

Staff Report

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To: Board of Directors
Date: April 7, 2014
From: Patty Hayman, Director of Planning
Subject: “NEW” 2014 Provincial Policy Statement released

Effective April 30, 2014, the attached Provincial Policy Statement (PPS) comes into effect. The PPS provides policy direction on matters of provincial interest related to land use planning and development. In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Highlights on impact to SCRCA

**note – attempts have been made to convert planning jargon to plain language. However, quotes from Policy are verbatim as policy is applicable law and some terms should not be presented otherwise.

CA Delegated Responsibility – Natural Hazards

How does the PPS impact the SCRCA?

- SCRCA have been delegated ‘ Provincial Interest’ in plan review regarding natural hazards encompassed by Section 3.1 of the PPS. This occurred in 1995 and the SCRCA has been providing this service to the municipalities. This service is eligible for grant funding from the province.

How does the 2014 PPS impact the SCRCA with regard to Section 3.1; Natural hazards?

- No significant changes which impact the SCRCA delegated plan review commenting.
- The preamble to the PPS provides defined terms and meanings which clarifies policies.
- The following has been added to Section 3:
 - Section 3.1.3 “Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards”.
 - Section 3.1.8 “Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards”. (**note – not deemed to be an issue in our area)

Other Provincial Interests as identified in PPS

Beyond delegated natural hazard plan review commenting, individual Conservation Authorities may enter into service agreements (MOA’s) with municipalities to perform a technical advisory role to municipalities, as determined under the terms of the service agreements.

Currently, the SCRCA assists municipalities by commenting, as an advisory agency only, on the following provincial interests:

Section 2.1 Natural Heritage

- general policies
- significant habitat of endangered species and threatened species
- significant wetlands
- significant coastal wetlands
- significant woodlands
- significant valleylands
- significant wildlife habitat and significant areas of natural and scientific interest
- fish habitat
- adjacent lands to above features as stipulated by MNR (provincial) Natural Heritage Reference manual (NHRM)

Section 2.2 Water

- identifying municipal drinking water supplies and designated vulnerable areas as per the provincially approved Upper Thames, Lower Thames and St. Clair Region Source Protection documents.
- Stormwater management

How does the 2014 PPS impact SCRCA commenting re: Section 2.1 Natural Heritage and Section 2.2 Water?

- The following has been added to Section 2.1 Natural Heritage:
 - Section 2.1.3 Natural Heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas. SCRCA comment on this change: Each upper-tier municipality has varied natural heritage system technical studies. Some are more robust than others. The less robust, the higher chance of more field work required by proponent and therefore more review/positioning by reviewer and decision maker. Summary: higher costs for review agency. Robust level of natural heritage system studies in order of higher level:
 - Middlesex County Natural Heritage II study
 - Lambton County Natural Heritage study
 - Chatham Kent Natural Heritage study (not initiated to date)
 - No significant changes to Section 2.2 Water ; however, additional policy under Section 1.6 (Infrastructure and Public Service Facilities) will impact SCRCA commenting regarding stormwater management. The additional Section 1.6.2 states: “Planning authorities should promote green infrastructure to complement infrastructure”.

Status of services provided by SCRCA to municipalities

The Planning and Regulations Dept. is finding the provision of non-delegated Natural Heritage comments challenging. Some issues are as follows:

- the review of Natural Heritage Environmental Reports Terms of Reference and the follow-up Environmental Reports and compensation agreements can be very time consuming and the current fees are not recovering CA costs. This is partially due to the release of updated MNR Natural Heritage guidance manual, which now includes an extensive section on Wildlife habitat. The level of background natural heritage study in each upper tier municipality is also a factor in CA biology staff time requirements as described previously.
Current SCRCAfee: OPA/ZBA/Consent = \$200.00 (incl pre-consultation mtg in which a CA Planner and Biologist attend, Terms of Reference review)
Environmental Report scoped = \$300.00
Environment Report full/complex = \$500.00
- the lack of detailed environmental reporting check list in NHRM intended to support development applications. For example, a 120 metre default adjacent lands applies to significant woodlands, valleylands, wildlife habitat etc. regardless of application. (ie. site plan, single lot residential, minor variance).
- The Endangered Species Act is the responsibility of the Ministry of Natural Resources. MNR is responsible for permitting. The CA may not have up to date information that may reside at MNR. Significant investigation is often required here. Although the Species at Risk Act is federal legislation and is not recognized in the PPS, the CA, due to the significance of the Sydenham River aquatic SAR, often assists the municipality in identifying sensitive reaches in planning applications. Investigation is necessary and appropriate mapping provided when applicable.
- The cancellation of the DFO/CA agreement no longer obligates the SCRCA to comment on Natural Heritage Section 2.1.6 “Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements”. Provincial and federal requirements relate to permitting during the building phase which is often late. Often, important fish habitat information is needed up front at the planning and development application stage. Municipalities often look to the SCRCA to provide this service, but again, the fees are not reflective of the service provided.

A meeting on a renewed Planning Advisory Service agreement (MOA's) was held at the SCRCA office on March 28, 2014 between D. Posliff, Manager of Planning and Building at the County of Lambton, Brian McDougall, SCRCA General Manager, Patty Hayman, SCRCA Director of Planning and Muriel Andreae, SCRCA Manager of Biology.

It was agreed that the Authority will redraft the agreement based on the 2014 PPS and discuss further with Clerks/Treasurers, County/municipal planners and the Ausable Bayfield CA planner. D. Posliff willing to assist with co-ordination.

The Upper Thames CA is the lead regarding a renewed Middlesex County MOA and a draft is forthcoming based on an internal CA committee which includes Lower Thames Valley CA. Based on the Middlesex County outcome, we will go forward with an MOA with Chatham Kent Planning as SCRCA shares Middlesex County and CK with LTVCA.

Recommendation

That the SCRCA planning staff endeavor to pursue renewed municipal service agreements (MOA's) to provide plan review advisory comments based on the 2014 PPS and the needs of the municipalities.

The technical advisory service for non-delegated provincial interests are to be carried out on a full cost recovery basis to be charged to the proponent. Delegated provincial interest service will reflect funds received provincially. The SCRCA planning and regulation fees are to be reviewed and follow the SCRCA Fee Administration policy. As a parent ministry, MNR has required the following: "Fees for planning services should be developed in conjunction with the appropriate planning authority and are set to recover but not exceed the costs associated with administering and delivering the services on a program basis". SCRCA's Fee policy is attached.

2014 Provincial Policy Statement

Under the *Planning Act*

Ontario.ca/PPS

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Approved by the Lieutenant Governor in Council, Order in Council No. 107/2014

This Provincial Policy Statement was issued under section 3 of the *Planning Act* and came into effect April 30, 2014. It replaces the Provincial Policy Statement issued March 1, 2005.

Materials may be available to assist planning authorities and decision-makers with implementing the policies of the Provincial Policy Statement. Please visit the Ministry website at Ontario.ca/PPS for more information.

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Part I: Preamble

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

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

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

Land use planning is only one of the tools for implementing provincial interests. A wide range of legislation, regulations, policies and programs may also affect planning matters, and assist in implementing these interests.

Part II: Legislative Authority

The Provincial Policy Statement is issued under the authority of section 3 of the *Planning Act* and came into effect on April 30, 2014.

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

Part III: How to Read the Provincial Policy Statement

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

Read the Entire Provincial Policy Statement

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

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

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

Consider Specific Policy Language

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

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

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

Geographic Scale of Policies

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

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

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

Policies Represent Minimum Standards

The policies of the Provincial Policy Statement represent minimum standards.

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

Defined Terms and Meanings

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

Guidance Material

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

Relationship with Provincial Plans

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

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Policy Statement. Where provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.

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

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

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

Ontario's rich cultural diversity is one of its distinctive and defining features. The Provincial Policy Statement reflects Ontario's diversity, which includes the histories and cultures of Aboriginal peoples, and is based on good land use planning principles that apply in communities across Ontario. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their rights and interests.

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

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

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

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

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

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

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

Part V: Policies

1.0 Building Strong Healthy Communities

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

Accordingly:

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

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

- 1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

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

Nothing in policy 1.1.2 limits the planning for *infrastructure* and *public service facilities* beyond a 20-year time horizon.

1.1.3 Settlement Areas

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

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

- 1.1.3.1 *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

- 1.1.3.2 Land use patterns within *settlement areas* shall be based on:

- a) densities and a mix of land uses which:
 1. efficiently use land and resources;
 2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 4. support *active transportation*;
 5. are *transit-supportive*, where transit is planned, exists or may be developed; and
 6. are *freight-supportive*; and
- b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

Intensification and *redevelopment* shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

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

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

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

- a) sufficient opportunities for growth are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
- b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;

- c) in *prime agricultural areas*:
 - 1. the lands do not comprise *specialty crop areas*;
 - 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
- e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.4 Rural Areas in Municipalities

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

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

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

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of *brownfield sites*;
- c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
- d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
- e) using rural *infrastructure* and *public service facilities* efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
 - h) conserving biodiversity and considering the ecological benefits provided by nature; and
 - i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.
- 1.1.4.2 In *rural areas*, *rural settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- 1.1.4.3 When directing development in *rural settlement areas* in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.
- 1.1.4.4 Growth and development may be directed to *rural lands* in accordance with policy 1.1.5, including where a municipality does not have a *settlement area*.

1.1.5 Rural Lands in Municipalities

- 1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.
- 1.1.5.2 On *rural lands* located in municipalities, permitted uses are:
- a) the management or use of resources;
 - b) resource-based recreational uses (including recreational dwellings);
 - c) limited residential development;
 - d) home occupations and home industries;
 - e) cemeteries; and
 - f) other rural land uses.
- 1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.
- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- 1.1.5.5 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.
- 1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

- 1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
- 1.1.5.8 *Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices* should be promoted and protected in accordance with provincial standards.
- 1.1.5.9 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

1.1.6 Territory Without Municipal Organization

- 1.1.6.1 On *rural lands* located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).
- 1.1.6.2 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.
- 1.1.6.3 The establishment of new permanent townsites shall not be permitted.
- 1.1.6.4 In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if:
- a) the area forms part of a planning area;
 - b) the necessary *infrastructure* and *public service facilities* are planned or available to support the development and are financially viable over their life cycle; and
 - c) it has been determined, as part of a *comprehensive review*, that the impacts of development will not place an undue strain on the *public service facilities* and *infrastructure* provided by adjacent municipalities, regions and/or the Province.

1.2 Coordination

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

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

1.2.2 Planning authorities are encouraged to coordinate planning matters with Aboriginal communities.

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

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

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

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

1.2.6 Land Use Compatibility

- 1.2.6.1 *Major facilities and sensitive land uses* should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of *major facilities*.

1.3 Employment

- 1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d) ensuring the necessary *infrastructure* is provided to support current and projected needs.

1.3.2 Employment Areas

- 1.3.2.1 Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.
- 1.3.2.2 Planning authorities may permit conversion of lands within *employment areas* to non-employment uses through a *comprehensive review*, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.
- 1.3.2.3 Planning authorities shall protect *employment areas* in proximity to *major goods movement facilities and corridors* for employment uses that require those locations.
- 1.3.2.4 Planning authorities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.

1.4 Housing

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

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

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

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

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

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households*. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:
 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements; and
 2. all forms of *residential intensification*, including second units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use

of *active transportation* and transit in areas where it exists or is to be developed; and

- e) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

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

1.5.1 Healthy, active communities should be promoted by:

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

1.6 Infrastructure and Public Service Facilities

1.6.1 *Infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.

Planning for *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* shall be coordinated and integrated with land use planning so that they are:

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

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

- 1.6.3 Before consideration is given to developing new *infrastructure* and *public service facilities*:
- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
 - b) opportunities for adaptive re-use should be considered, wherever feasible.
- 1.6.4 *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services.
- 1.6.5 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

1.6.6 Sewage, Water and Stormwater

- 1.6.6.1 Planning for *sewage and water services* shall:
- a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:
 - 1. *municipal sewage services* and *municipal water services*; and
 - 2. *private communal sewage services* and *private communal water services*, where *municipal sewage services* and *municipal water services* are not available;
 - b) ensure that these systems are provided in a manner that:
 - 1. can be sustained by the water resources upon which such services rely;
 - 2. is feasible, financially viable and complies with all regulatory requirements; and
 - 3. protects human health and the natural environment;
 - c) promote water conservation and water use efficiency;
 - d) integrate servicing and land use considerations at all stages of the planning process; and
 - e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.
- 1.6.6.2 *Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas*. *Intensification* and *redevelopment* within *settlement areas* on existing *municipal sewage services* and *municipal water services* should be promoted, wherever feasible.
- 1.6.6.3 Where *municipal sewage services* and *municipal water services* are not provided, municipalities may allow the use of *private communal sewage services* and *private communal water services*.

- 1.6.6.4 Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not provided, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, these services may only be used for infilling and minor rounding out of existing development.
- 1.6.6.5 *Partial services* shall only be permitted in the following circumstances:
- a) where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing development; or
 - b) within *settlement areas*, to allow for infilling and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.
- 1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5 planning authorities may allow lot creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. The determination of sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.
- 1.6.6.7 Planning for stormwater management shall:
- a) minimize, or, where possible, prevent increases in contaminant loads;
 - b) minimize changes in water balance and erosion;
 - c) not increase risks to human health and safety and property damage;
 - d) maximize the extent and function of vegetative and pervious surfaces; and
 - e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.

1.6.7 Transportation Systems

- 1.6.7.1 *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.
- 1.6.7.2 Efficient use shall be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.

1.6.7.3 As part of a *multimodal transportation system*, connectivity within and among *transportation systems* and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and *active transportation*.

1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.

1.6.8 Transportation and Infrastructure Corridors

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

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

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

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

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

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

1.6.9 Airports, Rail and Marine Facilities

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

a) their long-term operation and economic role is protected; and

- b) *airports, rail facilities and marine facilities and sensitive land uses* are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6.

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

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

1.6.10 Waste Management

1.6.10.1 *Waste management systems* need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion.

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

1.6.11 Energy Supply

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

1.6.11.2 Planning authorities should promote *renewable energy systems* and *alternative energy systems*, where feasible, in accordance with *provincial and federal requirements*.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;

- b) optimizing the long-term availability and use of land, resources, *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities*;
- c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;
- e) promoting the redevelopment of *brownfield sites*;
- f) providing for an efficient, cost-effective, reliable *multimodal transportation system* that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;
- g) providing opportunities for sustainable tourism development;
- h) providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;
- i) promoting energy conservation and providing opportunities for development of *renewable energy systems* and *alternative energy systems*, including district energy;
- j) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- k) encouraging efficient and coordinated communications and telecommunications infrastructure.

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

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

1. maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and
 2. maximizes opportunities for the use of *renewable energy systems* and *alternative energy systems*; and
- g) maximize vegetation within *settlement areas*, where feasible.

2.0 Wise Use and Management of Resources

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

Accordingly:

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features* and *ground water features*.

2.1.3 *Natural heritage systems* shall be identified in Ecoregions 6E & 7E¹, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.

2.1.4 *Development and site alteration* shall not be permitted in:

- a) *significant wetlands* in Ecoregions 5E, 6E and 7E¹; and
- b) *significant coastal wetlands*.

2.1.5 *Development and site alteration* shall not be permitted in:

- a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
- b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
- c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
- d) *significant wildlife habitat*;
- e) *significant areas of natural and scientific interest*; and
- f) *coastal wetlands* in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b)

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

¹ Ecoregions 5E, 6E and 7E are shown on Figure 1.

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

2.2 Water

- 2.2.1 Planning authorities shall protect, improve or restore the *quality and quantity of water* by:
- a) using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
 - b) minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
 - c) identifying water resource systems consisting of *ground water features, hydrologic functions, natural heritage features and areas, and surface water features* including shoreline areas, which are necessary for the ecological and hydrological integrity of the *watershed*;
 - d) maintaining linkages and related functions among *ground water features, hydrologic functions, natural heritage features and areas, and surface water features* including shoreline areas;
 - e) implementing necessary restrictions on *development and site alteration* to:
 - 1. protect all municipal drinking water supplies and *designated vulnerable areas*; and
 - 2. protect, improve or restore *vulnerable* surface and ground water, *sensitive surface water features and sensitive ground water features*, and their *hydrologic functions*;
 - f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
 - g) ensuring consideration of environmental lake capacity, where applicable; and

- h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

2.2.2 *Development and site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored.

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

2.3 Agriculture

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

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

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

2.3.3 Permitted Uses

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

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

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

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

2.3.4 Lot Creation and Lot Adjustments

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

- a) *agricultural uses*, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
- c) *a residence surplus to a farming operation* as a result of farm consolidation, provided that:
 - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
 - 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- d) *infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

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

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

2.3.5 Removal of Land from Prime Agricultural Areas

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

2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

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

- a) extraction of *minerals, petroleum resources* and *mineral aggregate resources*, in accordance with policies 2.4 and 2.5; or

- b) limited non-residential uses, provided that all of the following are demonstrated:
 - 1. the land does not comprise a *specialty crop area*;
 - 2. the proposed use complies with the *minimum distance separation formulae*;
 - 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and
 - 4. alternative locations have been evaluated, and
 - i. there are no reasonable alternative locations which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

2.3.6.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

2.4 Minerals and Petroleum

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

2.4.2 Protection of Long-Term Resource Supply

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

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

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

2.4.3 Rehabilitation

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

2.4.4 Extraction in Prime Agricultural Areas

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

2.5 Mineral Aggregate Resources

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

2.5.2 Protection of Long-Term Resource Supply

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

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

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

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

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

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

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

2.5.3 Rehabilitation

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

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

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

2.5.4 Extraction in Prime Agricultural Areas

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

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

- a) outside of a *specialty crop area*, there is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- b) in a *specialty crop area*, there is a substantial quantity of *high quality mineral aggregate resources* below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;
- c) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as *designated growth areas*, and resources

on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: *specialty crop areas*, Canada Land Inventory Class 1, 2 and 3 lands; and

d) agricultural rehabilitation in remaining areas is maximized.

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

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

2.6 Cultural Heritage and Archaeology

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes* shall be *conserved*.

2.6.2 *Development and site alteration* shall not be permitted on lands containing *archaeological resources or areas of archaeological potential* unless *significant archaeological resources* have been *conserved*.

2.6.3 Planning authorities shall not permit *development and site alteration on adjacent lands to protected heritage property* except where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

3.0 Protecting Public Health and Safety

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

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

Accordingly:

3.1 Natural Hazards

3.1.1 Development shall generally be directed to areas outside of:

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

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

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

3.1.3 Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.

- 3.1.4 Despite policy 3.1.2, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river, stream and small inland lake systems*:
- a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or
 - b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
- 3.1.5 *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:
- a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
 - b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; or
 - c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
- 3.1.6 Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources.
- 3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:
- a) *development* and *site alteration* is carried out in accordance with *floodproofing standards, protection works standards, and access standards*;
 - b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
 - c) new hazards are not created and existing hazards are not aggravated; and
 - d) no adverse environmental impacts will result.

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

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

3.2 Human-Made Hazards

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

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

4.0 Implementation and Interpretation

4.1 This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after April 30, 2014.

4.2 In accordance with section 3 of the *Planning Act*, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” this Provincial Policy Statement.

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

4.3 This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.

4.4 This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.

4.5 In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.

4.6 This Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.

4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

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

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

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

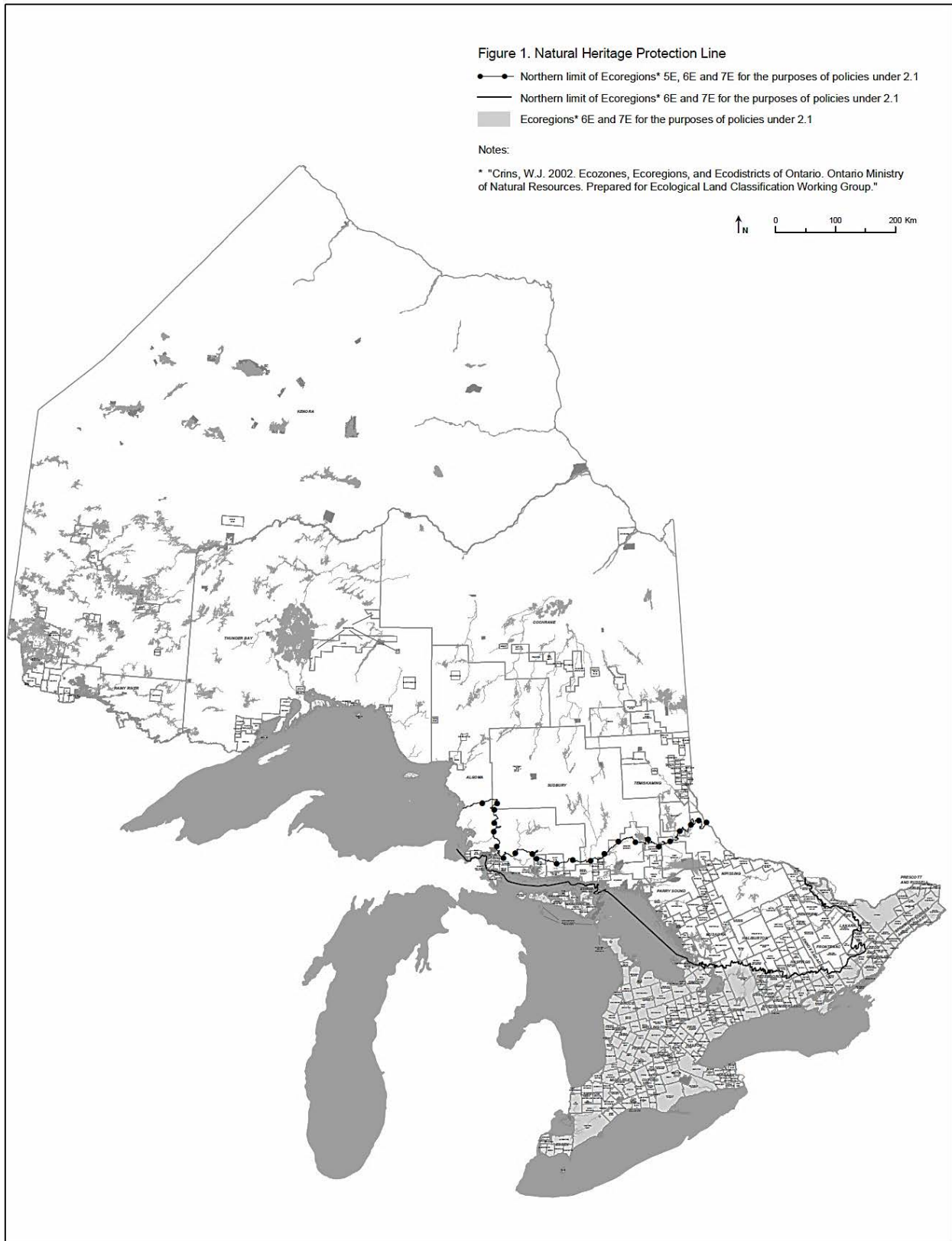
- 4.8 Zoning and development permit by-laws are important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement.
- 4.9 The policies of this Provincial Policy Statement represent minimum standards. This Provincial Policy Statement does not prevent planning authorities and decision-makers from going beyond the minimum standards established in specific policies, unless doing so would conflict with any policy of this Provincial Policy Statement.
- 4.10 A wide range of legislation, regulations, policies, and plans may apply to decisions with respect to *Planning Act* applications. In some cases, a *Planning Act* proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply.
- 4.11 In addition to land use approvals under the *Planning Act*, *infrastructure* may also require approval under other legislation and regulations. An environmental assessment process may be applied to new *infrastructure* and modifications to existing *infrastructure* under applicable legislation.

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

- 4.12 *Provincial plans* shall be read in conjunction with this Provincial Policy Statement and take precedence over policies in this Provincial Policy Statement to the extent of any conflict, except where legislation establishing *provincial plans* provides otherwise. Examples of these are plans created under the *Niagara Escarpment Planning and Development Act*, the *Ontario Planning and Development Act, 1994*, the *Oak Ridges Moraine Conservation Act, 2001*, the *Greenbelt Act, 2005* and the *Places to Grow Act, 2005*.
- 4.13 Within the Great Lakes - St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes - St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario, Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.

- 4.14 The Province, in consultation with municipalities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.
- 4.15 Municipalities are encouraged to establish performance indicators to monitor the implementation of the policies in their official plans.

5.0 Figure 1



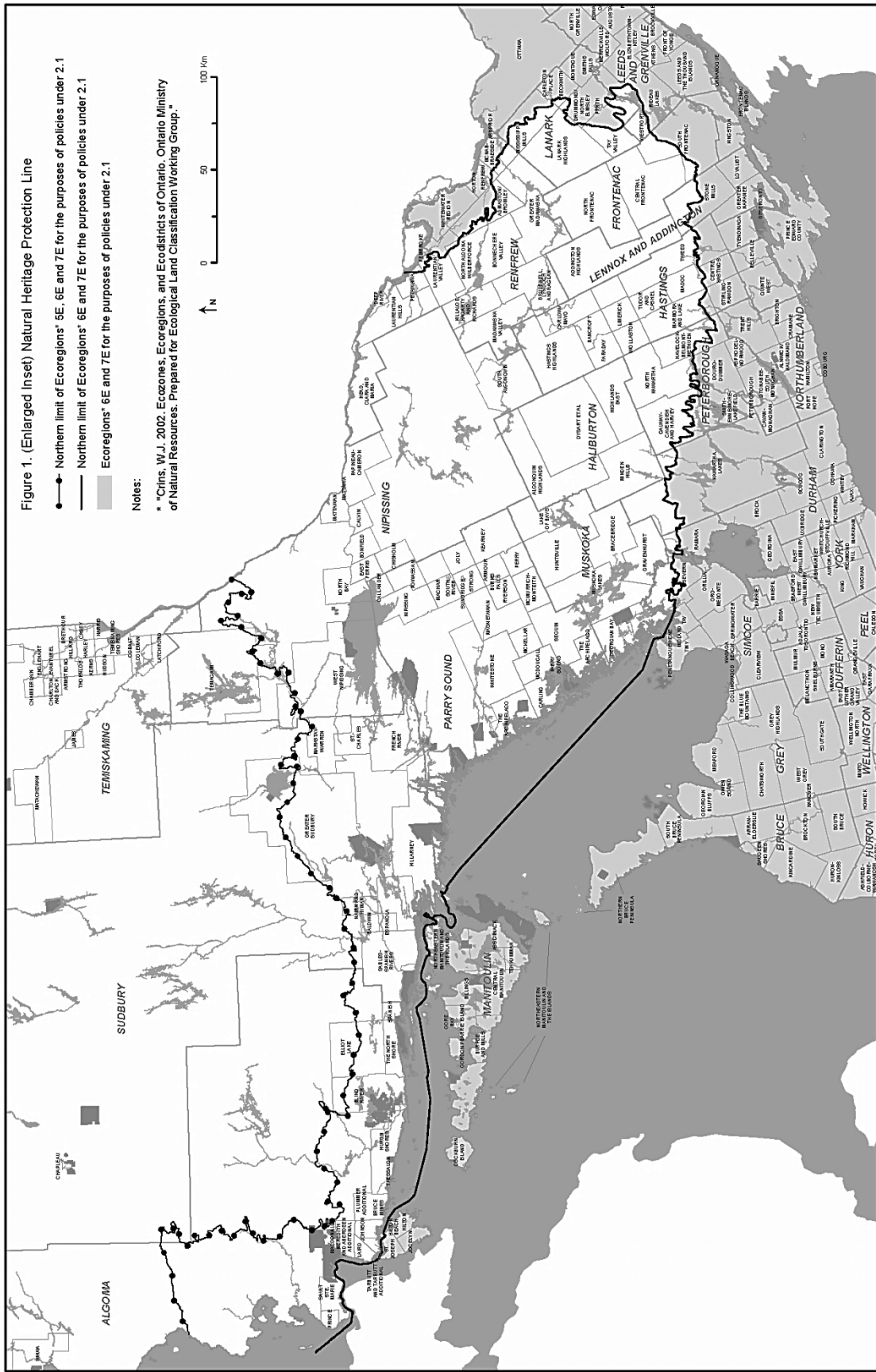


Figure 1. (Enlarged Inset) Natural Heritage Protection Line

- Northern limit of Ecoregions* 6E, 6E and 7E for the purposes of policies under 2.1
- Northern limit of Ecoregions* 6E and 7E for the purposes of policies under 2.1
- Ecoregions* 6E and 7E for the purposes of policies under 2.1

Notes:

* Crins, W.J., 2002. Ecoregions, Ecodistricts of Ontario. Ontario Ministry of Natural Resources. Prepared for Ecological Land Classification Working Group.

6.0 Definitions

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

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

Adjacent lands: means

- a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 2.1.8, those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development or site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and
- d) for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.

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

- a) impairment of the quality of the natural environment for any use that can be made of it;

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

Affordable: means

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

Agricultural condition: means

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

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals

for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

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

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

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

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

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

Areas of archaeological potential: means areas with the likelihood to contain *archaeological resources*. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The *Ontario Heritage Act* requires archaeological potential to be confirmed through archaeological fieldwork.

Areas of mineral potential: means areas favourable to the discovery of *mineral deposits*

due to geology, the presence of known *mineral deposits* or other technical evidence.

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

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

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

Coastal wetland: means

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

Comprehensive rehabilitation: means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

Comprehensive review: means

- a) for the purposes of policies 1.1.3.8 and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
 2. utilizes opportunities to accommodate projected growth or development through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;
 3. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
 4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
 5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
 6. considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
1. addresses long-term population projections, *infrastructure* requirements and related matters;
 2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and
 3. considers cross-jurisdictional issues.

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

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

approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

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

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

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

Designated growth areas: means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet

been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

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

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

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

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

Endangered species: means a species that is listed or categorized as an "Endangered Species" on the Ontario Ministry of Natural Resources' official Species at Risk list, as updated and amended from time to time.

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

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

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

Fish habitat: as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes.

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

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

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

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

where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

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

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

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

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

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

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

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

municipal approaches that achieve the same objectives.

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

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

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

Habitat of endangered species and threatened species: means

- a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the *Endangered Species Act, 2007* is in force, the area prescribed by that regulation as the habitat of the species; or
- b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and

places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

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

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the *Great Lakes - St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard or erosion hazard* limits.

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

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

Heritage attributes: means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Minerals: means metallic minerals and non-metallic minerals as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*.

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

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals

(e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

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

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

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

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

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

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

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

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

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

Natural heritage features and areas: means features and areas, including *significant wetlands, significant coastal wetlands*, other *coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat, significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), *habitat of endangered species and threatened species, significant wildlife habitat*, and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

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

Negative impacts: means

- a) in regard to policy 1.6.6.4 and 1.6.6.5, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy 2.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development or site alteration* activities;
- c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
- d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development or site alteration* activities.

Normal farm practices: means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

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

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products.

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

One hundred year flood level: means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

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

Partial services: means

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

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

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through *provincial plans*, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation is actively pursuing the identification of a corridor. Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the Province.

Portable asphalt plant: means a facility

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

Portable concrete plant: means a building or structure

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

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

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

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

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

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

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

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

Provincial and federal requirements: means

- in regard to policy 1.6.11.2, legislation, regulations, policies and standards administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy systems and ensuring that the necessary approvals are obtained;
- in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish and fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

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

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government

or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities do not include infrastructure.*

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

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

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

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

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

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

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

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for

private communal sewage services and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

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

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

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

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses.

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

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

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

Sensitive: in regard to *surface water features* and *ground water features*, means areas that are

particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

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

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

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

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

Significant: means

- a) in regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;

- c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

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

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

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

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

Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

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

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

Specialty crop area: means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

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

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

Threatened species: means a species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official Species at Risk list, as updated and amended from time to time.

Transit-supportive: in regard to land use patterns, means development that makes transit viable and improves the quality of the experience of using

transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

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

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

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

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

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

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

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

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

Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular

project or contract of road construction and not located on the road right-of-way.

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

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

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

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

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest."

Provincial Policy Statement

Ministry of Municipal Affairs and Housing

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ST. CLAIR REGION CONSERVATION
AUTHORITY

PLANNING AND REGULATIONS FEE
ADMINISTRATION GUIDELINES

Approved by SCRCA Board of Directors
December 1996

PLANNING AND REGULATIONS FEE ADMINISTRATION GUIDELINES

Revision and Approval Process

The SCRCA planning, regulation, mapping and other related fee schedule and guidelines are reviewed annually by the SCRCA staff. When reviewing the schedule and guidelines the following are considered:

- ❖ Fees which are charged by neighbouring authorities and municipalities within the watershed.
- ❖ The administration cost of carrying out the program or service.
- ❖ Is the fee imposed for major or for minor works
- ❖ Are the fee schedule and guidelines impartial

If staff feel changes are required to bring the fee schedule and guidelines up to date, the changes must be submitted to and approved by the Executive Committee/Full Authority Board. If no changes or alterations are made the fee schedule and guidelines are resubmitted to the Executive Committee/Full Authority Board for approval.

Notification Process

Once a fee schedule and accompanying guidelines has been approved by the Executive Committee/Full Authority Board a "Notice to all Public" outlining the current fees will be sent to all municipalities within the watershed of the SCRCA.

Appeal mechanism

The SCRCA Planning Department fees structure is set for one year period by the Authority's Executive Committee or Full Authority Board. However, if an applicant feels the required fee is unjustified, for whatever reason, they have the right to appeal the required fee. To appeal a fee which has been charged the applicant may submit a written request to the Executive committee/Full Authority Board to appeal the fee. The appeal may be a written or verbal presentation to the Executive Committee/Full Authority Board. The decision to charge the fee will be made by the Executive Committee/Full Authority Board.

Staff Report 11. (iv)



To: Board of Directors
Date: April 2, 2014
From: Donna Strang, Remedial Action Plan (RAP) Research Assistant
Claude Lafrance, Remedial Action Plan (RAP) Coordinator
Subject: St. Clair River Area of Concern (AOC)

2014 Areas of Concern (AOC) Workshop – Burlington, Ontario

On February 12-13, 2014, Claude Lafrance and Donna Strang attended Environment Canada's third biennial Great Lakes Areas of Concern Remedial Action Plan Implementation Workshop in Burlington, Ontario. The theme of the workshop was "Sharing Practical Beneficial Use Impairment (BUI) Strategies", focusing on methods of restoring beneficial uses and ultimately delisting Areas of Concern (AOC). The workshop brought together AOC coordinators, federal and provincial scientists and other administrators to share ideas, network and collaborate. Over 100 people attended the two day event.

Presentations delivered at the workshop provided many valuable updates on new science and approaches in moving the AOC program forward. Many of these could benefit the RAP for the St. Clair River AOC. In particular, lessons learned from sediment remediation conducted in other AOCs will be helpful during the implementation of the contaminated sediment project over the next few years and outreach activities introduced for such areas as the Detroit River and Hamilton Harbour could provide the opportunity to develop new and unique avenues to engage local communities.

Proceedings from the workshop are currently being prepared. All presentations and other related resources are available on the workshop website (www.amiando.com/GLAOC_2014workshop.html). The next workshop will be scheduled for 2016.



Participants at the Great Lakes Areas of Concern Remedial Action Plan Implementation Workshop hosted by Environment Canada in Burlington, Ontario (Photo Credit: Environment Canada, 2014).



Jon Gee and Jody McKenna of Environment Canada along with Chris Lompart of the Ontario Ministry of the Environment discuss approaches to delisting and post-Remedial Action Plan (RAP) considerations (Photo Credit: Environment Canada, 2014).

Save the Date! 2nd Biennial St. Clair River Area of Concern Symposium

On Thursday, September 18, 2014, the Binational Public Advisory Council (BPAC) will be sponsoring the second biennial St. Clair River Area of Concern Symposium at the Double Tree by Hilton Hotel in Port Huron, Michigan. The theme of this year's symposium will be "Bridging the Environment and Economy". Although planning is still underway, presentations are expected to cover topics including St. Clair River species and population dynamics, regulatory frameworks and new challenges facing the river. More information on the symposium and registration will be forthcoming in June.

Beneficial Use Impairment (BUI) Re-Designation Update

Degradation of Aesthetics

The draft "Degradation of Aesthetics" BUI status assessment for the St. Clair River which recommends re-designation from "impaired" to "not impaired" was accepted by the Walpole Island and Aamjiwnaang First Nations Heritage/Environment committees and has been forwarded to Chief and Council for concurrence. The report will likely be presented to the Binational Public Advisory Council (BPAC) in May 2014 for their support.



The Blue Water Bridge monitoring site for aesthetic quality of St. Clair River surface water. Aesthetic quality at this site was considered "excellent" (Photo Credit: SCRCA, 2012).

Beach Closings

A report is currently being prepared for the "Beach Closings" BUI for the St. Clair River which is currently identified as "impaired". The report will look at local remedial actions, *Escherichia coli* (*E. coli*) levels at beaches and swimming areas as well as comparisons between AOC and non-AOC beach closing frequencies. In addition, results of a DNA source track-down study at Centennial Park in Sarnia will be provided. The track-down study was designed to distinguish between human and avian sources of *E. coli*. Three years of beach monitoring data were collected through partnerships between the SCRCA, Lambton Public Health Unit, the Ministry of the Environment and the City of Sarnia.



Waterfowl at the Branton-Cundick swimming area along the St. Clair River. Feces from waterfowl are one of the sources of *E. coli* at local beaches (Photo Credit: SCRCA, 2012).

Restrictions on Dredging Activities

The "Restrictions on Dredging Activities" BUI status assessment was accepted by CRIC at their January, 2014 meeting. It recommends that this BUI be re-designated from "impaired" to "not impaired". It is currently under review by Walpole Island and Aamjiwnaang First Nations. Guidance on further community consultation is expected soon.

Great Lakes Sustainability Fund (GLSF) 2014-2015

Proposal evaluations for projects applying to the Great Lakes Sustainability Fund (GLSF) were completed in January 2014 and five projects benefitting the St. Clair River AOC were recommended for funding. The requested funding totalled \$330 000. In addition, four multi-year agreements remain active for the AOC this year. Approval by the Federal Minister of Environment is expected in the coming months.

Michigan Update – Degradation of Benthos Beneficial Use Impairment (BUI)

In March, the BPAC passed a motion to support the Michigan Department of Environmental Quality's (MDEQ) recommendation to re-designate the "Degradation of Benthos" BUI to "not impaired" on the American side of the St. Clair River.

The MDEQ prepared a comprehensive review of 14 studies conducted on the American side of the river that examined sediment chemistry, toxicity and benthic invertebrate communities. Results indicated that: 1) there were no significant areas of sediment contamination along the U.S. shoreline; 2) benthic invertebrates had high survival rates when exposed to sediment (low toxicity) and 3) benthic community structure on the American side of the St. Clair River was generally good and indicative of an unstressed community. The recommendation along with a letter of support from BPAC will continue through the American re-designation process in the following months.

The "Degradation of Benthos" BUI remains "impaired" on the Canadian side of the St. Clair River. Significant improvements in benthic communities have been observed over the past several years and a reassessment of this BUI will occur upon completion of the Sediment Management Project, which will see remediation of the last areas of contaminated sediment along the Canadian shoreline.

Drainage Act and Conservation Authorities Act Protocol (DART)
(a protocol for municipalities and CAs in drain maintenance and repair)
Completed Files

Municipal drain January-April 2014 activity report associated with the Drainage Act and Conservation Authorities Act Protocol (DART) approved by the Board April 18, 2013.

SCRCA DART Files

<i>FHR #</i>	<i>Municipality</i>	<i>Geographic Township</i>	<i>Drain Name</i>	<i>Project Description</i>	<i>2014 February</i>	<i>11.(ii) SCRs Issued</i>
2295	BROOKE-ALVINSTON	BROOKE	PARKER LUCAS DRAIN	CULVERT REPLACEMENT		1
2286	BROOKE-ALVINSTON	BROOKE	HOLMES DRAIN	BOTTOM CLEANOUT, BRUSHING BANK SLOPE, BRUSHING TOP OF BANK		3
2287	BROOKE-ALVINSTON	BROOKE	WARD DRAIN	CULVERT REPLACEMENT		1
2288	BROOKE-ALVINSTON	BROOKE	SOUTH WEIDMAN DRAIN	BOTTOM CLEANOUT BRUSHING BANK SLOPE		2
2289	ENNISKILLEN	ENNISKILLEN	SHEPHERD DRAIN	BOTTOM CLEANOUT, BRUSHING BANK SLOPE, BRUSHING TOP OF BANK		3
2290	ENNISKILLEN	ENNISKILLEN	4 TH CONCESSION DRAIN	CULVERT REPLACEMENT		1
2291	ENNISKILLEN	ENNISKILLEN	HESCOTT MACKSEY DRAIN	CULVERT REPLACEMENT		1
2292	ENNISKILLEN	ENNISKILLEN	STINSON DRAIN	BOTTOM CLEANOUT, BRUSHING BANK SLOPES, BRUSHING TOP OF BANK		3
2296	ENNISKILLEN	ENNISKILLEN	MCKENZIE DRAIN	CULVERT REPLACEMENT		1

SCRCA DART Files

2014 March

FHR #	Municipality	Geographic Township	Drain Name	Project Description	SCRs Issued
2295	CHATHAM-KENT	CHATHAM	LITTLE BEAR CREEK DRAIN	BOTTOM CLEANOUT, BRUSHING OF BANK SLOPE, CULVERT REPLACEMENT	3
2318	STRATHROY-CARADOC	CARADOC	YSEBERT DRAIN	BOTTOM CLEANOUT	1
2319	STRATHROY-CARADOC	CARADOC	GOVERNMENT DRAIN NO.1	BOTTOM ONLY CLEANOUT	1
2321	ST CLAIR TOWNSHIP	MOORE	ALEXANDER DRAIN	BOTTOM CLEANOUT, BRUSHING BANK SLOPE	2
2323	ST CLAIR TOWNSHIP	MOORE	GARDINER DRAIN	BOTTOM CLEANOUT, BRUSHING BANK SLOPE	2
2322	ST CLAIR TOWNSHIP	SOMBRA	BURGESS DRAIN	BOTTOM CLEANOUT, BRUSHING BANK SLOPE	2
2324	ST CLAIR TOWNSHIP	SOMBRA	POLI DRAIN	BOTTOM CLEANOUT, BRUSHING BANK SLOPE	2

Prepared By: Tracy Prince
April 5, 2014

ST CLAIR REGION CONSERVATION AUTHORITY
Statement of Revenue and Expenditure
For the Two Months Ended 28/02/2014

	Actual To Date		
	Revenue	Expenditures	Surplus(Deficit)
Flood Control & Erosion Control	\$147,675	\$57,067	\$90,609
Capital Projects/WECI	\$151,020	\$103,245	\$47,775
Conservation Area's Capital Development	\$26,265	\$890	\$25,375
IT Capital	\$0	\$0	\$0
Equipment	\$13,150	\$77	\$13,073
Planning & Regulations	\$55,880	\$38,571	\$17,310
Technical Studies	\$200,046	\$3,699	\$196,347
Recreation	\$26,592	\$36,780	(\$10,188)
Property Management	(\$24,254)	\$43,644	(\$67,898)
Education and Communication	\$534	\$30,496	(\$29,962)
Source Water Protection	\$0	\$30,830	(\$30,830)
Conservation Services/Healthy Watersheds	\$499,238	\$44,501	\$454,736
Administration/AOC Management	\$198,777	\$145,560	\$53,217
	\$1,294,923	\$535,359	\$759,564

Notes:

1. Board Approved Budget has not been input into accounting
2. Detailed statement available upon request
3. Provincial Funding and municipal levies have not been recorded in the accounting system

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**ST. CLAIR REGION CONSERVATION AUTHORITY
DISBURSEMENTS FROM OCT. TO NOV. 2013**

12 (ii)
Tracy Prince

Chq. No.	Date	Vendor	Amount	Description
15511	22/01/2014	BUFFETT, TAYLOR & ASSOCIATES INS. AGENCIES INC.	20,333.84	Group Benefits
15512	22/01/2014	Canadian Linen & Uniform	117.93	Floor Mats
15513	22/01/2014	CONSERVATION ONTARIO	12,389.00	CA Levy Installment 1
15514	22/01/2014	DALLAS CUNDICK	100.00	Work boot Allowance
15515	22/01/2014	FOREST CITY BUSINESS EQUIPMENT	372.90	Scanner Rental
15516	22/01/2014	FOREST CITY LEASING	293.80	Photocopier Rental
15517	22/01/2014	GENCARE SERVICES	740.15	Emerg. Generating System Tests & Maintenance
15518	22/01/2014	KLEEFMAN CLEANING SERVICES	536.75	Office Cleaning
15519	22/01/2014	KUCERA UTILITIES & FARM SUPPLY	59.65	Parts - Equipment Maintenance
15520	22/01/2014	MICROAGE BASICS	1,582.00	Travel, Meeting Expenses, Office Supplies
15533	22/01/2014	Middlesex Soil & Crop Improvement Association	250.00	Sponsorship MSCA AGM
15532	22/01/2014	MUNICIPALITY OF MIDDLESEX CENTRE	90.40	Room Booking - Soils Analysis Workshop
15521	22/01/2014	PETROLIA HOME HARDWARE	6.76	Vehicle Maintenance
15522	22/01/2014	PUROLATOR COURIER	66.27	Courier
15523	22/01/2014	Rogers Cable Communications Inc	180.74	Internet
15524	22/01/2014	SHOREPLAN ENGINEERING LTD.	3,627.47	Cathcart Phase III
15525	22/01/2014	ST.CLAIR REGION CON.FOUNDATION	380.00	Bingo - Feb. 12 & 23
15526	22/01/2014	Strathroy & District Chamber of Commerce	250.00	Home & Leisure Show
15527	22/01/2014	STRATHROY HOME HARDWARE BUILDING CENTRE	1,893.33	Boardwalks AWC Trails
15528	22/01/2014	SUN MEDIA CORPORATION	13.52	Advertising
15529	22/01/2014	SUPERIOR COMPUTER SALES INC.	497.20	Toner, GIS Server Switch
15530	22/01/2014	TOWNSHIP OF WARWICK	256.96	Utilities
15531	22/01/2014	Wyoming Tree Service	271.20	Snow Plowing - LCH
15534	23/01/2014	DOWLER KARN PROPANE	217.20	Propane
15535	23/01/2014	LEATHA JONES	380.00	Bingo
15536	23/01/2014	RAPID BINDING & LAMINATING	67.80	Poster Mounting & Laminating
1000	31/01/2014	BELL CANADA	90.85	Internet
1001	31/01/2014	BELL MOBILITY CELLULAR	58.05	PGWMN
1002	31/01/2014	BLUEWATER POWER	143.28	Hydro - 6011 Blackwell Side Road
1003	31/01/2014	BROOKE TELECOM CO-OP	43.84	PGWMN, Telephone WWK
15537	31/01/2014	CHAD ANDERSON	2,250.00	SARSF Grant for Wetland Creation
1004	31/01/2014	EASTLINK	45.15	Internet - LCH
1005	31/01/2014	ENTEGRUS SERVICES INC. (CHATHAM-KENT)	165.63	Hydro
1006	31/01/2014	ENTEGRUS SERVICES INC. (MIDDLESEX)	699.19	Hydro - Strathroy
1007	31/01/2014	EXECULINK INTERNET INC.-EFT	1,589.89	Telephone, Internet, Data gauges
1008	31/01/2014	HYDRO ONE Networks Inc.	3,053.23	Hydro
1009	31/01/2014	IBM CANADA LTD.	2,418.17	IBM Software
1010	31/01/2014	MASTERCARD	7,168.22	Staff Expenses - Ed. Supplies, Staff Educ., Office Equipment,

**ST. CLAIR REGION CONSERVATION AUTHORITY
DISBURSEMENTS FROM OCT. TO NOV. 2013**

12 (ii)
Tracy Prince

Chq. No.	Date	Vendor	Amount	Description
15538	31/01/2014	MUNICIPALITY OF STRATHROY-CARADOC	390.00	Building Permit - Clark Wright
1011	31/01/2014	PETRO CANADA INC.	1,211.93	Vehicle Fuel
1012	31/01/2014	ROGERS WIRELESS	1,612.01	Cell Phones
15539	04/02/2014	MELISSA GILL	261.42	Educational Supplies / Travel
15540	04/02/2014	UNIVERSITY OF GUELPH	791.00	Registration - Drainage Super. Course
15564	20/02/2014	1253611 ONT.LTD.O/A NOTHERS	629.88	Name Badges, Awards
15541	20/02/2014	21 SHELL & VARIETY	103.00	Fuel
15557	20/02/2014	BRIAN MCDUGALL	513.70	Travel
15543	20/02/2014	Canadian Linen & Uniform	117.93	Floor Mats
15544	20/02/2014	CITY OF SARNIA	108.55	2014 Interim Taxes
15546	20/02/2014	CONSERVATION ONTARIO	3,977.27	Annual GIS Software Costs
15547	20/02/2014	CORPORATION OF THE TOWN OF PETROLIA	199.00	2014 Interim Taxes
15581	20/02/2014	DAWN-EUPHEMIA TOWNSHIP	76.35	Water - 6632 Bentpath Line
15548	20/02/2014	DUN-RITE LANDSCAPING INC.	1,107.40	Snow Plowing - Strathroy, Clark Wright
15549	20/02/2014	ENVIRON INTERNATIONAL CORP.	5,558.84	SMO Report & Design Phase
15550	20/02/2014	FOREST CITY LEASING	293.80	Photocopier Rental
15552	20/02/2014	LANDSTRA CATERING	843.94	Directors Lunch & SWP Lunch
15551	20/02/2014	LEATHA JONES	380.00	Bingo
15553	20/02/2014	LOBLAW COMPANIES LIMITED	132.13	Food - Board Meeting & SWP Meeting
15554	20/02/2014	LONDEX OFFICE PRODUCTS	279.06	Office Supplies
15555	20/02/2014	LOVERS ATWORK OFFC.FURNITR.INC	1,875.62	Office Furniture
15556	20/02/2014	MCCARRON PLUMBING & HEATING LTD	343.44	Repair of Frozen Water Lines
15558	20/02/2014	MIDDLESEX PRINTING CORPORATION	919.70	Brochures - Trees, Living in Harmony
15542	20/02/2014	MUNICIPALITY OF BROOKE-ALVINSTON	1,017.00	2014 Interim Taxes
15559	20/02/2014	MUNICIPALITY OF CHATHAM KENT	5,632.52	2014 Interim Taxes
15560	20/02/2014	MUNICIPALITY OF LAMBTON SHORES	459.34	2014 Interim Taxes
15561	20/02/2014	MUNICIPALITY OF MIDDLESEX CENTRE	299.00	2014 Interim Taxes
15572	20/02/2014	MUNICIPALITY OF SOUTHWEST MIDDLESEX	755.36	2014 Interim Taxes
15562	20/02/2014	MUNICIPALITY OF STRATHROY-CARADOC	562.91	2014 Interim Taxes
15563	20/02/2014	MY FM	281.37	Advertising Package
15566	20/02/2014	PETROLIA HOME HARDWARE	12.84	Maintenance Supplies
15567	20/02/2014	PUROLATOR COURIER	181.65	Courier
15568	20/02/2014	Reich & Petch Architects	5,650.00	Accessibility Upgrade Evaluation
15569	20/02/2014	Rogers Cable Communications Inc	180.74	Internet
15570	20/02/2014	Shannon Vending Limited	164.85	Coffee
15571	20/02/2014	SHOREPLAN ENGINEERING LTD.	13,060.05	Cathcart Phase III
15545	20/02/2014	STEPHEN CLARK	473.17	Flood Data Expenses
15574	20/02/2014	STRATHROY HOME HARDWARE BUILDING CENTRE	386.43	Trail Signs
15575	20/02/2014	SUPERIOR COMPUTER SALES INC.	63.64	IT Setup Travel Charge

**ST. CLAIR REGION CONSERVATION AUTHORITY
DISBURSEMENTS FROM OCT. TO NOV. 2013**

12 (ii)
Tracy Prince

Chq. No.	Date	Vendor	Amount	Description
15573	20/02/2014	SUPERIOR PROPANE INC.	1,047.24	Propane
15576	20/02/2014	SWISH MAINTENANCE LIMITED	184.19	Building Maintenance Supplies
15565	20/02/2014	The Old Czech Hall	150.00	Hall Rental - AGM
15579	20/02/2014	TOWN OF PLYMPTON-WYOMING	251.44	Utilities - McEwen Park
15578	20/02/2014	TOWNSHIP OF ENNISKILLEN	844.97	2014 Interim Taxes
15577	20/02/2014	TOWNSHIP OF ST. CLAIR	15,158.58	2014 Interim Taxes
15580	20/02/2014	TRIPLE S SANITATION LTD.	245.00	Septic Pumpout
15582	20/02/2014	Van Bree Drainage And Bulldozing Ltd.	97,311.65	Cathcart Park Phase III
15583	20/02/2014	WORKPLACE SAFETY & INS. BOARD	3,034.72	Feb. 2014 WSIB
15584	20/02/2014	Wyoming Tree Service	271.20	Snow Plowing - LCH
15585	20/02/2014	Yellow Pages Group	24.97	Advertising
15597	21/02/2014	PRYLYNX	13,002.06	IBM Software Installation
2004	28/02/2014	BELL CANADA	45.65	Toll Free Line
2005	28/02/2014	BELL MOBILITY CELLULAR	20.03	Cell Phone - Education
2006	28/02/2014	BROOKE TELECOM CO-OP	187.54	Telephone AWC, PGWMN
2007	28/02/2014	EASTLINK	45.15	Internet - LCH
2008	28/02/2014	ENTEGRUS SERVICES INC. (CHATHAM-KENT)	70.97	Hydro - Stream gauge
2009	28/02/2014	EXECULINK INTERNET INC.-EFT	1,506.58	Telephone, Internet, Data gauges
2010	28/02/2014	HYDRO ONE Networks Inc.	3,249.23	Hydro
2000	28/02/2014	IBM CANADA LTD.	2,418.17	IBM Software
2001	28/02/2014	MASTERCARD	5,574.97	Staff Expenses - Conference Reg., Meeting Expenses, Biology Equipment, Books, Storage containers, License Fees, Staff Training, Advertising, Education Supplies, Subscription Renewal,
2002	28/02/2014	ONTARIO MINISTER OF FINANCE	4,145.65	Employer Health Tax
2003	28/02/2014	RECEIVER GENERAL	50,514.03	Income Tax/ CPP/ EI
2011	28/02/2014	ROGERS WIRELESS	1,057.37	Cell Phones
2012	28/02/2014	STAPLES BUSINESS DEPOT-EFT	949.49	Office Supplies, IT Supplies
2013	28/02/2014	TSC Stores	67.75	Ice Melt - Strathroy
15598	06/03/2014	4IMPRINT, INC.	529.57	Promotional Products
15599	06/03/2014	Avensys	248.70	Water Sample Bottles
15627	06/03/2014	BILL TURNER	200.00	Petty Cash
15631	06/03/2014	BRIAN MCDOUGALL	500.55	Meeting Expense, Travel
15602	06/03/2014	BUFFETT, TAYLOR & ASSOCIATES INS. AGENCIES INC.	10,346.29	Group Benefits
15603	06/03/2014	Burns Catering	1,228.68	AGM Lunch
15604	06/03/2014	Canadian Linen & Uniform	78.62	Floor Mats
15605	06/03/2014	CITY OF SARNIA	10,800.00	Wetland Clark Drain Grant
15612	06/03/2014	CLAUDE LAFRANCE	491.29	AOC Workshop, Meeting Expenses

**ST. CLAIR REGION CONSERVATION AUTHORITY
DISBURSEMENTS FROM OCT. TO NOV. 2013**

12 (ii)
Tracy Prince

Chq. No.	Date	Vendor	Amount	Description
15622	06/03/2014	DONNA STRANG	304.38	AOC Workshop, Meeting Expenses
15606	06/03/2014	ENVIRON INTERNATIONAL CORP.	5,783.44	SMO Report & Design Phase
15607	06/03/2014	FOREST CITY LEASING	293.80	Photocopier Rental
15630	06/03/2014	Graceview Enterprises Inc.	28,064.12	Clark Wright Additon - Draw 1
15609	06/03/2014	HAYTER-WALDEN PUBLICATIONS INC.	75.00	Subscription Renewal
15611	06/03/2014	KLEEFMAN CLEANING SERVICES	395.50	Office Cleaning
15610	06/03/2014	LEATHA JONES	380.00	Bingo
15613	06/03/2014	LOVERS ATWORK OFFC.FURNITR.INC	33,677.29	Office Furniture
15614	06/03/2014	MCCARRON PLUMBING & HEATING LTD	209.16	Repair of Frozen Water Lines
15608	06/03/2014	MELISSA GILL	211.26	Educational Supplies / Travel
15615	06/03/2014	MIDDLESEX PRINTING CORPORATION	1,049.53	2013 Annual Reports
15625	06/03/2014	MIKE TIZZARD	360.38	Travel, Advertising, Building Maintenance
15616	06/03/2014	MUNICIPALITY OF CHATHAM KENT	12,000.00	3 x Drain Grants
15601	06/03/2014	P.CASH-D.BRODIE	376.07	Misc. Expenses
15617	06/03/2014	PETROLIA HOME HARDWARE	17.63	Maintenance Supplies
15618	06/03/2014	PUROLATOR COURIER	115.43	Courier
15619	06/03/2014	RONA CASHWAY	484.19	Building Maintenance Supplies
15628	06/03/2014	SHANE WHITE	116.80	Building Maintenance Supplies
15620	06/03/2014	Shannon Vending Limited	54.95	Coffee
15621	06/03/2014	Spriet Associates	983.17	Engineering Services - WWK road
15626	06/03/2014	ST. CLAIR TOWNSHIP	6,070.46	2 x Drain Grants, Utilities
15624	06/03/2014	SUPERIOR COMPUTER SALES INC.	1,198.93	IT Equipment - Laptop for Education
15623	06/03/2014	SUPERIOR COMPUTER-NORTH STORE	645.23	Printer Toner
15600	06/03/2014	TERRY BARRIE	200.00	Petty Cash - LCH
15632	06/03/2014	TIM PAYNE	311.25	Travel, Meeting Expenses, Office Supplies
15633	06/03/2014	WOODS PEARSON & ASSOCIATES	8,267.08	Audit - Authority
15629	06/03/2014	WORKPLACE SAFETY & INS. BOARD	3,067.34	March 2014 WSIB
15634	06/03/2014	Yellow Pages Group	24.97	Advertising
15635	19/03/2014	ADVANTAGE FARM EQUIPMENT LTD.	98.95	RTV Maintenance
15636	19/03/2014	AGMEDIA INC.	67.00	Better Farming Renewal
15661	19/03/2014	BILL TURNER	112.99	Building Maintenance Supplies
15637	19/03/2014	Canadian Linen & Uniform	78.62	Floor Mats
15639	19/03/2014	CONSERVATION ONTARIO	1,500.00	CA Maps 2014 Subscription
15640	19/03/2014	DELTA POWER EQUIPMENT	847.50	Pallet Fork
15641	19/03/2014	DOUGLAS-KOZERA EXCAVATING ENVR	747.04	Septic System Repair
15642	19/03/2014	DOWLER KARN PROPANE	280.04	Propane
15638	19/03/2014	ERIN CARROLL	678.85	Staff Education, Meeting Expenses
15643	19/03/2014	FIRST AID ZONE	291.48	Eye Wash Stations
15644	19/03/2014	FOREST CITY BUSINESS EQUIPMENT	1,536.95	Photocopies

**ST. CLAIR REGION CONSERVATION AUTHORITY
DISBURSEMENTS FROM OCT. TO NOV. 2013**

12 (ii)
Tracy Prince

Chq. No.	Date	Vendor	Amount	Description
15645	19/03/2014	FRIENDS OF THE ST. CLAIR RIVER	8,000.00	MNR Wetland Restoration
15649	19/03/2014	Heather Long	214.43	Printer Cartridges & Misc. Office Supplies
15646	19/03/2014	KLEEFMAN CLEANING SERVICES	522.63	Office Cleaning
15647	19/03/2014	KUCERA UTILITIES & FARM SUPPLY	463.39	Parts - Equipment Maintenance
15648	19/03/2014	LOBLAW COMPANIES LIMITED	1,023.94	Gift Cards - Service Awards, Office Supplies
15650	19/03/2014	MSD Inc.	12,769.00	Picnic Tables - WWK, AWC, LCH
15651	19/03/2014	MY FM	337.87	Advertising
15667	19/03/2014	Ontario Land Trust Alliance INC.	40.00	SAR Webinars
15652	19/03/2014	PUROLATOR COURIER	95.53	Courier
15653	19/03/2014	Rogers Cable Communications Inc	180.74	Internet
15665	19/03/2014	SHANE WHITE	101.68	Pine Shavings, Work Boots
15655	19/03/2014	Shannon Vending Limited	109.90	Coffee
15656	19/03/2014	SHOREPLAN ENGINEERING LTD.	16,946.84	Cathcart Phase III
15657	19/03/2014	Shred-it International Inc.	1,078.71	Shredding
15654	19/03/2014	SRNA/LMBTN CHAMBER OF COMMERCE	70.01	Meeting with Local MP & MPP
15658	19/03/2014	SUN MEDIA CORPORATION	158.20	Advertising
15659	19/03/2014	SUPERIOR COMPUTER SALES INC.	54.24	IT Supplies
15660	19/03/2014	Toneguzzo Trucking & Excavating	248.60	Snow Plowing Wawanash
15663	19/03/2014	TOWNSHIP OF DAWN-EUPHEMIA	271.85	2014 Interim Taxes
15662	19/03/2014	TOWNSHIP OF WARWICK	936.00	2014 Interim Taxes
15664	19/03/2014	UPPER THAMES RIVER CONS. AUTH.	5,000.00	Tree Planting Program
15666	19/03/2014	Wyoming Tree Service	271.20	Snow Plowing - LCH
15669	25/03/2014	1841792 ONT. INC., BILL BRON ELECTRIC	3,300.58	Data cables & Electrical - Office
15668	25/03/2014	AUSABLE BAYFIELD CON.AUTHORITY	31,050.00	Tree Planting & Wetland Projects
15670	25/03/2014	BYCRAFT GARDENS, D. BYCRAFT	28.92	Pro Mix
15671	25/03/2014	Canadian Linen & Uniform	39.31	Floor Mats
15672	25/03/2014	PODOLINSKY FARM EQUIPMENT	136.21	Equipment Repair
15673	25/03/2014	ST.JOHN'S AMBULANCE	360.00	First Aid - Youth Hunt
15674	25/03/2014	University of Guelph	1,400.00	Staff Education
Total Disbursements January to March 2014			<u>535,596.07</u>	

**2014 GENERAL LEVY SUMMARY
AS OF March 31, 2014**

**GLYSUM2013
Tracy Prince
08-Apr-14**

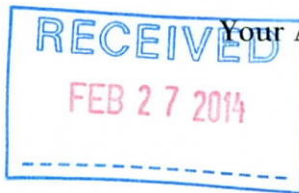
MUNICIPALITY	GROSS LEVY	PAID TO DATE	OUTSTANDING
-----	-----	-----	-----
Sarnia	\$ 262,507.00	\$	\$ 262,507.00
Chatham-Kent	87,280.00		87,280.00
Brooke-Alvinston Twp.	10,402.00		10,402.00
Dawn Euphemia Twp.	16,110.00		16,110.00
Enniskillen Twp.	11,332.00		11,332.00
Lambton Shores M.	32,027.00		32,027.00
Oil Springs V	1,329.00		1,329.00
Petrolia T	15,914.00		15,914.00
Plympton-Wyoming T	33,051.00		33,051.00
Point Edward V	15,801.00		15,801.00
St. Clair Twp.	73,194.00		73,194.00
Warwick Twp.	13,239.00		13,239.00
Adelaide Metcalfe Twp.	11,055.00		11,055.00
Middlesex Centre Twp.	13,569.00		13,569.00
Newbury V	1,035.00		1,035.00
Southwest Middlesex M.	7,403.00		7,403.00
Strathroy-Caradoc M.	53,687.00		53,687.00
TOTAL	\$ 658,935.00	\$ 0.00	\$ 658,935.00
	=====	=====	=====

2013 Annual Trading Summary

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 BCPCE07 - 5629
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03577


 ST. CLAIR REGION CONSERVATION
 AUTHORITY
 205 MILL POND CRES
 STRATHROY ON N7G 3P9


Your Account Number: 460-16010

Advisor

 Craig Emptage
 (519) 660-3259
 craig.emptage@scotiamcleod.com

Investment Team

 Laura Fairgrieve (519) 660-3215
 Michael Willemse (519) 660-3268

CURRENCY: Canadian Dollar

2013 TRADING ACTIVITY

Date	Activity	Quantity	Security Description	Price/Rate\$	Credit/Debit-
Feb 01	DIVIDEND	1	MANULIFE STRATEGIC INCOME FUND (559) REINVEST 01/31/13 @ 11.6306 PLUS FRACTIONS OF 0.230		
Mar 01	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 02/28/13 @ 11.8358 PLUS FRACTIONS OF 0.597		
Apr 01	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 03/28/13 @ 11.8046 PLUS FRACTIONS OF 0.643		
Apr 29	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 04/26/13 @ 11.9210 PLUS FRACTIONS OF 0.617		
Jun 03	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 05/31/13 @ 11.8337 PLUS FRACTIONS OF 0.709		
Jul 02	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 06/28/13 @ 11.6117 PLUS FRACTIONS OF 0.571		
Jul 29	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 07/26/13 @ 11.5423 PLUS FRACTIONS OF 0.575		
Sep 03	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 08/30/13 @ \$11.5132 PLUS FRACTIONS OF 0.889 BOOK VALUE \$10.24		
Sep 30	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 09/27/13 @ \$11.4259 PLUS FRACTIONS OF 0.562 BOOK VALUE \$6.42		
Oct 28	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 10/25/13 @ \$11.6828 PLUS FRACTIONS OF 0.683 BOOK VALUE \$7.98		
Dec 02	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 11/29/13 @ \$11.7175 PLUS FRACTIONS OF 0.815 BOOK VALUE \$9.55		
Dec 23	DIVIDEND		MANULIFE STRATEGIC INCOME FUND (559) REINVEST 12/20/13 @ \$11.7441 PLUS FRACTIONS OF 0.265 BOOK VALUE \$3.11		

NOTES

An Annual Trading Summary is issued whenever there has been trade activity in a non-registered account during the previous calendar year. This summary is intended to assist you in monitoring your trading activity and in calculating reportable income, capital gains and losses. The

JT48649811-0007153-03577-0001-0001-00-

2013 Annual Trading Summary

2 of 2

trading data applies only to this account and has been provided to the best of our ability. This summary is for record-keeping purposes only and is not a tax document.

The Annual Trading Summary lists all the trade-related activity in your non-registered account including:

- Sells, Buys
- Stock Dividends and Splits
- Reverse Splits
- Purchases, including Pre-Authorized Trading, Pre Authorized Chequing, Equity and Mutual Fund Dividend Reinvestment
- Redemption, Maturities, Systematic Withdrawals
- Contributions in Kind to a RRSP
- RRSP Swaps(Paid, Withdrawn, Refund)
- Name Changes, Mergers
- Exercises of Rights, Warrants and Options (Including Options Assignments)
- Delivery Against Payment (DAP) Sales
- Mortgage-Backed Securities Entries

Please note the "Date" column refers to the Settlement Date in the case of executed trades, or the Processing Date in the case of other entries.

Employees of Scotia Capital Inc. and/or employees of other members of the Scotiabank Groups are not authorized to provide tax or legal advice. Please consult your accountant or lawyer on such matters.

JTA8649811-0007154-03577



ACPCE07 - 9066
SWSTM11000_3916588_001 ED

06178

Account Number: 460-16010
Account Type: Regular Account
For the Period: February 1 to 28, 2014
Last Statement: December 31, 2013

ST. CLAIR REGION CONSERVATION
AUTHORITY
205 MILL POND CRES
STRATHROY ON N7G 3P9

Branch Information

148 Fullarton Street
Suite 1801
London ON
N6A 5P3

Phone: (519) 679-9490
Website: www.scotiamcleod.com
Branch Manager: Steve Hemphill



Your Wealth Advisor

Craig Emptage (519) 660-3259
craig.emptage@scotiamcleod.com

Your Investment Team

Laura Fairgrieve (519) 660-3215
Michael Willemse (519) 660-3268

CANADIAN Account Overview

Currency: CANADIAN DOLLAR

Asset Class Summary

	Feb. 28, 2014 Market Value	% of Total Assets
■ Fixed Income	690,789	100.00
Total Value of Account	\$690,789	100.00
Total Value on Last Statement, December 31, 2013	\$685,579	



100.00%

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Canada Revenue Agency and, for Quebec residents, the ministère du Revenu du Québec require investment dealers to report to them all dispositions of securities in non-trust accounts that are shown on your monthly statements. They remind you that the income or capital gains from these transactions must be reported on your annual income tax return. Kindly keep this statement for income tax purposes.

Details of Your Account Holdings

Type	Security Description	Quantity	Average Cost	Adjusted Book Value	Market Price	Market Value
Fixed Income						
CASH	CPN HYDRO QUEBEC BOOK ENTRY ONLY DUE 07/15/2016	685,000	79.819	546,760	96.555	661,402
CASH	CPN PROVINCE OF NOVA SCOTIA BOOK ENTRY ONLY DUE 12/01/2021	33,000	54.536	17,997	79.442	26,216
CASH	MANULIFE STRATEGIC INCOME FUND (559)	260.475	10.412	2,712	12.173	3,171
Total Fixed Income						\$690,789
Total Account Holdings				\$567,469	\$690,789	

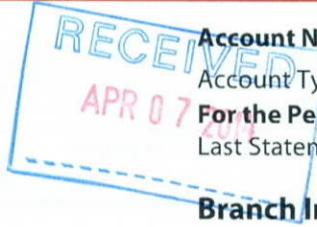
The average cost and adjusted book value displayed on this statement incorporates re-invested dividends and/or mutual fund distributions and does not necessarily reflect your original purchase price. Please see Average Cost & Adjusted Book Value in the Statement Notes for more information.

Monthly Activity

Date	Type	Activity	Description	Quantity	Price	Credit/Debit(-)
Opening Cash Balance						
\$0.00						
Feb. 03, 2014	CASH	DIVIDEND	MANULIFE STRATEGIC INCOME FUND (559) REINVEST 01/31/14 @ \$12.0495 PLUS FRACTIONS OF 0.205 BOOK VALUE \$14.52	1		
Closing Cash Balance						\$0.00

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Account Number: 460-16010
Account Type: Regular Account
For the Period: March 1 to 31, 2014
Last Statement: February 28, 2014

ST. CLAIR REGION CONSERVATION
 AUTHORITY
 205 MILL POND CRES
 STRATHROY ON N7G 3P9

Branch Information

148 Fullarton Street
 Suite 1801
 London ON
 N6A 5P3

Phone: (519) 679-9490
Website: www.scotiamcleod.com
Branch Manager: Steve Hemphill

Your Wealth Advisor

Craig Emptage (519) 660-3259
 craig.emptage@scotiamcleod.com

Your Investment Team

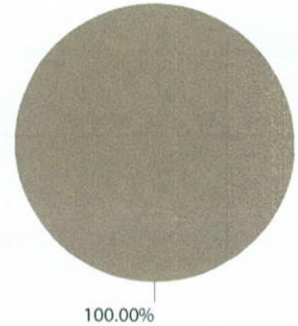
Laura Fairgrieve (519) 660-3215
 Michael Willemse (519) 660-3268

CANADIAN Account Overview

Currency: CANADIAN DOLLAR

Asset Class Summary

	Mar. 31, 2014 Market Value	% of Total Assets
■ Fixed Income	690,713	100.00
Total Value of Account	\$690,713	100.00
Total Value on Last Statement, February 28, 2014	\$690,789	



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 Canada Revenue Agency and, for Quebec residents, the ministère du Revenu du Québec require investment dealers to report to them all dispositions of securities in non-trust accounts that are shown on your monthly statements. They remind you that the income or capital gains from these transactions must be reported on your annual income tax return. Kindly keep this statement for income tax purposes.

Details of Your Account Holdings

Type	Security Description	Quantity	Average Cost	Adjusted Book Value	Market Price	Market Value
Fixed Income						
CASH	CPN HYDRO QUEBEC BOOK ENTRY ONLY DUE 07/15/2016	685,000	79.819	546,760	96.565	661,470
CASH	CPN PROVINCE OF NOVA SCOTIA BOOK ENTRY ONLY DUE 12/01/2021	33,000	54.536	17,997	78.960	26,057
CASH	MANULIFE STRATEGIC INCOME FUND (559) ** Book Value Adjusted **	261.653	10.420	2,726	12.177	3,186
Total Fixed Income						\$690,713

Total Account Holdings	\$567,483	\$690,713
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The average cost and adjusted book value displayed on this statement incorporates re-invested dividends and/or mutual fund distributions and does not necessarily reflect your original purchase price. Please see Average Cost & Adjusted Book Value in the Statement Notes for more information.

Monthly Activity

Date	Type	Activity	Description	Quantity	Price	Credit/Debit(-)	
Opening Cash Balance							\$0.00
Mar. 03, 2014	CASH	DIVIDEND	MANULIFE STRATEGIC INCOME FUND (559) REINVEST 02/28/14 @ \$12.1728 PLUS FRACTIONS OF 0.535 BOOK VALUE \$6.51				
Mar. 31, 2014	CASH	DIVIDEND	MANULIFE STRATEGIC INCOME FUND (559) REINVEST 03/28/14 @ \$12.1786 PLUS FRACTIONS OF 0.643 BOOK VALUE \$7.83				

Closing Cash Balance	\$0.00
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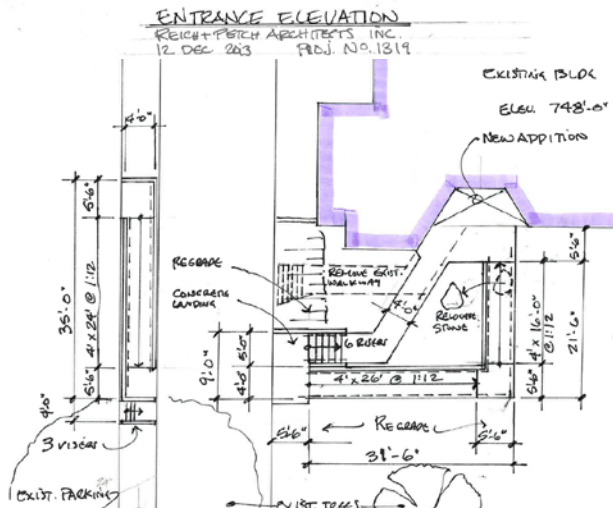
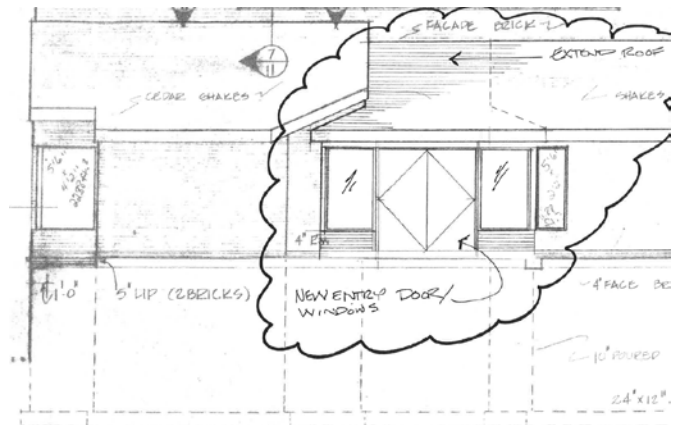
Staff Report

12.(v)



To: Board of Directors
Date: April 4, 2014
From: Tracy Prince, Director of Finance
Rick Battson, Director of Communications
Brian McDougall, General Manager
Subject: Administrative Office Accessibility Improvements

- ❖ St. Clair Region Conservation Authority is committed to treating all people in a way that allows them to maintain their dignity and independence. We believe in integration and equal opportunity. We are committed to meeting the needs of people with disabilities in a timely manner, and will do so by preventing and removing barriers to accessibility and meeting accessibility requirements under the Accessibility for Ontarians with Disabilities Act (AODA).
- ❖ As part of the Authority's Multi Year Plan to meet the requirements of AODA, the Authority has completed the following
 - website has been updated to the appropriate format (WCAG 2.0, Level A)
 - staff training is completed annually as a refresher and training has been incorporated in new staff training
- ❖ under the accessibility standards for the Design of Public Spaces, accessible off street parking, building access, restrooms and service counters were identified as projects to be undertaken in association with other works
- ❖ Plans to repave the parking lot and install improved access to meet the Building Code have been in place for several years
- ❖ With the implementation of AODA, and the opportunity to obtain grants to support some of the proposed works, staff applied to Enabling Accessibility Fund under the Workplace Accessibility sector
- ❖ Designs and cost estimates were obtained to support this application
- ❖ Staff were successful in obtaining \$50,000 in grant to support the proposed improvements



- ❖ The cost estimate for the project at right provides a total cost of \$136,400 plus contingencies and taxes

- ❖ Some savings are expected to be achieved by existing staff completing the works (demolition, concrete work, landscaping)

- ❖ Some additional work (window replacement) may be added and contingencies are always appropriate when renovating

- ❖ The approved 2014 Authority budget identified \$75,000 for building maintenance much of this funding being carried forward from 2013

- ❖ Approximately \$25,000 of those maintenance funds will be required for other works with \$50,000 remaining to support this project

- ❖ In accounting for contingencies, taxes, added work and project savings, we estimate that a maximum of \$80,000 may be required to complete the work

- ❖ The work is proposed to be completed this summer

CONSTRUCTION COST SUMMARIES, ELEMENTAL FORMAT

DESCRIPTION	ITEM TOTALS	%
Barrier Free Parking	\$1,700	1%
Barrier Free Access to Building	\$43,690	27%
Barrier Free Entry to Building	\$12,570	8%
Barrier Free Path of Travel / Lobby Reconfiguration / Washrooms	\$56,950	35%
Miscellaneous	\$3,700	2%
General Requirements & Fee	\$17,792	11%
Contingencies	\$27,280	17%
TOTAL CURRENT CONSTRUCTION COST ESTIMATE (EXCL. HST)		\$163,682

Staff Report

12. (vi)



To: Board of Directors
Date: April 10, 2014
From: Tracy Prince, Director of Finance
Subject: JCP Application - Update

The Conservation Authority submitted a pre-proposal to the Ministry of Training, Colleges and Universities for a Job Creation Partnership Program involving eight participants in December 2013. The application requests funding of \$112,941 for wages and \$29,566 for support.

Resource Technicians (3): April 21 – October 17 (26 weeks)
Flood Management Assistant: April 7 – December 19 (37 weeks)
Fisheries Technician: April 7 - January 24 (42 weeks)
Planning Technician: April 7 - January 24 (42 weeks)
Conservation Services Technician: April 21 – October 17 (26 weeks)
Documentation Clerk: April 7: December 19 (37 weeks)

The proposal was approved by the Ministry of Training, Colleges and Universities on April 9, 2014 for the proposed positions. The job openings have been posted on the website and we plan to have the positions filled with successful applicants starting May 5, 2014.

Moved by:

Seconded by:

That the Board of Directors acknowledges the report dated April 10, 2014 on the approval from the Ministry of Training, Colleges and University for the JCP program involving eight participants.

Staff Report

13.(i)



To: Board of Directors
Date: April 3, 2014
From: Rick Battson
Subject: SCRCA Members' Tour

Staff is proposing a Conservation Authority Tour on Thursday, June 26, 9:00 – 1:00. The bus will leave and return to the A.W. Campbell Conservation Area. We will have lunch followed by the Board meeting. This year, we will be focusing on projects in the upper eastern portion of our watershed and will highlight Conservation Services projects.

Highlights of Tour

- A.W. Campbell Conservation Area
- Wetland, prairie and tree planting projects on private lands
- Electro-fishing demonstration at Coldstream Conservation Area
- Strathroy Community Conservation Programs – Alexandra Park
- Strathroy Pool Tour



Staff Report

13. (ii)



To: Board of Directors
Date: April 2, 2014
From: Sharon Nethercott, Melissa Gill
Subject: Conservation Education Progress Report

Winter Programing

Thanks to a rather deep layer of snow, many primary classes were booked into the Nature In Winter Program. However, the Polar Vortex created temperatures too severe to allow all classes to participate. A few classes still made the trek to Henderson C.A. where they had the opportunity to learn about snow insulation, animal tracks, and coping with winter. Some lucky students even hand-fed Black-capped Chickadees and Red Breasted Nuthatches.

A list of our in-school sponsored programs follows:

- St. Clair River Bottom Critters: Grades k-9
- Go With The Flow (groundwater) Grades 4-10
- River Rap: Grades 4-10
- Aquatic Species At Risk: Grades 4-10
- Spring Water Awareness Program: Grades K-6

Program Development & Expansion

Go with the Flow: Began development of curriculum based programs specialized for grades Kindergarten through grade 3. This expansion will make the program accessible to all elementary grades as well as several high school level classes. More students will learn the importance of water in their own lives and their greater watershed community.

Alternative Energy Solutions: Developed an in-school version of this popular outdoor program allowing staff to reach a more diverse audience within our watershed. The program has also been expanded with curriculum based programming now being offered to grades 1 – 8. Many in-school bookings are scheduled for April 2014.

Introduction to Entomology: Currently developing an Entomology program for the High School level providing curriculum appropriate programming for grades 9, 11 and 12. Using insects as a guide, this program will explore a wide range of topics including; classification, insects as bio-indicators, human impacts on ecosystems, climate change, restoration and

rehabilitation techniques. This program aims to provide students with hands-on experience performing field sampling techniques & to demonstrate tangible real-life examples of biological theories learned in the classroom.

Maple Syrup Festival

Following a delayed start to the sap flow, 1,000 people were welcomed to the Sugar Bush at A.W. Campbell Conservation Area on March 15th and 16th. Visitors viewed historical demonstrations of First Nations, Pioneer and Modern methods of collecting sap and turning it into liquid gold. The Alvinston Firefighters prepared many pancake and sausage meals for hungry visitors

Sydenham River Canoe Race

Mark your calendars for this year's Canoe Race: Sunday April 13, 2014. We look forward to another great turn out for this Conservation Education Fund Raiser! In an attempt to reduce the number of competitors in the Recreation Class, it has been divided into Competitive and Lazy River Classes. Other less used classes have been eliminated. Check our website for more details.

Special Events

Aamjiwnaang Earth Day Celebration, April 26, 2014: Upon request, SCRCA will be participating in this day-long annual event. We will be providing a display of aquatic life found within our watershed & offering educational games & activities for the community to enjoy.

Community Partnership

LWI Young Naturalist Groups: Staff continue to run outdoor meetings for both the Young Naturalist Group (ages 7-11) and the Junior Conservationist Group (ages 12 +). Some recent meetings have included Astronomy Night, Woodcock Peenting, Owl Prowls, & workdays at Bluewater Centre for Raptor Rehabilitation. One of LWI's Young Naturalist members was recently nominated for the Margaret & Carl Nunn Camp Scholarship Award through Ontario Nature. Winners will be awarded a 4 day scholarship to Camp Kawartha in Peterborough ON!

Return the Landscape: One staff person continues to sit on the Return the Landscape Committee. This group aims to rescue native flora from development sites and replant them within native landscapes within Lambton County. Some current projects include: Lanxess/VIP Rail compensation planting, acquisition of a new 'naturalization station' @ the Pointlands in Sarnia, & Schoolyard plantings @ Aamjiwnaang Day Care & King George VI.