources to provide best advice to the government. The Panel's work will be guided by the following key principles:

- Public interest remains paramount and protected
- Recommendations align with the government's overall strategic directions and priorities
- The process remains transparent and professional.

Support for the Advisory Panel

The work of the Panel will be supported by MMAH and MNRF staff, including logistics, consultation materials, and other support as needed. MMAH and MNRF will draw on relevant staff expertise in other ministries as appropriate. Staff will also participate in briefings and meetings with the Panel to provide expertise and other information as required for the development of recommendations.

Deliverables

The Panel will submit a report to the Ministers by September 1, 2015 with recommendations and advice on how to amend and improve the Plans based on public and stakeholder input.

The Ministers will review the report and determine how and when its recommendations and advice would be made public.

Timeframe

The work of the Panel will begin in February 2015.

The Panel is a short-term body with a mandate subject to the pleasure of the Lieutenant Governor in Council and lasting until June 30, 2016.

Conflict of Interest

The Panel members are required to declare any actual, potential, or perceived conflict of interest arising in regard to any matter under consideration for the recommendations.

Confidentiality and Access to Information

All materials produced by the Panel, including research analysis, reports and recommendations, remain the property of the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry and will be released publicly at the discretion of the Ministries.

Background research reports provided to the Panel are the sole property of the Ministries and will be made available to the public at the discretion of the Ministries.

Acronyms

GGH – Greater Golden Horseshoe

GTA – Greater Toronto Area

GTHA – Greater Toronto and Hamilton Area

LEAR – Land Evaluation Area Review

MOF – Ministry of Finance

OMB – Ontario Municipal Board

PPS – Provincial Policy Statement, 2014

SPA – Special Policy Area

URV – Urban River Valley

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Puslinch Fire and Rescue Service Monthly Report November 2015

Significant Events/ Incidents/Trends

Pluggie the Fire Plug

He is 3 feet 5 inches tall, battery powered and has plenty of personality. Pluggie is an educational robot, our newest member of Puslinch Fire & Rescue Services.

Pluggie is an exciting educational tool for teaching fire safety. Audiences of all venues are delighted when Pluggie's cap rises, his eyes open up and winks to acknowledge his audience. Wearing a headset Pluggie's operator can "talk" and "listen" to his students, carry on conversations, and play music as he maneuvers around the room while presenting his safety message all by remote control. He has a couple of other special features we will keep a secret until you personally get to meet our latest member.

Pluggie has a busy year ahead of him as you can expect to meet him in school classrooms, assemblies, fire station tours, mall exhibits, fairs or any other setting where our safety message can be presented.

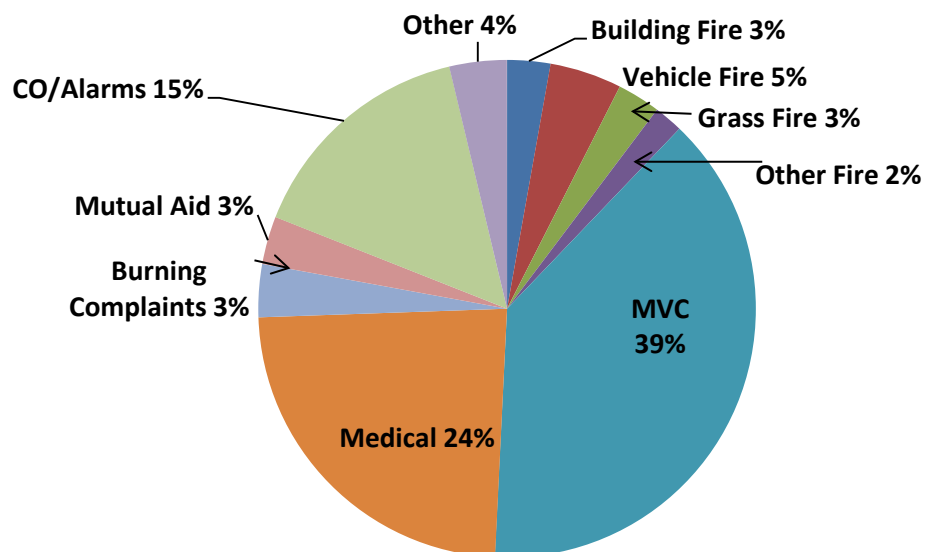
Pluggie is just the right size for teaching small children. He can communicate on their level both emotionally and physically. Your fire educator can customize their presentation to suit the audience of the day. Pluggie is agile and can easily navigate around the classroom and restricted areas to teach stop, drop and roll and endless other safety messages.

Puslinch Firefighters would like to thank local businesses and service clubs for their generous donations. Pluggie, a first of his kind in Ontario and only the second teaching robot in the Fire Services in Canada will help us in the development of exciting and interactive Life Fire Safety Programs for Puslinch residents and the surrounding communities.



REPORT MONTH:		2015 November					
		Nov Monthly Total	Nov 2015 YTD	Nov 2014 YTD	Nov 2013 YTD	Nov \$ Loss Monthly	Nov 2015 \$ Loss YTD
FIRE:	Structure	1	9	10	10	\$5000	\$295,200
	Vehicular	0	15	22	22	\$0	\$76,000
	Grass and Bush	0	9	3	5	\$0	\$5000
	Other	2	6	8	9	0	
		Monthly	2015 YTD	2014 YTD	2013 YTD		
Motor Vehicle Collisions		9	124	149	98		
Medical Assist		7	76	54	50		
Mutual Aid		2	10	7	3		
Carbon Monoxide		0	13	8	5		
Automatic Alarm		3	36	35	30		
Burning Complaints		0	11	18	9		
Incorrect Page		0	1	4	2		
Other		0	12	15	17		
TOTALS:		Monthly	2015 YTD	2014 YTD	2013 YTD		
		24	323	333	260		
Estimated Total Dollar Loss Due to Fire		\$5000	\$376,200	\$880,000	\$925,000		

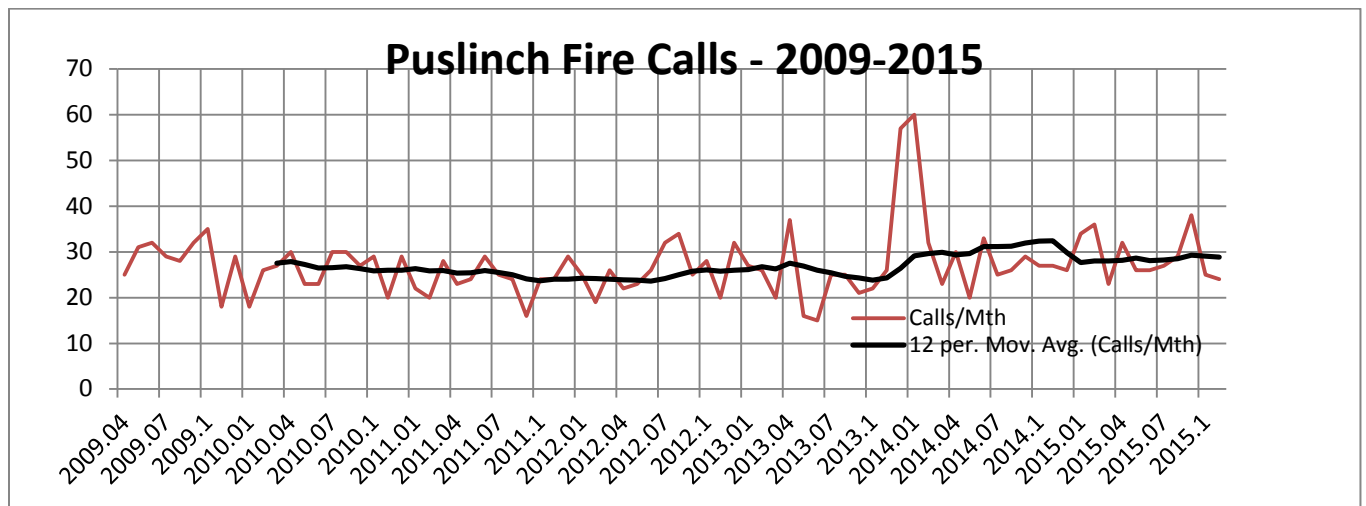
2015 YTD Emergency Calls



Prevention & Public Education

2015 November

Activity:	Monthly Total	2015 YTD
Inspections	4	28
Water Tank Inspection	3	64
Investigations	1	9
Emergency Planning	1	16
Public Education Volunteer	4	12
Public Education Paid	0	4
Meeting	5	31
Home Safe Home Campaign	75	200



Professional Development

Activity	Month	Day
Medical	Dec	1 & 2
Master Fire Plan Staff	Dec	8 & 9
Christmas Party	Dec	16

County Road 32 Extrication



Remembrance Day



WellingtonAdvertiser @WellyAdvertiser · 5h

Puslinch remembers today at a ceremony at the Aberfoyle cenotaph and Puslinch Community Centre.



3



2



A group of approximately 15 people, including several firefighters in full gear, are standing on a concrete bridge. Behind them is a red fire truck with "PUSLINCH FIRE-RESCUE" written on its side. Some individuals are holding Canadian flags. Below the bridge, a black SUV is driving away from the camera, and a blue semi-truck is visible in the distance. A road sign on the left indicates a height restriction: "OVER 6'5\"/>

A group of firefighters and children are posing on a decorated flatbed truck. The truck is carrying a large Christmas tree, a red fire hydrant, and a small house. A red fire truck is visible in the background.

Rick Adamson Award Presentation – Optimist Club of Puslinch



Financial Report - November 2015 - Summary

Bank Balance	7,589,525
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General Acct. Interest Earned to Date	58,100
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2015 Tax Summary	
Interim Payments	
1st Installment	5,480,282
2nd Installment	<u>5,478,864</u>
	10,959,146
Final Payments	
1st Installment	5,731,469
2nd Installment	<u>5,755,334</u>
	<u>11,486,803</u>
Total Billed	<u>22,445,949</u>
Capping Adjustment	<u>50,231</u>
Total Taxes as per By-law	22,496,180
In-year Tax Adjustments	
Taxes Written Off to Date	-25,900
Supplemental Billings to Date	<u>113,854</u>
Total Property Taxes	22,584,135

Summary of Tax Arrears	
2015 Tax Arrears	
Outstanding Taxes	909,741
Outstanding Interest	27,671
2014 Tax Arrears	
Outstanding Taxes	196,547
Outstanding Interest	22,194
2013 Tax Arrears	
Outstanding Taxes	57,535
Outstanding Interest	23,329
2012 Tax Arrears	
Outstanding Taxes	57,535
Outstanding Interest	23,329
Total Outstanding Taxes & Interest - Prior Years	1,317,881

Accounts Payable

TD Canada Trust Cheque Register By Date

01/11/2015 thru 30/11/2015

Cheque Number	Cheque Date	Vendor Nbr	Payee	Cheque Amount
019074	10/11/2015	002005	CAMPBELL, LORRAINE	2,084.00
019075	10/11/2015	001989	COUNTERTOP DEPOT INC.	574.82
019076	10/11/2015	001961	MERIDIAN PLANNING CONSULTANTS INC.	5,260.72
019077	10/11/2015	002006	NAZARI, AMAN	595.27
019078	10/11/2015	001039	UNION GAS LIMITED	821.03
019079	18/11/2015	001997	GALT TILE & CARPET	1,371.43
019080	18/11/2015	001067	GERALD WARNER	660.00
019081	18/11/2015	000514	HYDRO ONE NETWORKS INC	3,030.52
019082	18/11/2015	000661	MANULIFE FINANCIAL	15,004.52
019083	18/11/2015	001945	ONSERVE	2,575.27
019084	18/11/2015	001068	PROGRESSIVE WASTE SOLUTIONS CDA	322.62
019085	18/11/2015	000861	REYNER ELECTRIC CONSTRUCTION INC.	432.23
019086	18/11/2015	000687	ROBERT MCFARLANE	701.46
019087	18/11/2015	000932	SENTEX COMMUNICATIONS	348.01
019088	18/11/2015	000934	SGS CANADA INC	542.40
019089	18/11/2015	002007	STAN'S PLUMBING & HEATING SUPPLIES INC.	1,023.27
019090	18/11/2015	000998	TD VISA	3,346.41
019091	18/11/2015	001603	TOP LINE PAVEMENT MARKING	480.25
019092	18/11/2015	001016	TOPECO COFFEE & TEA COMPANY	356.10
019093	18/11/2015	001860	USTI CANADA INC.	847.50
019094	20/11/2015	001210	ROGERS	322.03
019095	20/11/2015	002009	VENNEMAN CONSULTING	1,689.78
019096	20/11/2015	001976	WHITESSELL COMPANY	7,067.20
019097	23/11/2015	000119	BELL CANADA	1,037.56
019098	30/11/2015	002010	CURRIE, MAUREEN BARBARA	3,257.97
019099	30/11/2015	002011	GOAL IMAGE GROUP INC.	800.00
019100	30/11/2015	000028	A-1 SANITATION	996.66
019101	30/11/2015	000023	A.J. STONE CO. LTD.	3,846.53
019102	30/11/2015	000037	ACCU PUMPS DISTRIBUTING INC	424.70
019103	30/11/2015	000038	ACKLANDS-GRAINGER INC.	87.52
019104	30/11/2015	001847	AIRD & BERLIS LLP	1,448.42
019105	30/11/2015	000045	AIRWAVE CLIMATECARE	2,029.63
019106	30/11/2015	000055	ALLIED MEDICAL INSTRUMENTS INC	151.28
019107	30/11/2015	001340	ASTLEY GILBERT	23.19
019108	30/11/2015	001811	BARDWELL, SCOTT	92.00
019109	30/11/2015	000113	BATTLEFIELD EQUIPMENT RENTALS	542.28
019110	30/11/2015	001781	BERNARDI HUMAN RESOURCE LAW LLP	475.73
019111	30/11/2015	001674	BIBBY FINANCIAL SERV (CANADA) INC.	3,164.00
019112	30/11/2015	000148	BOUCHER & JONES INC.	7,108.17
019113	30/11/2015	000136	BSR&D	5,016.69
019114	30/11/2015	001074	C-MAX FIRE SOLUTIONS	703.26
019115	30/11/2015	000178	CAMPBELL'S PORTABLE TOILETS	358.68
019116	30/11/2015	000182	CAMPUS HARDWARE LIMITED	534.39
019117	30/11/2015	000200	CAPITAL PAVING INC.	21,124.73
019118	30/11/2015	000219	CEDAR SIGNS	2,158.80
019119	30/11/2015	001680	CHARLESTON HOMES LTD	2,765.74
019120	30/11/2015	000175	CITY OF CAMBRIDGE	300.00
019121	30/11/2015	001286	COCO PAVING INC	842.42
019122	30/11/2015	000259	COUNTY OF WELLINGTON	6,953.37
019123	30/11/2015	002012	DANIEL, ELJI	92.00
019124	30/11/2015	000288	DAVAN LANDSCAPE DESIGN	91.44
019125	30/11/2015	001589	DICAN INC.	1,130.00
019126	30/11/2015	001323	DILLON CONSULTING	6,165.28

Accounts Payable

TD Canada Trust Cheque Register By Date

01/11/2015 thru 30/11/2015

Cheque Number	Cheque Date	Vendor Nbr	Payee	Cheque Amount
019127	30/11/2015	001518	DONALD CREED	65.59
019128	30/11/2015	000380	FIRE SAFETY CANADA	108.16
019129	30/11/2015	000382	FIRESERVICE MANAGEMENT LTD.	374.14
019130	30/11/2015	000383	FISHER'S REGALIA & UNIFORM ACC	30.97
019131	30/11/2015	000399	G & A LOCK SERVICE LTD.	440.70
019132	30/11/2015	000423	GEORGIAN BAY FIRE & SAFETY LTD	81.93
019133	30/11/2015	000414	GM BLUEPLAN ENGINEERING LIMITED	40,896.19
019134	30/11/2015	000433	GO GLASS & ACCESSORIES	342.02
019135	30/11/2015	001813	GOMES, LUIS	221.00
019136	30/11/2015	001850	GOMES, RUSSELL	120.00
019137	30/11/2015	000448	GREAT-WEST LIFE ASSURANCE CO.	722.62
019138	30/11/2015	000468	GWS ECOLOGICAL & FORESTRY SERV	1,271.25
019139	30/11/2015	000476	HARDEN ENVIRONMENTAL SERVICES	663.68
019140	30/11/2015	000486	HAYDEN'S PROPERTY MTCE.	226.00
019141	30/11/2015	000155	HDS CANADA INC.	532.69
019142	30/11/2015	001838	HUBER WINDOW CLEANING	237.30
019143	30/11/2015	000514	HYDRO ONE NETWORKS INC	4,414.10
019144	30/11/2015	000564	JOHN STUBBS	124.29
019145	30/11/2015	000565	JOHN UPTEGROVE	152.00
019146	30/11/2015	000572	K.D.N. PAVEMENT MARKINGS	271.20
019147	30/11/2015	001429	KENNETH ROTH	77.65
019148	30/11/2015	000650	M & L SUPPLY	418.63
019149	30/11/2015	000685	MCELDERRY & MORRIS	212.55
019150	30/11/2015	002008	MICRO MARKET BUSINESS CENTRE	3,333.50
019151	30/11/2015	000734	MRC SYSTEMS INC.	319.79
019152	30/11/2015	002004	ONTARIO ONE CALL	61.70
019153	30/11/2015	000796	PARTSOURCE	25.24
019154	30/11/2015	000812	PAUL PILKINGTON	733.00
019155	30/11/2015	001642	PRECISION INDUSTRIES	2,204.05
019156	30/11/2015	000830	PUROLATOR COURIER LTD.	95.24
019157	30/11/2015	001415	RESURFICE CORP.	295.21
019158	30/11/2015	000886	ROCHESTER MIDLAND LIMITED	122.55
019159	30/11/2015	000900	ROYAL CITY AUTOMOTIVE	371.33
019160	30/11/2015	000905	ROYAL SS TANK & TRUCK LTD	280.69
019161	30/11/2015	000906	RUBBERLINE PRODUCTS LTD.	136.21
019162	30/11/2015	000915	SAFEDESIGN APPAREL LTD.	6,722.89
019163	30/11/2015	001996	SERVER CLOUD CANDA	473.47
019164	30/11/2015	001565	SHARE CANADA	347.48
019165	30/11/2015	000939	SHOOTER ELECTRIC INC.	4,529.94
019166	30/11/2015	001733	SHRED-IT INTERNATIONAL ULC	57.57
019167	30/11/2015	000977	STEVEN GOODE	190.35
019168	30/11/2015	000988	SWAN DUST CONTROL LTD	229.27
019169	30/11/2015	001814	SWANN, DAVID	35.00
019170	30/11/2015	001076	THE WELLINGTON ADVERTISER	368.40
019171	30/11/2015	001963	THRIVE LANDSCAPES	1,400.00
019172	30/11/2015	001618	TIMBERWORX CONSTRUCTION	1,255.05
019173	30/11/2015	001738	TOTAL REFRIGERATION LTD.	5,116.46
019174	30/11/2015	001025	TRANSIT LUBRICANTS LTD.	51.64
019175	30/11/2015	001398	WAYLAND PULKKINEN	465.00
019176	30/11/2015	001854	WELLS, SAMSON	660.00
019177	30/11/2015	000119	BELL CANADA	184.79
019178	30/11/2015	001598	BENNETT CHEV CADILLAC BUICK GMC	27,295.38
019179	30/11/2015	000400	GUELPH BUSINESS MACHINES	920.53

Accounts Payable

TD Canada Trust Cheque Register By Date

01/11/2015 thru 30/11/2015

Cheque Number	Cheque Date	Vendor Nbr	Payee	Cheque Amount
019180	30/11/2015	000514	HYDRO ONE NETWORKS INC	187.45
019181	30/11/2015	000717	MINISTER OF FINANCE	7,065.00
019182	30/11/2015	000717	MINISTER OF FINANCE	1,825.29
019183	30/11/2015	000764	O.M.E.R.S.	18,172.80
019184	30/11/2015	000856	RECEIVER GENERAL	80.99
019185	30/11/2015	001147	RECEIVER GENERAL	33,647.57
019186	30/11/2015	001113	WORKPLACE SAFETY & INSURANCE	3,187.40
Cheque Register Total -				297,632.17

Corporate Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0017-7710	Sale of Flags	22	8	22	92	78	100	78%
01-0017-7770	Other Revenues	658	58	658	642	42	700	6%
01-0017-2310	Mun Tax Assistance	16,096	1,307	16,096	14,373	(416)	15,680	-3%
01-0017-2320	Host Kilmer (Service Ontario)	22,333	1,856	22,333	20,414	(63)	22,270	0%
01-0017-2330	Ontario Hydro	12,147	1,012	12,147	11,135	(0)	12,147	0%
01-0017-2340	Greater Toronto Transit	6,975	580	6,975	6,376	(19)	6,956	0%
01-0017-2350	Public Works Canada	904	166	904	1,831	1,093	1,997	55%
01-0017-2360	Hydro One	7,807	-	7,807	-	(7,807)	-	0%
01-0017-2400	Grant Guelph Junction Railway	5,330	444	5,330	4,886	(0)	5,330	0%
01-0017-2500	Puslinch Landfill	3,351	284	3,351	3,127	60	3,411	2%
01-0017-2600	City of Guelph	24,417	2,072	24,417	22,787	442	24,859	2%
01-0017-2700	University of Guelph	1,292	107	1,292	1,182	(3)	1,289	0%
01-0017-2800	CN Railway	1,135	95	1,135	1,040	(0)	1,135	0%
01-0017-2900	CP Railway	7,854	655	7,854	7,200	0	7,854	0%
01-0017-5110	OMPF	404,600	33,717	404,600	370,883	-	404,600	0%
01-0015-5310	Provincial Aggregate Levy	-	17,847	215,182	196,317	(1,019)	214,164	0%
01-0017-7510	Current Taxes	76,191	6,714	76,191	73,849	4,372	80,563	5%
01-0017-7520	Tax Arrears	85,894	8,983	85,894	98,810	21,898	107,793	20%
01-0014-1220	Supplemental Billings	47,350	4,167	113,854	45,833	(63,854)	50,000	-128%
01-0017-7672	Interest on General	58,100	4,546	58,100	50,004	(3,550)	54,550	-7%
01-0017-7675	Interest on Grading	-	127	-	1,394	1,520	1,520	100%
01-0017-7676	Int. Education/County DC's	-	14	-	155	169	169	100%
	Totals	782,456	84,757	1,064,143	932,329	(47,057)	1,017,086	-5%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0010-4501	Taxes written off (Twp share only)	2,072	17,832	25,900	196,152	188,085	213,984	88%
01-0010-4700	Conservation Authorities Levy Payment	-	12,856	133,008	141,411	21,258	154,266	14%
	Totals	2,072	30,688	158,908	337,563	209,343	368,250	57%

Administration Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-1110	Signature of Commissioner and FOI Requests	60	13	550	147	(390)	160	-244%
01-0015-1120	Investigator Fees	-	-	-	-	-	-	0%
01-0015-1130	Engineering and Environmental Fees	-	167	17,188	1,833	(15,188)	2,000	-759%
01-0015-1140	Legal Fees Recovered	-	-	-	-	-	-	0%
01-0015-1150	Recoveries from Staff Events	756	79	756	871	194	950	20%
01-0015-3738	Other recoveries	-	-	-	-	-	-	0%
	Totals	816	259	18,494	2,851	(15,384)	3,110	-495%

CONTRIBUTION FROM WORKING RESERVES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0013-3185	Contribution from Legal Contingency Working Reserve	-	1,167	204	12,833	13,796	14,000	99%
01-0013-3195	Contribution from Insurance Contingency Working Reserve	-	833	-	9,167	10,000	10,000	100%
01-0013-3100	Contribution from Operating Carryforward Working Reserve	-	11,639	-	128,024	139,662	139,662	100%
	Totals	-	13,639	204	150,024	163,458	163,662	100%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0010-4000	FT Wages	19,021	17,699	196,345	194,694	16,048	212,393	8%
01-0010-4001	PT Wages	1,502	3,037	27,568	33,403	8,872	36,440	24%
01-0010-4002	OT Wages	-	-	-	-	-	-	0%
01-0010-4100	FT Benefits	2,483	3,009	34,149	33,094	1,953	36,103	5%
01-0010-4101	PT Benefits	94	267	1,858	2,933	1,341	3,199	42%
01-0010-4102	Manulife Benefits	1,782	1,765	19,607	19,416	1,575	21,181	7%
01-0010-4103	WSIB	297	481	5,287	5,296	491	5,777	8%

Administration Financial Report - November 2015

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0010-4200	Office Supplies & Equipment	43	177	739	1,946	1,385	2,123	65%
01-0010-4204	Water Protection	23	10	122	110	(2)	120	-1%
01-0010-4302	Communication (phone, fax, intern)	37	55	492	600	164	655	25%
01-0010-4303	Professional Fees - Legal	428	2,383	7,089	26,217	21,511	28,600	75%
01-0010-4305	Professional Fees - Engineering & Environmental	-	2,250	14,479	24,750	12,521	27,000	46%
01-0010-4307	Events and Other	1,275	583	1,584	6,417	5,416	7,000	77%
01-0010-4308	Mileage	-	42	467	458	33	500	7%
01-0010-4309	Professional Development	-	1,571	9,395	17,279	9,455	18,850	50%
01-0010-4311	Membership and Subscription Fees	-	709	8,490	7,801	20	8,510	0%
01-0010-4312	Employee Travel - Meals	-	33	135	367	265	400	66%
01-0010-4313	Employee Travel - Accom/Parking	-	83	831	917	169	1,000	17%
01-0010-4314	Employee Travel - Airfare	-	42	374	458	126	500	25%
01-0010-4315	Insurance	-	3,478	18,152	38,261	23,587	41,739	57%
01-0010-4316	Advertising	94	238	2,383	2,613	467	2,850	16%
01-0010-4317	Water Monitoring	598	417	4,295	4,583	705	5,000	14%
01-0010-4320	Contract Services	-	42	-	458	500	500	100%
01-0013-3185	Legal Contingency Working Reserve	-	417	5,000	4,583	-	5,000	0%
01-0013-3195	Insurance Contingency Working Reserve	-	417	5,000	4,583	-	5,000	0%
	Totals	27,677	39,203	363,839	431,237	106,601	470,441	23%

Council Financial Report - November 2015

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0180-4001	PT Wages	77,436	7,040	77,436	77,437	7,040	84,476	8%
01-0180-4101	PT Benefits	1,092	486	1,092	5,343	4,737	5,829	81%
01-0180-4102	Manulife Benefits	19,101	1,701	19,101	18,714	1,315	20,415	6%
01-0180-4200	Office Supplies & Equipment	122	6	122	69	(47)	75	-62%
01-0180-4308	Mileage	3,334	250	3,334	2,750	(334)	3,000	-11%
01-0180-4309	Professional Development	4,117	384	4,117	4,226	493	4,610	11%
01-0180-4311	Membership and Subscription Fees	91	-	91	-	(91)	-	0%
01-0180-4312	Employee Travel - Meals	308	33	308	367	92	400	23%
01-0180-4313	Employee Travel - Accom/Parking	4,565	417	4,565	4,583	435	5,000	9%
01-0180-4314	Employee Travel - Air Fare	-	42	-	458	500	500	100%
	Totals	110,166	10,359	110,166	113,946	14,139	124,305	11%

Elections Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-3737	Election - Other Recoveries	-	-	-	-	-	-	0%
01-0120-4307	Nomination Fees	-	-	-	-	-	-	0%
	Totals	-	-	-	-	-	-	0%

CONTRIBUTION FROM WORKING RESERVES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0013-3120	Contibution from IT Hardware WR	-				-		0%
01-0013-3130	Contibution from IT Software WR	-				-		0%
01-0013-3115	Contibution from Elections WR	-	-	-	-	-	-	0%
	Totals	-	-	-	-	-	-	0%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0120-4304	Professional Fees - Audit	-	125	-	1,375	1,500	1,500	100%
01-0120-4320	Contract Services	1,208	-	1,208	-	(1,208)		0%
01-0013-3115	Contibution to Elections WR	-	1,167	14,000	12,833	-	14,000	0%
	Totals	1,208	1,292	15,208	14,208	292	15,500	2%

Finance Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-3120	Tax Certificates	600	450	6,480	4,950	(1,080)	5,400	-20%
01-0015-1170	NSF Fees	120	67	640	733	160	800	20%
01-0015-1180	Invoice Administration Fee	125	250	1,100	2,750	1,900	3,000	63%
01-0015-1160	Advertising, Legal, and Realtax Fees	-	167	6,502	1,833	(4,502)	2,000	-225%
01-0015-3739	Other Recoveries	300	167	1,450	1,833	550	2,000	28%
01-0017-7780	Garbage bags	8,645	917	8,645	10,083	2,355	11,000	21%
	Totals	9,790	2,017	24,818	22,183	(618)	24,200	-3%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0100-4000	FT Wages	213,593	18,434	213,593	202,779	7,621	221,214	3%
01-0100-4001	PT Wages	-	-	-	-	-	-	0%
01-0100-4002	OT Wages	-	42	-	458	500	500	100%
01-0100-4100	FT Benefits	39,599	3,194	39,599	35,138	(1,266)	38,333	-3%
01-0100-4102	Manulife Benefits	24,693	2,020	24,693	22,224	(449)	24,244	-2%
01-0100-4103	WSIB Benefits	6,224	502	6,224	5,518	(204)	6,019	-3%
01-0100-4199	Computer Software & Hardware Operational Upgrades/Support from IT Consultant	5,693	250	5,693	2,750	(2,693)	3,000	-90%
01-0100-4200	Office Supplies	8,443	667	8,443	7,333	(443)	8,000	-6%
01-0100-4201	Hydro	5,245	436	5,245	4,794	(16)	5,230	0%
01-0100-4202	Heat	1,656	188	1,656	2,072	604	2,260	27%
01-0100-4215	Cleaning, Maintenance, Building Supplies	4,883	373	4,883	4,107	(403)	4,480	-9%
01-0100-4216	Kitchen Supplies and Equipment	1,613	256	1,613	2,814	1,457	3,070	47%
01-0100-4222	Outdoor Maintenance of Building	741	125	741	1,375	759	1,500	51%
01-0100-4301	Postage	5,003	806	5,003	8,869	4,672	9,675	48%
01-0100-4302	Communication (phone, fax, intern)	4,277	383	4,277	4,217	323	4,600	7%

Finance Financial Report - November 2015

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0100-4304	Professional Fees - Audit	12,537	1,167	12,537	12,833	1,463	14,000	10%
01-0100-4308	Mileage	281	57	281	623	399	680	59%
01-0100-4309	Professional Development	7,643	415	7,643	4,565	(2,663)	4,980	-53%
01-0100-4311	Membership and Subscription Fees	1,956	173	1,956	1,898	114	2,070	5%
01-0100-4312	Employee Travel - Meals	50	17	50	183	150	200	75%
01-0100-4313	Employee Travel - Accomodations	397	33	397	367	3	400	1%
01-0100-4316	Advertising	8,468	667	8,468	7,333	(468)	8,000	-6%
01-0100-4320	Contract Services	39,251	4,302	39,251	47,318	12,369	51,620	24%
01-0100-4322	Emergency Management	1,803	160	1,803	1,760	117	1,920	6%
01-0100-4323	Environmental Service - Garbage Bags	10,203	917	10,203	10,083	797	11,000	7%
01-0100-4500	Bank Service Charges	1,966	219	1,966	2,406	659	2,625	25%
01-0100-4503	Debt Interest Repayment	10,948	1,617	10,948	17,788	8,457	19,405	44%
01-0100-4600	Grants	32,625	2,715	32,625	29,860	(50)	32,575	0%
01-0012-1200	Principle Repayment	-	8,833	106,000	97,167	-	106,000	0%
	Totals	449,792	48,967	555,792	538,634	31,809	587,601	5%

Building Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-1192	Reproduction of Drawings Fees	-	21	100	229	150	250	60%
01-0015-3742	Building - Other Recoveries	-	-	3,000	-	(3,000)		0%
01-0017-7250	Residential Building Permits	19,087	16,667	278,412	183,333	(78,412)	200,000	-39%
	Institutional, Commercial & Industrial Building Permits	-	4,167	22,340	45,833	27,660	50,000	55%
	Farm Building Permits	-	200	566	2,200	1,834	2,400	76%
	Demolition Permit	300	50	1,560	550	(960)	600	-160%
	Septic System Permit	1,200	1,667	26,100	18,333	(6,100)	20,000	-31%
01-0017-7210	Designated Structures Permit	400	67	3,450	733	(2,650)	800	-331%
	Tent or Marquee Permit	-	75	850	825	50	900	6%
01-0017-7240	Deferral of Revocation of Permit	-	25	300	275	-	300	0%
	Reactivate Abandoned Permit	-	13	-	138	150	150	100%
	Transfer of Permit	-	-	-	-	-	-	0%
	Revision to a Permit	574	250	5,824	2,750	(2,824)	3,000	-94%
	Alternate Solution Application	-	58	-	642	700	700	100%
	Conditional Permits	-	-	-	-	-	-	0%
01-0017-7290	Special Inspection Fee	1,100	25	1,100	275	(800)	300	-267%
	Totals	22,811	23,263	343,602	255,888	(64,352)	279,150	-23%

CONTRIBUTION FROM WORKING RESERVES

01-0013-3150	Contribution from Building Reserve Fund	-	7,021	-	49,145	84,248	84,248	100%
	Totals	-	7,021	-	49,145	84,248	84,248	100%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0020-4000	FT Wages	166,741	15,244	166,741	167,688	16,191	182,932	9%
01-0020-4001	PT Wages	1,430	183	1,430	2,017	770	2,200	35%
01-0020-4002	OT Wages	240	100	240	1,100	960	1,200	80%
01-0020-4100	FT Benefits	30,074	2,668	30,074	29,350	1,944	32,018	6%
01-0020-4101	PT Benefits	78	16	78	177	115	193	59%

Building Financial Report - November 2015

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0020-4102	Manulife Benefits	19,881	1,755	19,881	19,310	1,184	21,065	6%
01-0020-4103	WSIB	5,284	447	5,284	4,919	82	5,366	2%
01-0020-4199	Computer Software & Hardware	1,505	83	1,505	917	(505)	1,000	-51%
01-0020-4200	Office Supplies	6,130	565	6,130	6,216	651	6,781	10%
01-0020-4201	Hydro	2,284	185	2,284	2,031	(69)	2,215	-3%
01-0020-4202	Heat	1,246	117	1,246	1,292	164	1,410	12%
01-0020-4203	Fuel	-	680	-	7,476	8,155	8,155	100%
01-0020-4204	Water Protection	61	4	61	44	(13)	48	-28%
01-0020-4208	Signage	-	8	-	92	100	100	100%
01-0020-4215	Cleaning, Maint & supplies for Bldg	2,339	155	2,339	1,705	(479)	1,860	-26%
01-0020-4216	Kitchen Supplies and Equipment	752	157	752	1,732	1,138	1,890	60%
01-0020-4220	Vehicle Maintenance	3,544	158	3,544	1,742	(1,644)	1,900	-87%
01-0020-4222	Outdoor Maintenance of Building	317	25	317	275	(17)	300	-6%
01-0020-4301	Postage	2,146	346	2,146	3,805	2,005	4,150	48%
01-0020-4302	Communication(phone, fax, intern)	2,464	342	2,464	3,759	1,636	4,100	40%
01-0020-4303	Professional Fees-Legal	2,856	1,742	2,856	19,158	18,044	20,900	86%
01-0020-4304	Professional Fees - Audit	5,373	500	5,373	5,500	627	6,000	10%
01-0020-4305	Professional Fees - Engineering	539	167	539	1,833	1,461	2,000	73%
01-0020-4308	Mileage	585	8	585	92	(485)	100	-485%
01-0020-4309	Professional Development	8,134	661	8,134	7,274	(199)	7,935	-3%
01-0020-4311	Membership and Subscription Fees	2,683	255	2,683	2,805	377	3,060	12%
01-0020-4312	Employee Travel - Meals	876	42	876	458	(376)	500	-75%
01-0020-4313	Employee Travel - Accomodations	2,343	242	2,343	2,658	557	2,900	19%
01-0020-4315	Insurance	9,616	1,337	9,616	14,708	6,429	16,045	40%
01-0020-4316	Advertising	130	63	130	688	620	750	83%
01-0020-4318	Vehicle Plates	185	24	185	259	98	283	35%
01-0020-4320	Contract Services	20,321	1,843	20,321	20,277	1,799	22,120	8%
01-0020-4321	Clothing, Safety Allowance	422	58	422	642	278	700	40%
01-0020-4322	Emergency Management	773	68	773	747	42	815	5%
01-0020-4500	Service Charges	543	55	543	600	112	655	17%
	Totals	301,898	30,304	301,898	333,344	61,750	363,648	17%

Source Water Protection Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-5270	Source Protection Municipal Implementation Fund	-	1,250	15,000	13,750	-	15,000	0%
	Totals	-	1,250	15,000	13,750	-	15,000	0%

CONTRIBUTION FROM WORKING RESERVES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0013-3100	Contibution from Operating Carryforward Working Reserve	-	2,018	-	14,125	24,215	24,215	100%
	Totals	-	2,018	-	14,125	24,215	24,215	100%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0160-4000	FT Wages/Benefits Source Water Protection	-	1,017	-	11,185	12,202	12,202	100%
01-0160-4207	Public Education Costs	7,742	773	7,742	8,500	1,530	9,272	17%
01-0160-4305	Professional Fees	-	1,478	-	16,262	17,740	17,740	100%
	Totals	7,742	3,268	7,742	35,947	31,472	39,215	80%

Planning Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-1190	Engineering, Environmental, and Legal Fees Recovered	6,743	3,083	46,242	33,917	(9,242)	37,000	-25%
01-0015-1191	Advertising Fees Recovered	-	250	701	2,750	2,299	3,000	77%
01-0015-3240	Zoning Compliance Letter	150	167	1,875	1,833	125	2,000	6%
01-0015-1200	Minor Variance Application	-	458	7,800	5,042	(2,300)	5,500	-42%
01-0015-1205	Agreements	-	-	-	-	-	-	0%
01-0015-1210	Part Lot Control Exemption By-law	-	-	-	-	-	-	0%
01-0015-1220	Site Plan Control	-	500	10,000	5,500	(4,000)	6,000	-67%
01-0015-1230	Zoning By-law Amendment	4,000	833	16,000	9,167	(6,000)	10,000	-60%
01-0017-7760	Zoning By-law #19/85	-	-	-	-	-	-	0%
01-0015-1240	Zoning By-law Amendment - Aggregate Applications	-	-	7,500	-	(7,500)	-	0%
01-0015-4100	Business Retention and Expansion Municipal Implementation Fund	-	1,042	35,000	11,458	(22,500)	12,500	-180%
	Totals	10,893	6,333	125,118	69,667	(49,118)	76,000	-65%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0130-4000	FT Wages	44,143	4,050	44,143	44,555	4,462	48,605	9%
01-0130-4002	OT Wages	721	50	721	550	(121)	600	-20%
01-0130-4100	FT Benefits	7,964	708	7,964	7,790	534	8,498	6%
01-0130-4102	Manulife Benefits	5,324	480	5,324	5,283	439	5,763	8%
01-0130-4103	WSIB	1,318	118	1,318	1,299	99	1,417	7%
01-0130-4200	Office Supplies	176	21	176	229	74	250	30%
01-0130-4208	Signage	21	21	21	229	229	250	92%
01-0130-4215	Cleaning, Maintenance & Supplies for Building	-	-	-	-	-	-	0%
01-0130-4302	Communication (phone, fax, Internet)	178	2	178	23	(153)	25	-610%
01-0130-4303	Professional Fees - Legal	8,181	417	8,181	4,583	(3,181)	5,000	-64%

Planning Financial Report - November 2015

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0130-4305	Professional Fees - Engineering & Environmental	50,067	3,750	50,067	41,250	(5,067)	45,000	-11%
01-0130-4308	Mileage	302	21	302	229	(52)	250	-21%
01-0130-4309	Professional Development	2,912	250	2,912	2,750	88	3,000	3%
01-0130-4311	Membership and Subscription Fees	120	38	120	413	330	450	73%
01-0130-4312	Employee Travel - Meals	-	8	-	92	100	100	100%
01-0130-4313	Employee Travel - Accomodations	-	29	-	321	350	350	100%
01-0130-4316	Advertising	4,426	333	4,426	3,667	(426)	4,000	-11%
01-0130-4317	Professional Fees - Water Monitoring	336	184	336	2,022	1,870	2,205	85%
01-0130-4320	Contract Services	570	292	570	3,208	2,930	3,500	84%
	Totals	126,758	10,772	126,758	118,492	2,505	129,264	2%

By-law Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-1000	Lottery Licences	30	17	506	183	(306)	200	-153%
01-0017-7220	Dog Tags and Kennel Licences	11,425	1,000	11,425	11,000	575	12,000	5%
01-0015-1260	Fence Viewer's Application	-	-	-	-	-	-	0%
01-0017-7270	Septic Compliance Letter	750	83	750	917	250	1,000	25%
01-0017-7280	Special Occasion Permit Letters	-	13	100	138	50	150	33%
	Pool Enclosure Permit	-	233	4,200	2,567	(1,400)	2,800	-50%
	Inspection Permit - LCBO	-	17	-	183	200	200	100%
01-0017-7230	Municipal addressing signs	1,320	67	1,320	733	(520)	800	-65%
01-0015-5240	Ontario Wildlife Damage Compensation	-	125	1,089	1,375	411	1,500	27%
01-0017-7410	Guelph Humane Society Fees	1,454	150	1,454	1,650	346	1,800	19%
01-0015-1250	Mobile Food Service	-	-	-	-	-	-	0%
01-0015-1270	Engineering, Environmental and Legal Fees Recovered	2,540	833	12,961	9,167	(2,961)	10,000	-30%
01-0015-1280	Site Alteration Agreement	-	167	3,090	1,833	(1,090)	2,000	-55%
01-0015-3744	By-law - Other Recoveries	488	-	763	-	(763)		0%
	Totals	18,007	2,704	37,657	29,746	(5,207)	32,450	-16%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0140-4000	FT Wages	24,732	2,238	24,732	24,619	2,125	26,857	8%
01-0140-4001	Per Diems	1,643	167	1,643	1,833	357	2,000	18%
01-0140-4002	OT Wages	-	-	-	-	-	-	0%
01-0140-4100	FT Benefits	4,456	399	4,456	4,390	333	4,789	7%
01-0140-4102	Manulife Benefits	3,369	300	3,369	3,295	225	3,595	6%
01-0140-4103	WSIB	722	64	722	709	51	773	7%
01-0140-4200	Office Supplies	1	21	1	229	249	250	99%
01-0140-4208	Signage	967	108	967	1,192	333	1,300	26%
01-0140-4303	Professional Fees - Legal	51,514	1,250	51,514	13,750	(36,514)	15,000	-243%

By-law Financial Report - November 2015

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0140-4305	Professional Fees - Engineering & Environmental	21,952	1,479	21,952	16,271	(4,202)	17,750	-24%
01-0140-4308	Mileage	434	38	434	413	16	450	4%
01-0140-4309	Professional Development	-	100	-	1,100	1,200	1,200	100%
01-0140-4311	Membership and Subscription Fees	180	52	180	568	440	620	71%
01-0140-4312	Employee Travel - Meals	-	4	-	46	50	50	100%
01-0140-4313	Employee Travel - Accomodations	-	21	-	229	250	250	100%
01-0140-4316	Advertising	-	83	-	917	1,000	1,000	100%
01-0140-4319	Permits	207	17	207	183	(7)	200	-4%
01-0140-4320	Contract Services	3,127	403	3,127	4,437	1,713	4,840	35%
01-0140-4324	Livestock Loss	1,059	167	1,059	1,833	941	2,000	47%
	Totals	114,365	6,910	114,365	76,014	(31,440)	82,925	-38%

Public Works Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-1290	Oversize-Overweight Load Permits	-	-	-	-	-	-	0%
01-0015-3310	Entrance Permit	-	188	2,925	2,063	(675)	2,250	-30%
01-0015-3740	Roads Other Recoveries	-	65	999	715	(219)	780	-28%
01-0015-2000	Third Party Cost Recovery	-	-	-	-	-	-	0%
01-0015-2100	Third Party Cost Recovery Administration Fee	-	-	-	-	-	-	0%
	Totals	-	253	3,924	2,778	(894)	3,030	-30%

CONTRIBUTION FROM WORKING RESERVES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0013-3170	Public Works Replacement and Restoration of Aging Infrastructure Working Reserve	-	7,083	-	49,583	85,000	85,000	100%
	Totals	-	7,083	-	49,583	85,000	85,000	100%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0030-4000	FT Wages	322,010	31,041	322,010	341,451	50,482	372,492	14%
01-0030-4001	PT/Seasonal Wages	31,835	1,503	31,835	16,537	(13,794)	18,041	-76%
01-0030-4002	OT Wages	25,457	2,725	25,457	29,975	7,243	32,700	22%
01-0030-4100	FT Benefits	57,787	5,276	57,787	58,036	5,525	63,312	9%
01-0030-4101	PT/Seasonal Benefits	2,767	132	2,767	1,452	(1,183)	1,584	-75%
01-0030-4102	Manulife Benefits	42,169	3,800	42,169	41,795	3,425	45,595	8%
01-0030-4103	WSIB	10,894	909	10,894	9,994	9	10,903	0%
01-0030-4200	Office Supplies	191	42	191	458	309	500	62%
01-0030-4201	Hydro	5,874	467	5,874	5,134	(274)	5,600	-5%
01-0030-4202	Heat	3,702	470	3,702	5,170	1,938	5,640	34%
01-0030-4203	Fuel	76,726	7,025	76,726	77,270	7,569	84,295	9%
01-0030-4205	Equipment Maintenance & Supplies	499	171	499	1,879	1,551	2,050	76%

Public Works Financial Report - November 2015

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0030-4208	Signage	8,272	833	8,272	9,167	1,728	10,000	17%
01-0030-4209	Pavement Markings	25,328	2,467	25,328	27,133	4,272	29,600	14%
01-0030-4210	Railway Maintenance	61,494	6,667	61,494	73,333	18,506	80,000	23%
01-0030-4212	Maintenance Gravel	69,920	6,667	69,920	73,333	10,080	80,000	13%
01-0030-4213	Calcium	51,612	3,675	51,612	40,425	(7,512)	44,100	-17%
01-0030-4214	Winter Maintenance	143,520	15,250	143,520	167,750	39,480	183,000	22%
01-0030-4217	Waste Removal	922	125	922	1,375	578	1,500	39%
01-0030-4218	Shop Overhead	7,440	1,083	7,440	11,917	5,560	13,000	43%
01-0030-4219	Road Maintenance supplies	29,631	3,117	29,631	34,283	7,769	37,400	21%
01-0030-4220	Vehicle Maintenance	35,044	3,833	35,044	42,167	10,956	46,000	24%
01-0030-4221	Speed Monitor	-	42	-	458	500	500	100%
01-0030-4224	Sidewalk Repairs	1,949	417	1,949	4,583	3,051	5,000	61%
01-0030-4302	Communication(phone, fax, intern)	1,755	213	1,755	2,344	803	2,557	31%
01-0030-4305	Professional Fees - Engineering	1,901	167	1,901	1,833	99	2,000	5%
01-0030-4308	Mileage	81	8	81	92	19	100	19%
01-0030-4309	Professional Development	1,131	118	1,131	1,302	289	1,420	20%
01-0030-4311	Membership and Subscription Fees	787	67	787	733	13	800	2%
01-0030-4312	Employee Travel - Meals	85	8	85	92	15	100	15%
01-0030-4315	Insurance	9,422	7,417	9,422	81,589	79,585	89,006	89%
01-0030-4316	Advertising	436	63	436	688	314	750	42%
01-0030-4318	Vehicle Plates	6,895	564	6,895	6,208	(123)	6,772	-2%
01-0030-4319	Permits	50	83	50	917	950	1,000	95%
01-0030-4320	Contract Services	11,370	3,267	11,370	35,933	27,830	39,200	71%
01-0030-4321	Clothing, Safety Allowance	397	63	397	688	353	750	47%
01-0030-4326	Bridge Inspections	4,110	833	4,110	9,167	5,890	10,000	59%
01-0030-4400	Street Lights: Repairs and Hydro Bills	42,225	3,863	42,225	42,488	4,125	46,350	9%
	Totals	1,095,686	114,468	1,095,686	1,259,149	277,930	1,373,617	20%

Parks Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-2200	Horse Paddock Rental	-	-	-	-	-	-	0%
01-0015-2300	Picnic Shelter	-	8	525	92	(425)	100	-425%
01-0015-2400	Aberfoyle/Morrison Ball Park/ Morrison Meadows	-	83	1,182	917	(182)	1,000	-18%
01-0015-2500	Sports Facility User Fees	-	980	13,195	10,785	(1,430)	11,765	-12%
	Totals	-	1,072	14,902	11,793	(2,037)	12,865	-16%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0110-4000	FT Wages - Parks	6,077	2,083	6,077	22,910	18,915	24,992	76%
01-0110-4001	PT Wages - Parks	5,273	510	5,273	5,610	847	6,120	14%
01-0110-4002	OT Wages - Parks	-	-	-	-	-	-	0%
01-0110-4100	FT Benefits - Parks	550	198	550	2,181	1,828	2,379	77%
01-0110-4101	PT Benefits - Parks	207	45	207	493	330	537	61%
01-0110-4103	WSIB	327	75	327	821	569	896	64%
01-0110-4203	Fuel	-	183	-	2,017	2,200	2,200	100%
01-0110-4204	Water Protection	448	167	448	1,833	1,552	2,000	78%
01-0110-4205	Equipment Maintenance and Supplies	3,132	375	3,132	4,125	1,368	4,500	30%
01-0110-4220	Vehicle Maintenance	-	42	-	458	500	500	100%
01-0110-4222	Outdoor Maintenance	8,960	833	8,960	9,167	1,040	10,000	10%
01-0110-4308	Mileage	324	42	324	458	176	500	35%
01-0110-4316	Advertising	238	13	238	138	(88)	150	-58%
01-0110-4320	Contract Services	17,730	1,725	17,730	18,975	2,970	20,700	14%
	Totals	43,266	6,290	43,266	69,185	32,209	75,474	43%

ORC Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-2600	Ice Rental - Prime	(15)	3,167	34,088	34,833	3,912	38,000	10%
01-0015-2700	Ice Rental - Non-Prime	-	167	1,613	1,833	387	2,000	19%
01-0015-2800	Arena Summer Rentals	2,340	1,833	17,306	20,167	4,694	22,000	21%
01-0015-2900	Gymnasium Rental	314	1,000	12,546	11,000	(546)	12,000	-5%
01-0015-3000	Rink Board and Ball Diamond Advertising	-	29	1,050	321	(700)	350	-200%
01-0015-3100	ORC Drink Machine	-	108	947	1,192	353	1,300	27%
01-0015-3735	Other Recoveries	-	42	-	458	500	500	100%
	Totals	2,639	6,346	67,551	69,804	8,599	76,150	11%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0080-4000	FT Wages - ORC	51,280	4,687	51,280	51,557	4,963	56,244	9%
01-0080-4001	PT Wages - ORC	22,061	2,126	22,061	23,381	3,445	25,507	14%
01-0080-4002	OT Wages - ORC	771	100	771	1,100	429	1,200	36%
01-0080-4100	FT Benefits - ORC	9,392	830	9,392	9,127	564	9,956	6%
01-0080-4101	PT Benefits - ORC	989	187	989	2,053	1,250	2,239	56%
01-0080-4102	Manulife Benefits	6,775	612	6,775	6,734	571	7,346	8%
01-0080-4103	WSIB	2,172	199	2,172	2,190	217	2,389	9%
01-0080-4200	Office Supplies	368	25	368	275	(68)	300	-23%
01-0080-4201	Hydro	21,460	1,827	21,460	20,102	470	21,930	2%
01-0080-4202	Heat	4,419	475	4,419	5,229	1,286	5,705	23%
01-0080-4203	Fuel	1,818	255	1,818	2,805	1,242	3,060	41%
01-0080-4204	Water Protection	440	67	440	733	360	800	45%
01-0080-4205	Equipment Maintenance & Supplies	6,628	1,083	6,628	11,917	6,372	13,000	49%
01-0080-4208	Signage	-	17	-	183	200	200	100%
01-0080-4215	Bldg-Cleaning, Maint,Supplies Interior	6,763	833	6,763	9,167	3,237	10,000	32%
01-0080-4216	Drink Machine Supplies	533	42	533	458	(33)	500	-7%
01-0080-4217	Waste Removal	464	50	464	550	136	600	23%
01-0080-4222	Bldg-Cleaning, Maint,Supplies Exterior	3,083	833	3,083	9,167	6,917	10,000	69%
01-0080-4302	Communication(phone, fax, intern)	1,797	195	1,797	2,145	543	2,340	23%

ORC Financial Report - November 2015

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0080-4305	Professional Fees - Engineering	230	583	230	6,417	6,770	7,000	97%
01-0080-4308	Mileage	-	42	-	458	500	500	100%
01-0080-4309	Professional Development	145	125	145	1,375	1,355	1,500	90%
01-0080-4311	Membership and Subscription Fees	137	13	137	138	13	150	8%
01-0080-4312	Employee Travel - Meals	-	13	-	138	150	150	100%
01-0080-4315	Insurance	7,358	1,287	7,358	14,158	8,087	15,445	52%
01-0080-4316	Advertising	-	42	-	458	500	500	100%
01-0080-4320	Contract Services	97	29	97	321	253	350	72%
01-0080-4321	Clothing Safety Allowance	102	13	102	138	48	150	32%
	Totals	149,283	16,588	149,283	182,472	49,777	199,060	25%

PCC Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-3110	Archie MacRobbie Hall - Prime	964	1,342	17,239	14,758	(1,139)	16,100	-7%
01-0015-3115	Archie MacRobbie Hall - Non-Prime	1,391	642	10,652	7,058	(2,952)	7,700	-38%
01-0015-3130	Alf Hales Room	300	358	2,887	3,942	1,413	4,300	33%
01-0015-3160	Licensed Events Using Patio	-	50	110	550	490	600	82%
01-0015-3170	Commercial Rentals	-	63	750	688	-	750	0%
01-0015-3180	Bartenders	230	733	6,057	8,067	2,743	8,800	31%
01-0015-3190	Pop, Glasses, & Ice	169	233	1,492	2,567	1,308	2,800	47%
01-0015-3200	Kitchen Facilities	105	283	1,805	3,117	1,595	3,400	47%
01-0015-3220	Advertising Sign	63	17	315	183	(115)	200	-58%
01-0015-3736	Other Recoveries	-	100	4,602	1,100	(3,402)	1,200	-284%
01-0015-5250	Recreation Conditional Grants	-	431	-	4,736	5,167	5,167	100%
	Totals	3,222	4,251	45,909	46,766	5,108	51,017	10%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0070-4000	FT Wages - Recreation	39,809	4,101	39,809	45,112	9,405	49,213	19%
01-0070-4001	PT Wages - Recreation	30,091	2,917	30,091	32,083	4,909	35,000	14%
01-0070-4002	OT Wages - Recreation	390	34	390	376	20	410	5%
01-0070-4100	FT Benefits - Recreation	3,850	395	3,850	4,347	892	4,742	19%
01-0070-4101	PT Benefits - Recreation	794	256	794	2,817	2,279	3,073	74%
01-0070-4102	Manulife Benefits - Recreation	9,932	897	9,932	9,864	829	10,761	8%
01-0070-4103	WSIB	2,083	203	2,083	2,234	354	2,437	15%
01-0070-4200	Office Supplies	96	25	96	275	204	300	68%
01-0070-4201	Hydro	17,608	1,843	17,608	20,277	4,512	22,120	20%
01-0070-4202	Heat	2,993	273	2,993	2,998	278	3,270	8%
01-0070-4203	Fuel	-	42	-	458	500	500	100%
01-0070-4204	Water Protection	3,685	425	3,685	4,675	1,415	5,100	28%
01-0070-4215	Bldg-Cleaning, Maint,Supplies Interior	12,525	1,667	12,525	18,333	7,475	20,000	37%
01-0070-4216	Kitchen Supplies and Equipment	3,150	417	3,150	4,583	1,850	5,000	37%
01-0070-4217	Waste Removal	2,023	200	2,023	2,200	377	2,400	16%

PCC Financial Report - November 2015

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0070-4222	Outdoor Maintenance of Building	2,079	267	2,079	2,933	1,121	3,200	35%
01-0070-4302	Communication(phone, fax, intern)	2,495	250	2,495	2,750	505	3,000	17%
01-0070-4308	Mileage	296	21	296	229	(46)	250	-18%
01-0070-4309	Professional Development	751	63	751	688	(1)	750	0%
01-0070-4311	Membership and Subscription Fees	224	19	224	206	1	225	1%
01-0070-4312	Employee Travel - Meals	38	13	38	138	112	150	74%
01-0070-4313	Employee Travel - Accomodations	299	38	299	413	151	450	34%
01-0070-4315	Insurance	10,112	1,439	10,112	15,829	7,156	17,267	41%
01-0070-4316	Advertising	376	292	376	3,208	3,124	3,500	89%
01-0070-4320	Contract Services	1,606	421	1,606	4,629	3,444	5,050	68%
	Totals	147,304	16,514	147,304	181,655	50,866	198,169	26%

Fire and Rescue Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-3241	Tent or Marquee Permit	-	58	-	642	700	700	100%
01-0015-3230	Open Burning Permit and Inspection	140	625	10,820	6,875	(3,320)	7,500	-44%
01-0015-3235	Burning Permit Violations	-	171	3,280	1,879	(1,230)	2,050	-60%
01-0015-3245	Fire Extinguisher Training	-	8	-	83	90	90	100%
01-0015-3260	Fireworks Permits	-	33	300	367	100	400	25%
01-0015-3210	Information/Fire Reports	-	38	75	413	375	450	83%
01-0015-3215	Other Recoveries	22,744	208	28,894	2,292	(26,394)	2,500	-1056%
01-0015-3270	Occupancy Load	-	17	-	183	200	200	100%
01-0015-3280	Fire Safety Plan Review	-	30	720	330	(360)	360	-100%
01-0015-3290	Post Fire Watch	-	34	-	376	410	410	100%
01-0015-3300	Boarding up or Barricading	-	-	-	-	-	-	0%
01-0015-3320	Key Boxes	-	8	100	92	-	100	0%
01-0015-3330	Inspections	-	17	100	183	100	200	50%
01-0015-3340	Motor Vehicle Emergency Responses	(2,412)	4,783	64,350	52,617	(6,950)	57,400	-12%
01-0015-3350	Fire Alarm False Alarm Calls	-	34	410	376	-	410	0%
01-0015-3743	Fire Donations	500	-	8,221	-	(8,221)		0%
	Totals	20,972	6,064	117,271	66,706	(44,501)	72,770	-61%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0040-4001	PT Wages - Fire Dept	303,639	29,070	303,639	319,770	45,201	348,840	13%
01-0040-4101	PT Benefits - Fire Dept	15,676	2,552	15,676	28,076	14,952	30,628	49%
01-0040-4102	Group Benefits	15,158	1,225	15,158	13,475	(458)	14,700	-3%
01-0040-4103	WSIB	9,222	859	9,222	9,447	1,084	10,306	11%
01-0040-4200	Office Supplies	4,942	392	4,942	4,309	(241)	4,700	-5%
01-0040-4201	Hydro	5,921	404	5,921	4,441	(1,076)	4,845	-22%
01-0040-4202	Heat	1,283	80	1,283	876	(327)	955	-34%
01-0040-4203	Fuel	-	922	-	10,143	11,065	11,065	100%
01-0040-4204	Water Protection	166	13	166	147	(6)	160	-4%
01-0040-4205	Equipment Maintenance & Supplies	25,900	1,508	25,900	16,592	(7,800)	18,100	-43%

Fire and Rescue Financial Report - November 2015

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0040-4206	Oxygen & Medical Supplies	3,461	258	3,461	2,842	(361)	3,100	-12%
01-0040-4207	Public Education	4,064	317	4,064	3,483	(264)	3,800	-7%
01-0040-4215	Cleaning, Maint & supplies for Bldg	16,002	842	16,002	9,258	(5,902)	10,100	-58%
01-0040-4216	Kitchen Supplies and Equipment	299	100	299	1,100	901	1,200	75%
01-0040-4217	Waste Removal	183	33	183	367	217	400	54%
01-0040-4220	Vehicle Maintenance	25,526	2,083	25,526	22,917	(526)	25,000	-2%
01-0040-4302	Communication(phone, fax, intern)	7,739	1,058	7,739	11,642	4,961	12,700	39%
01-0040-4308	Mileage	5,800	625	5,800	6,875	1,700	7,500	23%
01-0040-4309	Professional Development	18,475	1,583	18,475	17,417	525	19,000	3%
01-0040-4311	Membership and Subscription Fees	3,145	230	3,145	2,526	(389)	2,756	-14%
01-0040-4312	Employee Travel - Meals	458	58	458	642	242	700	35%
01-0040-4313	Employee Travel - Accomodations	2,529	200	2,529	2,200	(129)	2,400	-5%
01-0040-4315	Insurance	18,366	1,084	18,366	11,926	(5,356)	13,010	-41%
01-0040-4316	Advertising	-	104	-	1,146	1,250	1,250	100%
01-0040-4319	Permits	471	44	471	481	54	525	10%
01-0040-4320	Contract Services	20,113	2,133	20,113	23,467	5,487	25,600	21%
01-0040-4321	Clothing, Safety Allowance	41,696	2,562	41,696	28,178	(10,956)	30,740	-36%
	Totals	550,235	50,340	550,235	553,741	53,845	604,081	9%

Library Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0010-4224	Library Costs Recovered from County	-	172	-	1,888	2,060	2,060	100%
	Totals	-	172	-	1,888	2,060	2,060	100%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0010-4221	Library Rent for Historical society	-	376	4,674	4,134	(164)	4,510	-4%
01-0010-4223	Library Water Monitoring	144	146	1,400	1,604	350	1,750	20%
	Totals	144	522	6,074	5,738	186	6,260	3%

Badenoch Financial Report - November 2015

REVENUES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0015-3741	Badenoch Rental Revenue	-	1	10	9	-	10	0%
	Totals	-	1	10	9	-	10	0%

EXPENDITURES

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0150-4200	Interior Maintenance Costs	-	438	-	4,813	5,250	5,250	100%
01-0150-4204	Water Protection	31	5	31	60	34	65	53%
01-0150-4320	Contract Services	-	13	-	138	150	150	100%
01-0150-4325	Badenoch Comm Ctr Grant	1,000	83	1,000	917	-	1,000	0%
	Totals	1,031	539	1,031	5,926	5,434	6,465	84%

Committees Financial Report - November 2015

EXPENDITURES

Recreation Committee

Account	Description	Curr Mnth Actual	Curr Mnth Budget	YTD Actual	YTD Budget	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
01-0075-4001	Per Diems	1,567	348	1,567	3,832	2,613	4,180	63%
01-0075-4309	Professional Development	-	83	-	917	1,000	1,000	100%
	Totals	1,567	432	1,567	4,748	3,613	5,180	70%

Heritage Committee

01-0050-4001	Per Diems	-	149	-	1,641	1,790	1,790	100%
01-0050-4200	Office Supplies & Equipment	33	21	33	229	217	250	87%
01-0050-4308	Mileage	-	4	-	46	50	50	100%
01-0050-4309	Professional Development	-	83	-	917	1,000	1,000	100%
	Totals	33	258	33	2,833	3,057	3,090	99%

Planning and Development Advisory Committee

01-0060-4001	Per Diems	-	348	-	3,832	4,180	4,180	100%
01-0060-4200	Office Supplies & Equipment	74	21	74	229	176	250	70%
01-0060-4308	Mileage	-	13	-	138	150	150	100%
01-0060-4309	Professional Development	-	208	-	2,292	2,500	2,500	100%
	Totals	74	590	74	6,490	7,006	7,080	99%

Revenues Financial Report - November 2015

Total Revenues

Department	Curr Mnth Actual Operating Revenues	Curr Mnth Budget Operating Revenues	YTD Actual Operating Revenues	YTD Budget Operating Revenues	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
Corporate	782,456	84,757	1,064,143	932,329	(47,057)	1,017,086	-5%
Administration	816	259	18,494	2,851	(15,384)	3,110	-495%
Elections	-	-	-	-	-	-	0%
Finance	9,790	2,017	24,818	22,183	(618)	24,200	-3%
Building	22,811	23,263	343,602	255,888	(64,452)	279,150	-23%
Source Water Protection	-	1,250	15,000	13,750	-	15,000	0%
Planning & Development	10,893	6,333	125,118	69,667	(49,118)	76,000	-65%
By-law	18,007	2,704	37,657	29,746	(5,207)	32,450	-16%
Public Works	-	253	3,924	2,778	(894)	3,030	-30%
Parks	-	1,072	14,902	11,793	(2,037)	12,865	-16%
Optimist Recreation Centre	2,639	6,346	67,551	69,804	8,599	76,150	11%
Puslinch Community Centre	3,222	4,251	45,909	46,766	5,108	51,017	10%
Fire and Rescue	20,972	6,064	117,271	66,706	(44,501)	72,770	-61%
Library	-	172	-	1,888	2,060	2,060	100%
Badenoch	-	1	10	9	-	10	0%
Committee	-	-	-	-	-	-	0%
Totals	871,606	138,742	1,878,398	1,526,157	(213,500)	1,664,898	-13%

Total Contributions from Working Reserves

Department	Curr Mnth Actual Operating Revenues	Curr Mnth Budget Operating Revenues	YTD Actual Operating Revenues	YTD Budget Operating Revenues	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
Administration	-	13,639	204	150,024	163,458	163,662	100%
Building Surplus Reserve Fund	-	7,021	-	49,145	84,248	84,248	100%
Source Water Protection	-	2,018	-	14,125	24,215	24,215	100%
Public Works	-	7,083	-	49,583	85,000	85,000	100%
Totals	-	29,760	204	262,877	356,921	357,125	100%

Expenses Financial Report - November 2015

Department	Curr Mnth Actual Operating Expenditures	Curr Mnth Budget Operating Expenditures	YTD Actual Operating Expenditures	YTD Budget Operating Expenditures	\$ Budget Remaining	Total 2015 Budget	% Budget Remaining
Corporate	2,072	30,688	158,908	337,563	209,343	368,250	57%
Administration	27,677	39,203	363,839	431,237	106,601	470,441	23%
Council	110,166	10,359	110,166	113,946	14,139	124,305	11%
Elections	1,208	1,292	15,208	14,208	292	15,500	2%
Finance	449,792	48,967	555,792	538,634	31,809	587,601	5%
Building	301,898	30,304	301,898	333,344	61,750	363,648	17%
Source Water Protection	7,742	3,268	7,742	35,947	31,472	39,215	80%
Planning & Development	126,758	10,772	126,758	118,492	2,505	129,264	2%
By-law	114,365	6,910	114,365	76,014	(31,440)	82,925	-38%
Public Works	1,095,686	114,468	1,095,686	1,259,149	277,930	1,373,617	20%
Parks	43,266	6,290	43,266	69,185	32,209	75,474	43%
Optimist Recreation Centre	149,283	16,588	149,283	182,472	49,777	199,060	25%
Puslinch Community Centre	147,304	16,514	147,304	181,655	50,866	198,169	26%
Fire and Rescue	550,235	50,340	550,235	553,741	53,845	604,081	9%
Library	144	522	6,074	5,738	186	6,260	3%
Badenoch	1,031	539	1,031	5,926	5,434	6,465	84%
Committee	1,674	1,279	1,674	14,071	13,676	15,350	89%
Totals	3,130,302	388,302	3,749,229	4,271,323	910,395	4,659,625	20%



RESOLUTION
MUNICIPAL COUNCIL
THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

2016-

Date: January 6, 2016

Moved by: _____ Seconded by: _____

That Council does hereby authorize the applications for Cancellation, Reduction or Refund of Taxes chapter 25, section 357 or 358 of the Municipal Act, 2001 as follows:

Year	Application #	Roll #	Write Off Amount
2014	13/15	8-13200	\$ 829.34
2015	14/15	8-13200	\$ 1,424.32
2015	18/15	2-07300	\$ 1,658.19
2013	15/15	5-08800	\$ 1,133.38
2014	16/15	5-08800	\$ 1,184.66
2015	17/15	5-08800	\$ 1,238.34

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Bulmer				
Councillor Roth				
Mayor Lever				
Councillor Stokley				
Councillor Fielding				
TOTAL				

MAYOR: _____

CARRIED	LOST
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COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Jameson Pickard, Planner
Date: November 12, 2015
Subject: Bill 140- Second Unit and Garden Suite Policies

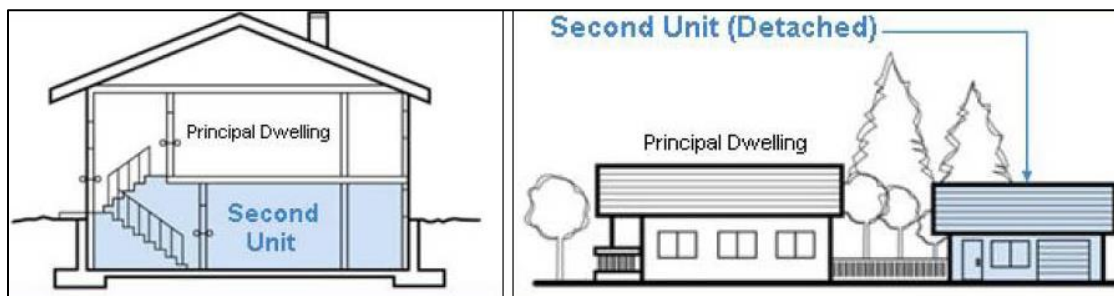
1.0- Introduction and Purpose

The Strong Communities through Affordable Housing Act (Bill 140) received royal assent on May 4th, 2011. Its overall purpose for land use planning was to establish that adequate provision of a full range of housing, including affordable housing.

Bill 140 requires municipalities to develop Official Plan policies to authorize second units in single-detached, semi-detached, and rowhouses or their ancillary structures. Bill 140 also extended the time that garden suites are allowed to be on a property from 10 years to 20 years.

Staff reviewed the second unit and garden suite legislative requirements, relative to the current policy framework for second units in the County of Wellington. The purpose of this report is to provide the Committee with an overview on the requirements of Bill 140, a review of the current policies and regulations in the County governing second units and to present recommendations for a proposed course of action.

1.1- What is a Second Unit?



Source: Town of Innisfil, Second Unit background Report, 2013.

Second Units, (also known as basement apartments, accessory units, secondary suites and in-law flats) are self-contained residential units with kitchen and bathroom facilities within dwellings or separate structures ancillary to dwellings (such as sheds or laneway garages) that have been converted to or designed to accommodate a residential unit.

1.2- What is a Garden Suite?

A Garden suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. A garden suite is established by a temporary use By-Law.

2.0- Changes Affecting Planning Documents

With the Passing of Bill 140 certain changes to the *Planning Act* became effective January 1st, 2012 and include:

Second Units

- The use of two residential units, in a detached house, semi—detached house or rowhouse if no building or structure ancillary to the detached house, semi- detached house or rowhouse contains a residential unit; and
- The use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse if the detached house, semi-detached house or rowhouse contains a single residential unit.
- Official Plan policies and Zoning By-Law amendments related to second units cannot be appealed.

Garden Suites

- Bill 140 increased the number of years for which a garden suite may be authorized under a temporary use By-Law to 20 years.

It should also be noted that the *Planning Act* requirements are not blanket permission for second units to be situated as-of-right everywhere. Municipalities have some discretion to permit second units where they deem appropriate; however a planning justification should be identified when deeming areas as inappropriate.

3.0- Official Plan Review

Staff reviewed the current County Official Plan policies as they relate to accessory residences and this section summarizes the results of that review. The County Official Plan contains a Planning Vision section which outlines a number of objectives County Council has committed to perusing over the next 20 years. One of these objectives is to provide opportunities for housing which accommodate a wide range of need and affordability. This objective identifies the County's commitment to pursue planning policies which make more rental units available to residents as well as help home owners afford their home by providing options for rental income.

Section 4.4.5 – **Affordable Housing** - states:

"...In Wellington, accessory residences, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities. These units will almost always be located in urban areas with appropriate levels of servicing.

In the Rural System affordable housing opportunities are not readily available. Accessory Residences will be the most likely means of increasing affordability in the Rural System."

The above noted policy provides direction for the establishment of accessory residences in both the rural and urban areas of the County. Criteria relating specifically to accessory residences are established under each of the Rural and Urban System policy sections of the plan (Attachment 'A' contains current County policies that relate to accessory residences).

3.1- Analysis

Second units are generally permitted within a single detached residence on a lot in both the rural and urban areas. The current policies do not consider either semi-detached or rowhouse dwelling types. Policies for the establishment of second units within an ancillary building are also not provided.

4.0- Zoning By-law Review

Staff has undertaken a review of all Zoning By-laws in the County and summarized the provisions as they relate to second units in Attachment 'B' of this report. The zoning by-law review was based on the main zone categories, the general provisions and the definitions in the Zoning By-laws. Site-specific zoning exceptions were not included as part of this review.

4.1- Analysis

The majority of the municipalities in the County allow second units within single detached dwellings in the agricultural zone and in urban zone categories to a certain extent. Second units in semi-detached dwellings are permitted in certain zones in Centre Wellington, Erin and Guelph/Eramosa, while no municipalities permit second units in rowhouses or ancillary buildings as-of-right. Centre Wellington does however consider second units in ancillary structures through applications to the Committee of Adjustment on a case by case basis. Puslinch currently does not permit second units within any of the residential zones.

Based on this review the level of change required to local Zoning By-laws will vary across the different municipalities. Changes range from the complete development of regulations on second units to minor revisions of existing zoning regulations.

5.0- Building Permits

Based on our review of the building permit records between 2011 – 2015, 81 second units have been constructed across the County in the past 5 years. The following chart displays building permits issued for second units by each local municipality.

	Centre Wellington	Guelph/Eramosa	Erin	Mapleton	Minto	Wellington North	Puslinch	County
Building permits issued	75	1	2	1	2	0	0	81

The establishment of second units in single detached dwellings has been an ongoing activity for some time.

6.0- Discussion

6.1- Second Units in single detached, semi-detached and rowhouse dwellings

Current official plan policies permit second units across the County in single detached dwellings; while second units in semi-detached and rowhouse dwellings are not contemplated. Maintaining the existing policy framework for second units is an option; however, it would appear not to capture the intent of Bill 140 which is to allow residents access to a diverse range of housing option. Staff is recommending that official plan policies be broadened and criteria developed to allow second units within semi-detached and row house dwellings. These changes will offer flexibility to more County residents who require additional housing alternatives for loved ones as well as provide access to more affordable housing options.

6.2- Second units in ancillary structures

Currently, the Official plan does not provide for second units in ancillary buildings. The County has the option to remain silent on this matter and continue to review these types of dwelling units on a case by case basis through site specific zone amendments. This option is not recommended because the existing policy framework in the official plan does not provide a clear direction on second units in ancillary buildings. Another option is to not allow second units in ancillary buildings at all. This would establish a clear position on the matter and limit second units to areas within the main dwelling on a property. This option is also not recommended because it limits a viable housing option available to residents and limits the intent of Bill 140. The last option is to permit second units in ancillary buildings and structures. This option would implement the wide variety of housing options intended by Bill 140 as well as allow County policies to be developed to regulate second units in ancillary buildings.

Staff recommend the last option to allow second units in ancillary buildings be supported. However, staff propose that these types of dwelling units only be considered in structures ancillary to single detached dwellings in both the Urban and Rural system. It is understood that other dwelling types are considered in the legislation, but staff is of the opinion that second units in structures ancillary to a semi-detached or rowhouse dwelling have increased potential for compatibility concerns, insufficient ability to provide parking and offer a limited land base to accommodate a separate ancillary buildings on.

6.3- Garden Suite extension

The County has the option to leave the 10-year temporary time period in place; or allow for a 20-year time period for a garden suite. Leaving the policies as they are would require owners to go through the rezoning process earlier, to extend the garden suite use for additional 3-years. Changing the policies to allow a garden suite to exist for 20 years would reduce the number of rezoning applications local Townships would receive to extend these uses and make the process less onerous on residents. Staff is recommending extending temporary period to 20 years. This extension would create more stability in garden suites as a secure long term option for housing and reduce the cost of these dwellings for residents.

7.0- Policy Directions

Staff are recommending that the County Official Plan should be updated with policies that would:

- a) authorize the use of a second unit within a single detached, semi-detached or rowhouse dwelling if no building or structure ancillary to the main dwelling contains a residential unit;
- b) authorize the use of a second unit within an ancillary building or structure where the primary dwelling is a single detached dwelling, provided a residential unit does not exist in the single detached dwelling;

- c) contain criteria to regulate second units in both a main residence and ancillary building; and
- d) Extend the maximum time for which garden suites are permitted to be on a property from 10 years to 20 years.

Recommendation

That staff prepare and circulate an amendment to update the County Official plan to address changes in the *Planning Act* relating to second units and garden suites and hold public meeting(s) at the appropriate time(s).

Respectfully submitted,

A handwritten signature in cursive script that reads "Jameson Pickard".

Jameson Pickard
Planner

Attachment 'A'

RELEVANT COUTY OFFICIAL PLAN EXCERPTS

Rural System

Section 6.4.4 states:

“Accessory residential uses needed for farm help or a garden suite may be allowed provided they are established near the farm buildings. An accessory apartment unit may be established within the main residence on a lot. In all cases adequate water supply and sewage disposal systems must be available...”

Urban System

Section 7.4.1 states in Hamlets:

“...An accessory residential unit within an existing residence may be allowed if adequate servicing is available. ”

Section 7.5.5 states in Urban Centres:

“...Accessory apartments in single family residences will normally be allowed unless there are physical constraints in an area such as inadequate services or on-site parking. Building code requirements must be met...”

Detailed Urban Centre Policies

Section 8.3.2 (b) states in Urban Centres an objective of Residential development will be to provide:

“... a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available.”

Section 8.3.6 states in Urban Centres:

“The zoning by-law may also provide for the conversion of existing single-detached dwellings to add one or more dwelling units provided that [certain] criteria are satisfactorily met... In addition, the Zoning By-law may provide regulations which limit the size and number of units allowed in a converted dwelling and which specify the minimum lot area, frontage, off-street parking and floor area for the converted dwelling unit to be created.”

Section 8.5.3 states in Urban Centres:

“... Accessory apartments may also be permitted in the RESIDENTIAL TRANSITION AREA... the establishment of uses....shall comply with the provisions of the Zoning By-law.”

ATTACHMENT 'B'

ZONING BY-LAW SUMMARY

Accessory Residences permitted as-of-right in urban areas

Dwelling type	Clifford Harriston Palmerston	Mount Forest Arthur	Drayton	Fergus	Elora	Rockwood	Erin, Hillsburgh	Aberfoyle Morriston
Single Detached	<i>Yes(1)</i>	<i>Yes(1)</i>	<i>Yes(1)</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes(3)</i>	<i>No</i>
Semi-detached	<i>No</i>	<i>No</i>	<i>No</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes(3)</i>	<i>No</i>
Rowhouse/ Townhouse	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Ancillary Structure	<i>No</i>	<i>No</i>	<i>No</i>	<i>No(2)</i>	<i>No(2)</i>	<i>No</i>	<i>No</i>	<i>No</i>

- (1) Second units are only permitted in the R2 zone within single detached dwellings that existed on the day of passing of the by-law
- (2) Second units in ancillary buildings are not permitted as-of-right but may be considered through an application to the Committee of Adjustment
- (3) A change of use permit is required

Second units permitted as-of-right in rural areas

Dwelling Type	Minto	Wellington North	Mapleton	Centre wellington	Guelph/Eramosa	Erin	Puslinch
Single Detached	<i>Yes(3)</i>	<i>Yes(3)</i>	<i>Yes(3)</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes(2)</i>	<i>No</i>
Ancillary Structure	<i>No</i>	<i>No</i>	<i>No</i>	<i>No(1)</i>	<i>No</i>	<i>No</i>	<i>No</i>

- (1) Are not permitted as-of-right in accessory buildings, but may be considered through an application to the Committee of Adjustment
- (2) A change of use permit is required
- (3) Are only permitted within single detached dwellings that existed on the day of passing of the by-law.

WHEREAS the Optimist Recreation Centre hereinafter referred to as the ORC was constructed in 2010/2011; and

WHEREAS the revenue and expenses for the ORC rink over the past few years have been:

		2013	2014	2015 (to Nov 30)
Revenues				
01-0015-2600	Ice Rental - Prime	\$97,956	\$37,848	\$34,088
01-0015-2700	Ice Rental - Non-Prime		\$2,002	\$1,613
01-0015-2800	Arena Summer Rentals		\$21,855	\$17,306
01-0015-2900	Gymnasium Rental		\$12,020	\$12,546
	Other Revenues		\$1,894	\$1,997
Total Revenues		\$97,956	\$75,969	\$67,551
Total Expenses		\$162,452	\$181,576	\$133,336
Net Expenditures		\$64,496	\$105,607	\$65,785

WHEREAS the capacity to install and retain ice is impacted by weather conditions; and

WHEREAS it is prudent for a municipality to review established service levels and explore new opportunities to optimize the functionality of its facilities;

NOW THEREFORE BE IT RESOLVED that an ad-hoc Committee of Council hereinafter referred to as ORCP (ORC Pad) Committee be established for the purpose of:

1. Analyzing and evaluating the past and present data related to revenue, expenses and user fees for the ice pad;
2. Current service level delivery for the ice pad both on and off season, and methods of the delivery of those services;

3. Explore new opportunities for optimizing the use of the ice pad including options to extend the ice season and the feasibility of other pad sporting activities; and

That the ORCP bring forward its recommendations for comment to the Recreation and Parks Committee prior to submitting its report and recommendations to Council for consideration; and

That the ORCP be composed of the following members:

- 2 Members of Council (with 1 member being appointed as Chair)
- 1 Member of the Recreation and Parks Committee
- Director of Public Works and Parks
- CAO/Clerk



MINUTES

MEMBERS PRESENT

Councillor Stokley, Chair
Tom Jefferson, Vice-Chair
Daina Makinson
Nichole Caswell

MEMBERS ABSENT

June Williams

TOWNSHIP STAFF

Donna Tremblay, Deputy Clerk
Marissa Herner, Communications Associate/C.S.R
Don Creed, Director, Public Works and Parks

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. APPROVAL OF MINUTES

a) October 20, 2015 – Regular Meeting

Moved by Daina Makinson and then Seconded by Tom Jefferson **REC-2015-041**

That the Minutes of the Recreation Committee meeting dated October 20, 2015 be adopted.

CARRIED

4. DELEGATIONS/PRESENTATIONS

None.

5. REGULAR BUSINESS

1. 2015 Recreation Committee – Work Plan

a) Puslinch Community Centre Trophy Book – Daina Makinson Verbal Update

Ms. Diana Makinson provided the Committee with a preview of the first draft of the trophy book and requested feedback with respect to flow, cover art, photographs, etc.

The Committee commented that it would be beneficial if the size of the photographs were increased and each photograph had a caption beneath it that listed the details of the trophy, being that it was difficult to read the writing on some of the trophies.

In preparation for the next Committee meeting in December, Ms. Makinson asked if each Committee member could come prepared with a few ideas about what they would like to appear on the blank pages in the front and back of the trophy book.



6. OTHER

- a) Thank-You Letters to the Ladies of the Optimist Club of Puslinch and Whistle Stop Co-Operative School
- b) 2016 Recreation Committee Calendar
- c) Puslinch Community Centre Parks Concept Open House – November 26, 2015

Mr. Don Creed, Director of Public Works and Parks, advised the Committee that the Puslinch Community Centre Parks Concept Open House would be taking place at the Optimist Recreation Centre on Thursday, November 26, 2015 from 7:00 p.m. – 9:00 p.m.

The Committee was provided with an overview of the Puslinch Community Centre Park Concept drawings and advised that the public would have the opportunity to provide their input on the concept drawings at the Open House.

The Committee requested that the public be made aware that they are not limited to choosing one of the two concepts and that the concepts are only ideas and/or suggestions for how the lands could be used. The Committee also requested that staff add the concept drawings to the Township's website for the public to view prior to the Open House.

7. FINANCIAL REPORTS

1. Revenue and Expenses

October 2015

- a) Parkland
- b) Optimist Recreation Centre
- c) Puslinch Community Centre

Moved by Tom Jefferson and then Seconded by Daina Makinson **REC-2015-042**

That the Recreation Committee receive the following:

October 2015

- d) Parkland
- e) Optimist Recreation Centre
- f) Puslinch Community Centre

CARRIED

2. Revenue Summaries ≠

- a) Yearly Revenue Comparison – Puslinch Community Centre/Optimist Recreation Centre

Moved by Daina Makinson and then Seconded by Nichole Caswell **REC-2015-043**

That the Recreation Committee receive the Yearly Revenue Comparison – Puslinch Community Centre/Optimist Recreation Centre

CARRIED



Puslinch Recreation Committee
Tuesday, November 17, 2015
7:00 p.m.
Council Chambers, Aberfoyle

8. CLOSED MEETING

None.

9. ADJOURNMENT

Moved by Nichole Caswell and then Seconded by Daina Makinson **REC-2015-044**

The Recreation Committee Meeting hereby adjourns at 8:27 p.m.

CARRIED

10. NEXT MEETING

Tuesday, December 15, 2015 at 7:00 p.m. in the Council Chambers.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 001/16

Being a by-law to authorize the
entering into an Agreement with
Calvary Baptist Church and Puslinch
Minor Soccer Club

WHEREAS the *Municipal Act*, S.O. 2001, c.25 authorizes a municipality to enter into Agreements;

AND WHEREAS the Council for the Corporation of the Township of Puslinch deems it appropriate to enter into an Agreement with the Calvary Baptist Church and Puslinch Minor Soccer Club;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the Corporation of the Township of Puslinch enter into an Agreement with the Calvary Baptist Church and Puslinch Minor Soccer Club.
2. THAT the Mayor and Clerk are hereby authorized to execute the Agreement.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 6th DAY OF JANUARY, 2016.

Dennis Lever, Mayor

Donna Tremblay, Acting CAO/Clerk