



BUILDING A GREATER GTA  
Building Industry and Land  
Development Association

## Item 7.4

June 20, 2018

Chair Maria Augimeri and the members of the TRCA Board  
Toronto and Region Conservation Authority  
101 Exchange Avenue  
Vaughan, ON  
L4K 5R6

Dear Chair Maria Augimeri and the members of the TRCA Board,

**Re: Item 8.1 - TRCA Guideline for Determining Ecosystem Compensation**

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On behalf of the Building Industry and Land Development Association (BILD) Chapter members in TRCA's watershed jurisdiction, we would like to take this opportunity to thank you for hosting a follow-up stakeholder session on June 5<sup>th</sup> to discuss the draft document entitled "TRCA Guideline for Determining Ecosystem Compensation." We also appreciate that our detailed technical comments were captured in a response matrix.

As an overarching sentiment, at the start of our June 5<sup>th</sup> meeting, Senior Director Carolyn Woodland remarked on the fact that the development industry requested that TRCA develop the Guideline. The industry has always believed it is essential to ensure that what is brought into effect is fair, reasonable, and achievable, and our industry turned to the TRCA to provide guidance on how it was calculating compensation in the development application process with respect to matters within its jurisdiction. While a clear process is welcomed by BILD and its members, BILD members did not anticipate that the TRCA would allocate resources to work on guiding principles outside of its statutory jurisdiction. This is not what the industry had in mind when it requested a clear process.

During the course of the TRCA Staff presentation on June 5<sup>th</sup>, the participants from BILD were advised that the TRCA will always refuse to permit the removal of natural features in areas within the TRCA's jurisdiction. Instead, the Guideline is being used as a tool in areas outside of the TRCA's jurisdiction. In other words, the TRCA is encouraging municipalities to apply the Guideline and are actively engaged in the negotiation of compensation where there is no basis for the TRCA to do so.

To put a finer point on the problem, the Guideline suggests that compensation can be appropriate for thickets and meadows, features that are not provincially protected, and are generally considered table lands or prime development lands that everyone at every level of the planning process expects will be developed. These types of features are not listed as natural features under the PPS.

Adding additional uncertainty, the Guideline provides (Appendix C) for compensation where individual trees are removed. Municipalities have by-laws for tree removal and are the sole arbiter of this issue. If there are instances where an individual tree is not covered under a by-law, it is respectfully not within TRCA's jurisdiction to provide an alternative means for replacing individual trees and holding up development applications on matters this far removed from its jurisdiction.

BILD and its members firmly believe that the application of the compensation calculation should only apply to features within TRCA's own jurisdiction, not beyond. Also, the Guideline should only apply to features that are provincially protected. As such, the current Guideline would benefit from a deferral to allow for further refinements and should not be approved at this time. BILD would welcome the opportunity to meet with the TRCA to assist in this regard.

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BILD appreciates the opportunity to submit these comments and we trust that you will take these comments into consideration. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Danielle Chin'.

Danielle Chin, RPP MCIP  
Director, Policy & Government Relations, BILD

Cc: John Mackenzie, CEO, TRCA  
Carolyn Woodland, Senior Director, Planning and Development, TRCA  
BILD TRCA Working Group Participants  
BILD Chapter members