



The Living City Policies

for Planning and Development in the
Watersheds of the Toronto and Region
Conservation Authority (DRAFT)

Public Information Session
May 21, 2014





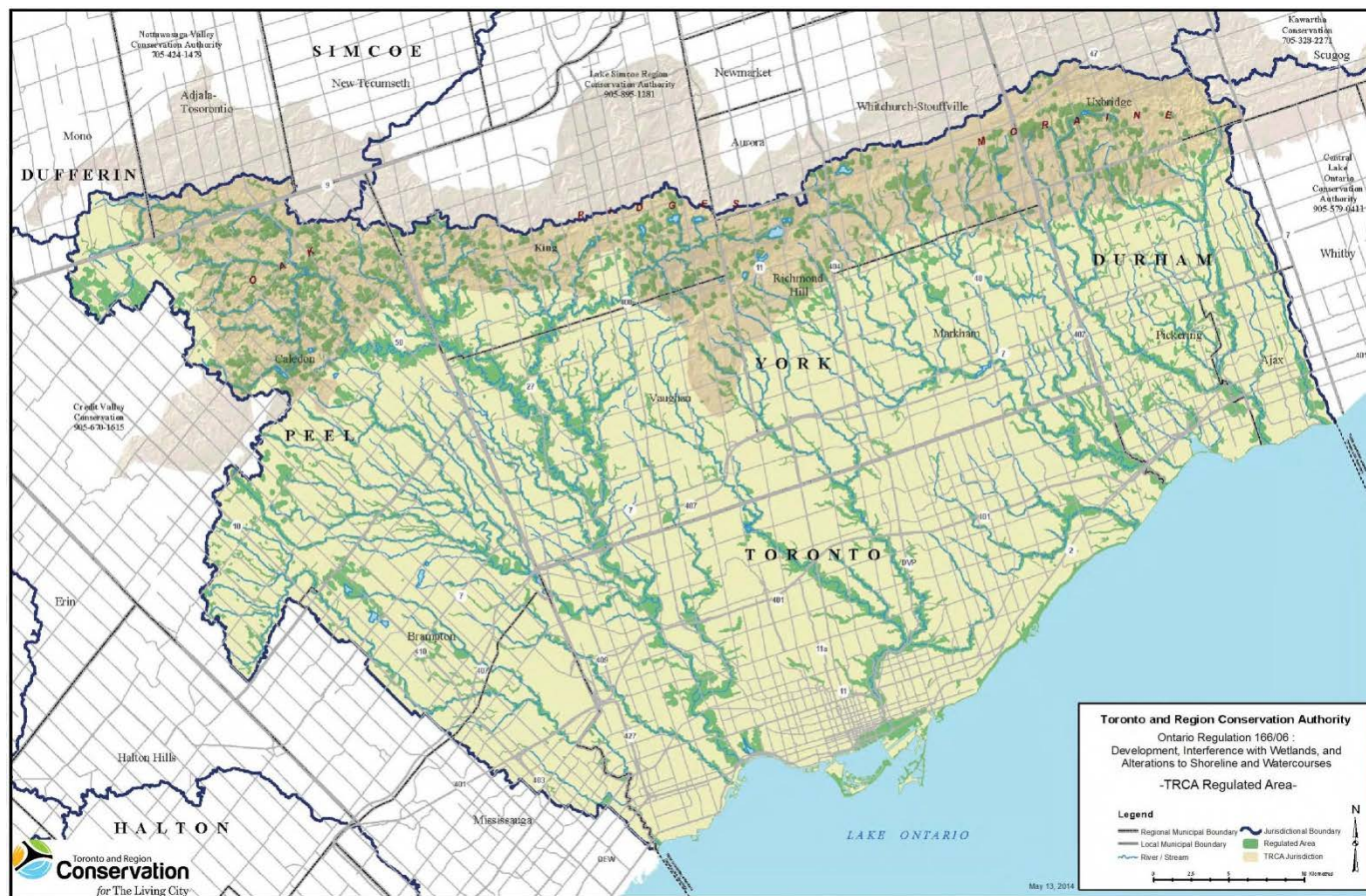
Presentation Outline

- TRCA's Jurisdiction
- Purpose of The Living City Policies
- CA Roles and Responsibilities
- Document Outline
- Process and Timelines
- Questions



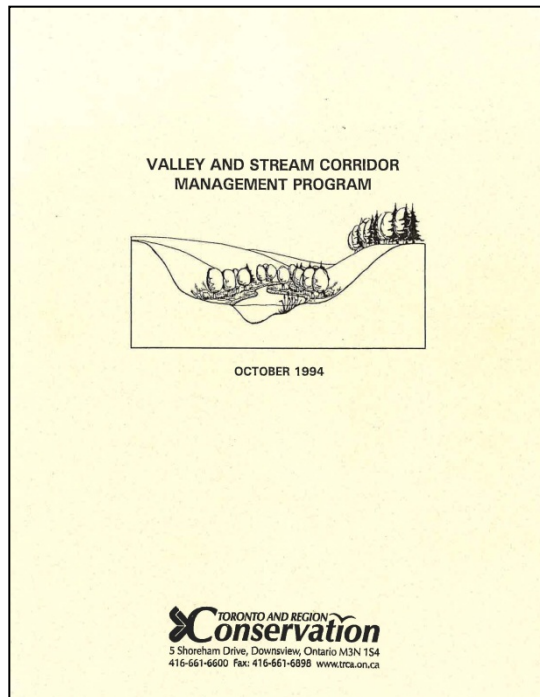


TRCA Regulated Areas

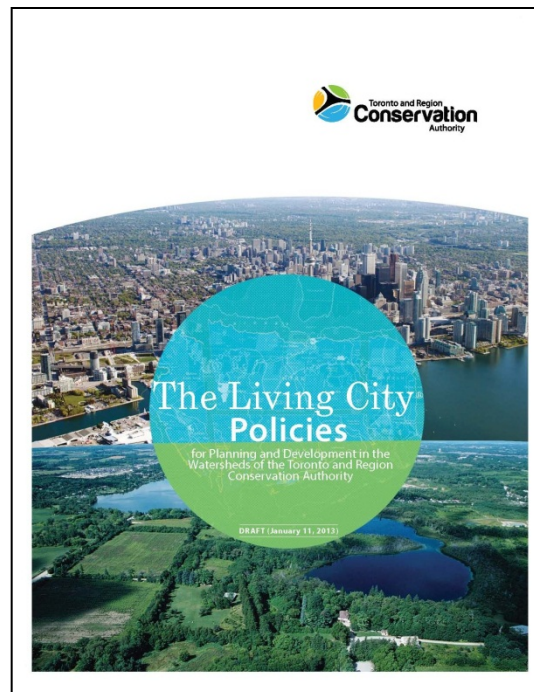




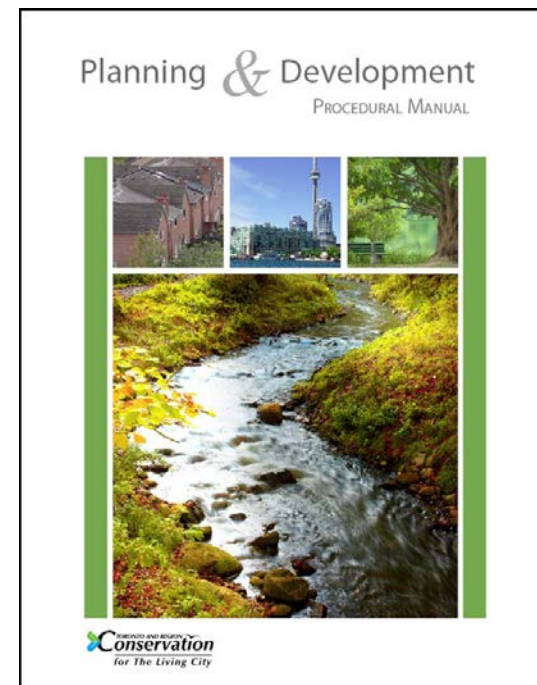
TRCA Policies & Procedures



Board Approved
Policies



Updated Draft Policy
Document - External
Consultation Process



Procedural Manual
Procedures, Checklists &
Guidelines



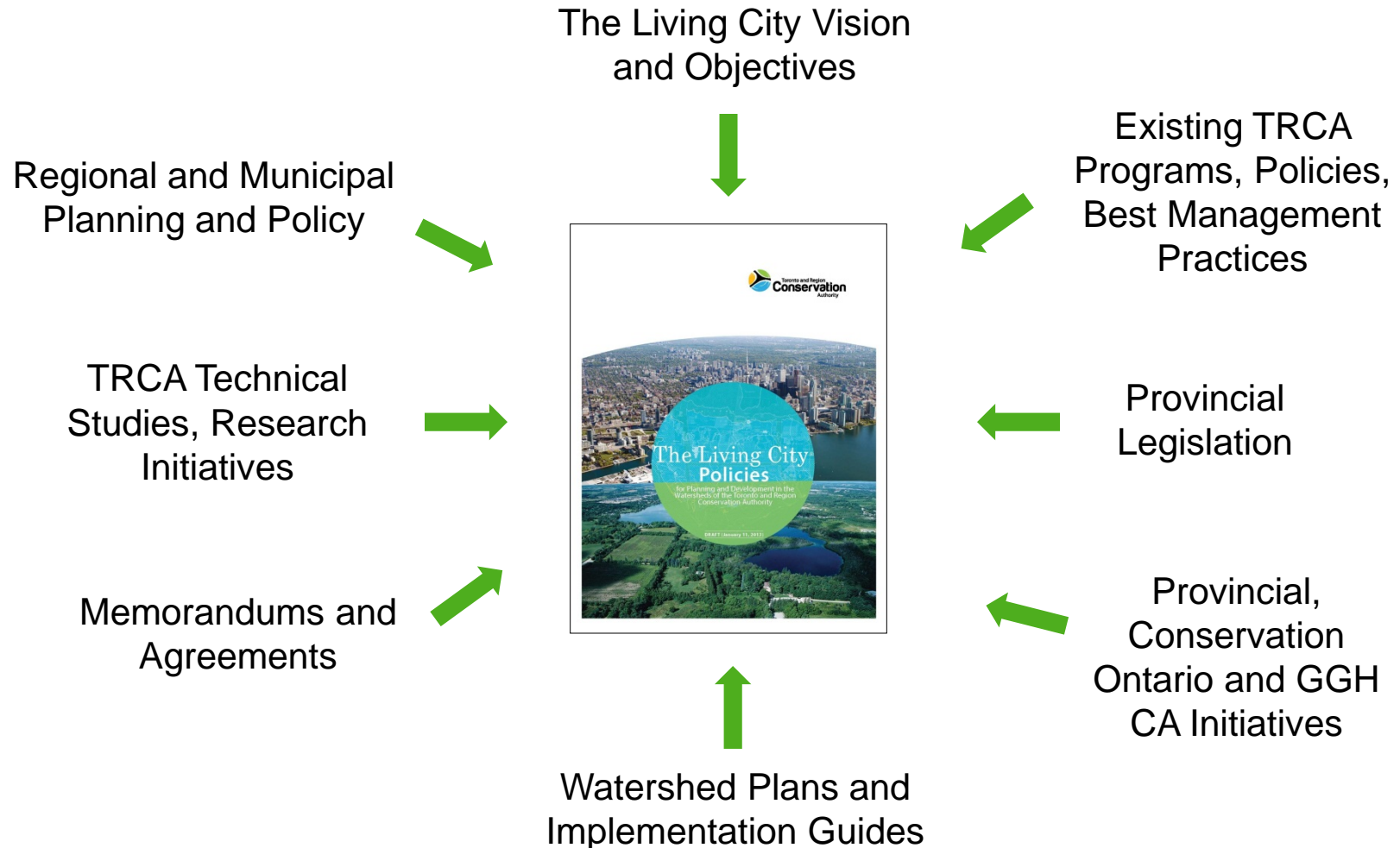
Purpose of The Living City Policies

- To guide TRCA review of planning applications and environmental assessments;
- To provide the basis for approving permit applications under Section 28 of the *Conservation Authorities Act*;
- To inform TRCA's advocacy role for The Living City in the planning and development process; and
- To assist and enable our partners' and stakeholders' contributions to building The Living City.



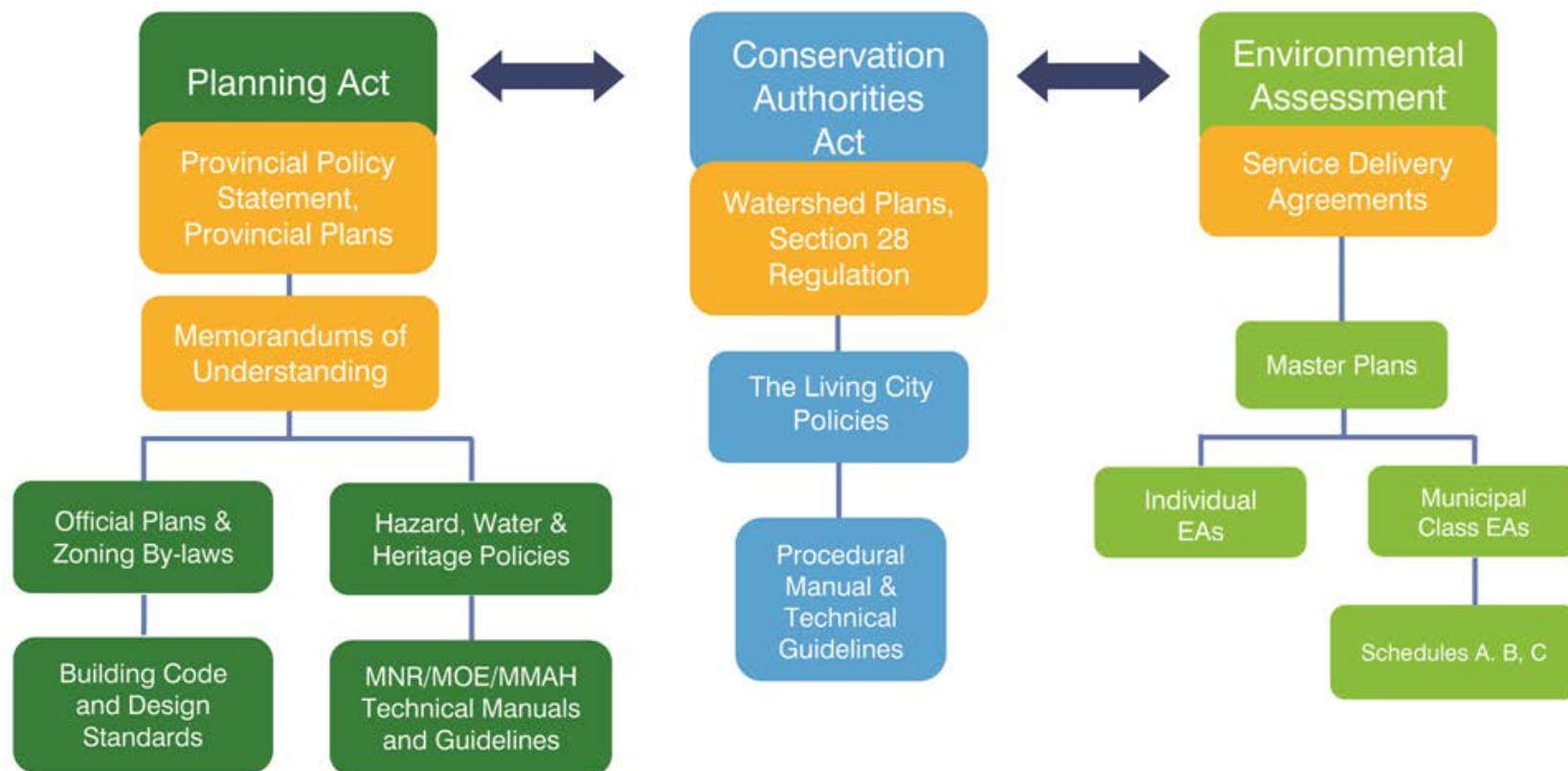


Developing The Living City Policies





Section 3 – Legislative Foundation

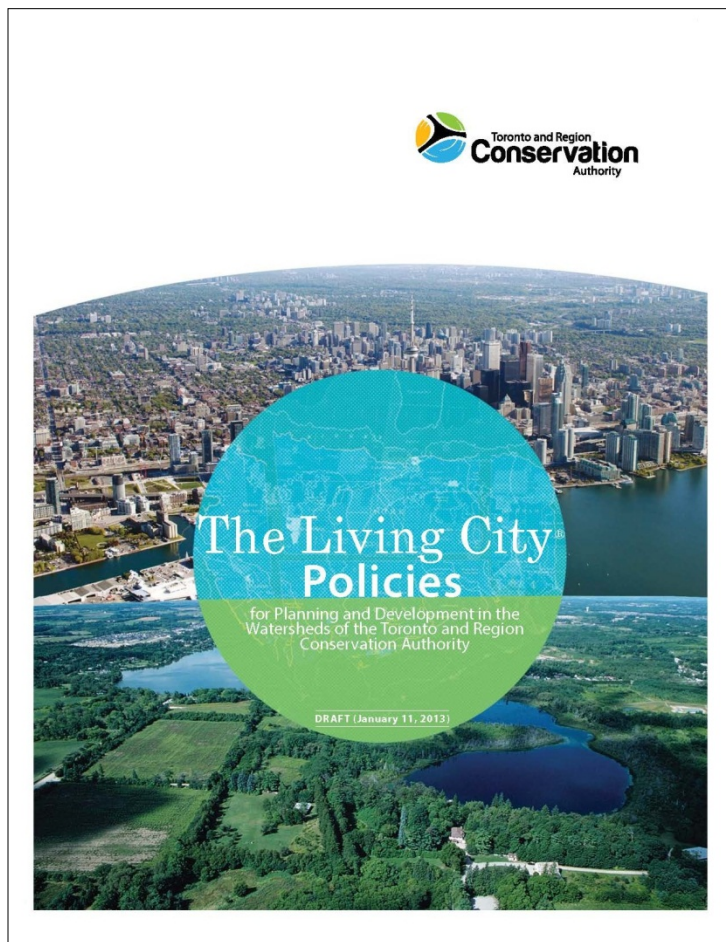




CA Roles and Responsibilities

<i>Role</i>	<i>Type of Role</i>	<i>Required or Voluntary</i>	<i>Representing</i>	<i>Result</i>
Regulatory Agency	Decision making	Required	Provincial interests	Decision required
Delegated 'Provincial Interest'	Review/ Commenting	Required	Provincial interests	Comments must be considered
Public Commenting Bodies	Review/ Commenting	Depends on how role is defined	CA Board interests	Comments should be considered
Resource Management Agencies	Review/ Commenting	Voluntary	CA Board interests	Comments may be considered
Service Providers	Service	Terms of the Agreement	Terms of the agreement	Depends on terms of service agreement
Landowners	Review/ Commenting	Voluntary	CA Board interests	Comments may be considered

Adapted from MNR Procedural Manual: Policies and Procedures for Conservation Authority Plan Review and Permitting Activities, May 2010



1. Introduction
 2. The Toronto Region
 3. Legislative Foundation
 4. TRCA History & Evolution to The Living City
 5. The Living City
 6. Paths to Achieving The Living City: Policies for Sustainable Communities
 7. Policies for Environmental Planning
 8. Regulation Policies
- Appendices
- Glossary
- References



Sustainable Communities Policies (Section 6)

- **Advocacy Policies:**
 - Promote and encourage Living City program interests in planning and development
 - Reflect TRCA's role as a scientific resource, a collaborator and supportive implementer
 - Complement mandated responsibilities of natural heritage and natural hazard management
 - Recommendations to approval authorities



Environmental Planning Policies (Section 7)

- Policies for Review of *Planning Act* and *Environmental Assessment Act* applications:
 - Using a science-based, integrated watershed management approach
 - Addressing growth, intensification, and redevelopment trends in TRCA watersheds
 - Emphasizing remediation of flood and erosion hazards and enhancement and restoration of natural heritage
 - Maximizing ecosystem services from both built and natural environments
 - Recommendations to approval authorities



Regulation Policies (Section 8)

“Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation” –
Section 28 of *Conservation Authorities Act*



Source: CTV News



Source: Kawartha Conservation



Regulated Areas



VALLEY CORRIDOR



WETLANDS



WATERCOURSE



STREAM CORRIDOR



**AREA ADJACENT TO WETLANDS
(120 m/30 m)**



LAKE ONTARIO SHORELINE



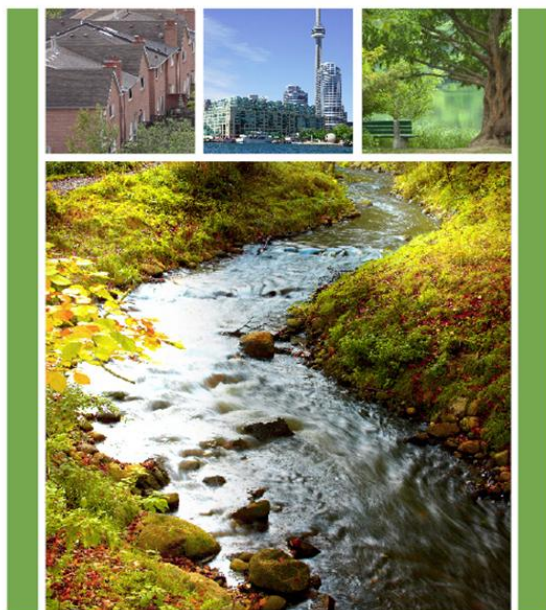
Regulatory Role

- Permission from CA for:
 - Development within a regulated area
 - Interference & alterations to watercourses, wetlands, and shorelines
- Regulation Tests:
 - the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected
- CA Regulation is “applicable law” under *Building Code Act*
- Basis for TRCA to approve permit applications



Procedural Manual

Planning & Development PROCEDURAL MANUAL



 **TORONTO AND REGION
Conservation
for The Living City**

- Provides guidance for all types of applications
- Comprehensive reference document

Content:

Legislative and Policy Framework
Planning Applications
Environmental Assessments
Permit Applications
Other Review Services
Technical Checklists and Guidelines
Fee Schedules

Updates:

Living document

On TRCA Website



Key Messages

- Provides clarity on TRCA's role in the planning and development process
- Policies are reflective of current practice based on scientific research and TRCA's integrated watershed management approach
- Policy directions are consistent with provincial legislation and plans, and recent official plan updates
- TRCA offers pre-consultation services to assist landowners contemplating development that may be affected by TRCA policies



LCP Process and Timelines

Winter 2013

- First draft released for stakeholder and public input
- Orientation Sessions held at BCPV

Summer 2013

- Stakeholder consultation meetings based on written comments received
- Draft revised based on feedback

Spring 2014

- Second draft released for stakeholder and public input
- Public Open House at BCPV
- Finalize draft based on feedback

Fall 2014

- Submit final draft to TRCA Board for approval





Thank You For Your Time!

Questions?





**For further information
or to submit comments, go to:
www.trca.on.ca/LCP**