

### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Board of Directors  
Meeting #6/19, Friday, June 21, 2019

**FROM:** Laurie Nelson, Director, Policy Planning

**RE:** **SECTION 28 REGULATION MAPPING**  
Jurisdiction-Wide Update

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#### KEY ISSUE

To seek Board of Directors' endorsement of the jurisdiction-wide update to TRCA's Section 28 Regulation mapping based upon the most current information available related to regulated natural hazards and natural features.

#### RECOMMENDATION

**WHEREAS** Toronto and Region Conservation Authority (TRCA) staff have undertaken the first jurisdiction-wide update to TRCA's Section 28 Regulation mapping update since 2006, in consultation with member municipalities, the public, and the building industry;

**WHEREAS** TRCA staff are committed to working cooperatively with all of TRCA's municipal partners, landowners, the Building Industry and Land Development Association (BILD) and stakeholders regarding the implementation of TRCA's regulatory permitting responsibilities under Section 28 of the Conservation Authority's Act, including opportunities to streamline the approval process;

**THEREFORE LET IT BE RESOLVED THAT** the updates to TRCA's regulation mapping as set out in this report be endorsed by the TRCA Board of Directors for internal use, for municipal staff screening purposes, and for public viewing on TRCA's website;

**THAT** staff continue to make updates to the Regulation mapping on an annual basis;

**AND FURTHER THAT** the Ministry of Natural Resources and Forestry, Ministry of Environment Conservation and Parks, Ministry of Municipal Affairs and Housing, TRCA municipal partners and Conservation Ontario be so advised.

#### BACKGROUND

TRCA has a regulatory permitting responsibility to protect people, the environment and property from natural hazards associated with flooding, erosion and slope instability, and to conserve valleylands, wetlands, watercourses and the shoreline of Lake Ontario. Pursuant to Section 28 of the *Conservation Authorities Act*, TRCA administers a "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation", (the Regulation), approved by the Minister of Natural Resources and Forestry and known as Ontario Regulation 166/06, as amended. Key objectives of the Regulation include preventing or reducing the risk to life and property; minimizing negative impacts on natural features, functions, and systems; and preventing the creation of new hazards or aggravation of existing hazards.

The Regulation enables TRCA to prohibit or regulate development in areas of land associated with natural hazards, wetlands and watercourses, collectively known as TRCA's Regulated Area.

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In the *Conservation Authorities Act*, “development” is defined as:

- Construction, reconstruction, erection or placing of a building or structure of any kind;
- Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- Site grading; or
- Temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

The Regulation also prohibits, in the absence of a permit from TRCA, alteration of the channel of a watercourse and interference with a wetland.

The areas of land where TRCA’s Regulation applies are:

- River and stream valleys, including valleys with stable and unstable slopes, plus an allowance of 15 metres surrounding the valley;
- Floodplains and areas subject to stream-related erosion (meander belts) where valleys are not clearly defined on the landscape, plus an allowance of 15 metres surrounding these areas;
- Lake Ontario Shoreline, including associated flooding, erosion, slope instability and dynamic beach erosion hazards, plus an allowance of 15 metres inland from these areas;
- Watercourses;
- Wetlands and areas surrounding wetlands, where development could interfere with the hydrologic function of a wetland (areas of interference). This includes 120 metres surrounding Provincially Significant Wetlands, wetlands on the Oak Ridges Moraine and 30 metres surrounding all other wetlands; and
- Hazardous lands, which are lands that could be unsafe for development due to flooding, erosion, dynamic beaches or unstable soil or bedrock.

Each of these natural hazards and environmental features and the associated regulated areas are described in law through the text of the Regulation. However, given the specific geographic areas to which the Regulation applies, and the need to represent these areas visually, the Regulation also provides for the creation of Regulation mapping. This mapping can be updated by TRCA as new information becomes available.

At Executive Committee Meeting #4/18, held on June 8, 2018, Resolution #B53/18 was approved as follows:

*THAT [the staff report](#) on the comprehensive update to the Section 28 Regulation mapping be received;*

*AND FURTHER THAT staff report back after the municipal and public consultation for endorsement of the updated mapping.*

TRCA staff have now completed the comprehensive update to the Regulation mapping in consultation with TRCA development, infrastructure and technical review staff, municipalities, the development industry, and the public. Through the consultation process, TRCA staff have worked with member municipalities and representatives from the building industry to identify opportunities to increase operational efficiencies, streamline processes and enhance customer

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service. At Board of Directors Meeting #3/19, held March 29, 2019, Resolution #A38/19 was approved as follows:

*WHEREAS the provincial government intends to streamline the land use planning and development approval process to increase the supply of housing;*

*AND WHEREAS Conservation Authorities play an important role in the planning and development review process with respect to watershed protection and hazard lands;*

*AND WHEREAS Conservation Authorities support and can help to deliver on the Government's objective while not jeopardizing public health and safety or the environment;*

*THEREFORE LET IT BE RESOLVED THAT [the staff report](#) entitled "Meeting Provincial Priorities for Reducing Regulatory Burden and Streamlining Approvals" be received;*

*AND THAT the Board of Directors endorse the three key areas identified by the Conservation Ontario working group for all Conservation Authorities to: 1) improve client service and accountability; 2) increase speed of approvals; and 3) reduce the notion of "red tape" and regulatory burden, in addition to the ongoing streamlining measures being undertaken by TRCA as set out in this report;*

*AND THAT staff be directed to work with Conservation Ontario, municipalities and stakeholders, including but not limited to the Building Industry and Land Development Association (BILD), to identify additional improvements and report back to the Board of Directors on the outcome of this work.*

Subsequent to the commencement of the Regulation Mapping Update project and the above noted reports to TRCA Board of Directors, the Province posted on the Environmental Registry of Ontario (ERO) a proposal to modernize the *Conservation Authorities Act* and its section 28 individual conservation authority regulations. A link to TRCA's comments on these two ERO postings and the proposed amendments to the *Conservation Authorities Act* can be found [here](#) on pages 94 through 129, and [here](#). It should be noted that the final amendments to the *Conservation Authorities Act* as a result of Bill 108 becoming law, the *More Homes, More Choice Act* (June 2019), do not affect the Regulation Mapping Update project. TRCA's Ontario Regulation 166/06 remains in effect until such time as the Province establishes a new regulation for all conservation authorities under the new section 28 of the Act. TRCA Policy Planning staff will continue to monitor the ERO for provincial initiatives that may affect TRCA's policies and procedures with respect to its Regulation and regulation mapping and will keep TRCA staff and the Board informed accordingly.

### **RATIONALE**

#### **Regulation Mapping: What it is and how it works**

TRCA's Regulation mapping is a tool that conceptually shows the area of land within TRCA's jurisdiction that is likely to be subject to the Regulation. The Regulation limit boundary is based on the best technical information available to TRCA at the time of the preparation of the map. The mapping represents spatial information for each of the regulated features and areas, which is integrated to form one conceptual boundary of the Regulation limit. TRCA's Reference Manual – Determination of Regulation Limits provides the standards and criteria used for the mapping of these features and areas.

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Technical analysis that supports the mapping includes flood plain studies, provincial wetland mapping, ecological land classification mapping, digital elevation models, aerial photography, watercourse meander belt analysis, watercourse location mapping and Lake Ontario shoreline hazard assessment studies. Site-specific investigations and studies are required to precisely define the location of hazards and features and the legal extent of the Regulation, which typically occurs through consultation between landowners and TRCA staff during the review of a development application or proposal.

The mapping is not a “statutory map”, which means that the mapping does not have the force of law. The actual regulatory requirements are found within the provisions of [Ontario Regulation 166/06](#) (i.e. the text of the Regulation prevails in the case of a conflict with the mapping). The mapping is best considered as a screening tool for TRCA, municipalities and the public that indicates where the Regulation likely applies, thereby assisting with implementation of TRCA’s regulatory permitting responsibilities. This contrasts with a more rigid boundary such as a schedule of a municipal zoning by-law.

### **The Regulated Area is not a Development Limit**

The mapping does not indicate areas where development is prohibited, but rather areas where development will need to take into consideration certain constraints from natural hazards or features, and for which a permit is required from TRCA prior to development activity commencing. In addition to facilitating TRCA’s permitting responsibilities, the mapping is also used to inform:

- Solicitor/Realtor Property Inquiries;
- TRCA’s delegated responsibility to represent the provincial interest for natural hazards;
- TRCA’s review of applications under the *Planning Act* and *Environmental Assessment Act*, as described through Memorandums of Understanding for plan input and plan review with TRCA’s municipal partners;
- Municipal Comprehensive Reviews including natural heritage systems mapping, including natural hazard mapping, and land needs assessment; and
- Comprehensive Zoning By-law updates, including hazard land mapping.

Improving the accuracy of the mapping through this comprehensive update and consultation is particularly timely given that municipalities are currently undertaking Municipal Comprehensive Reviews for conformity to recently amended provincial plans, such as “A Place to Grow: The Growth Plan for the Greater Golden Horseshoe”. TRCA planning and GIS staff have been working with planning staff at Durham, York and Peel Regions to provide data layers from the updated regulation mapping to inform their land needs assessment for municipal growth planning.

### **Updated Regulation Mapping**

TRCA has the ability to update the mapping as new information becomes available. Updates to the Regulation mapping improve its accuracy with respect to what is likely regulated by TRCA, thereby enhancing certainty for landowners considering or proposing development. This also assists both TRCA and municipal staff conducting development and infrastructure reviews. The last jurisdiction-wide update was completed in 2006 as part of the Generic Regulation conformity exercise. Since that time, area specific updates have occurred, typically coordinated with municipal planning exercises (e.g. Nobleton and King City Comprehensive Zoning By-law Update, Official Plan Amendments for Special Policy Area updates).

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The current comprehensive update to the existing mapping has been undertaken to reflect new technical information on current aerial photography. Based on new studies and analyses, as well as an extensive internal consultation process, involving meetings and workshops conducted with development and environmental assessment plan review staff and technical staff (engineers and ecologists), staff have prepared updated draft Regulation mapping. TRCA is following the guidance provided by Conservation Ontario for regulation mapping updates. It is important to note that only the mapping is being updated; there are no legislative changes to the text of the Regulation driving the mapping update. Furthermore, there is no legal requirement for municipal council or Ministerial approval of the updated mapping.

Changes to the mapping include:

- Revised wetland and area of interference limits associated with new and updated wetland evaluations and mapping by Ministry of Natural Resources and Forestry and TRCA;
- Adjustments to flood hazard limits as a result of updated floodplain mapping;
- Changes to features and hazards resulting from as-built development approved by TRCA (e.g. watercourse channel realignments);
- General refinement of regulated features resulting from detailed site examination and field verification of properties through the development and infrastructure review processes (e.g. top of bank staking) and/or site visits at the request of individual landowners.

### **Municipal Consultation and Public Information Sessions**

Although the mapping is not being updated due to any modifications to the Regulation, the comprehensive nature of the proposed mapping changes and potential impact on municipalities and landowners required a broad strategy for outreach and education.

TRCA staff held in-person consultations with member municipalities and information sessions with the public and stakeholders over the period of August 2018 through January 2019. Municipal consultation, held prior to public consultation, included a webinar at the end of June 2018, the posting of a webpage providing access to review and comment on the draft mapping, and in-person meetings with municipal staff through their planning, building and other departments (e.g. infrastructure, engineering, etc.).

The online tools available first to municipalities and then to the public included the mapping viewer to see draft updates to the regulation limit and criteria layers (e.g., flood plains, wetlands, crest of slope, etc.), as well as a commenting tool. A short video tutorial was also on the website demonstrating how to use the online tools. Municipalities and the public (including members of the building industry) used the mapping viewer and commenting tool to electronically draw lines around their property(ies) of interest and submit corresponding comments directly to TRCA staff. Staff also received comments at the public information sessions as written on comment cards made available at the sessions.

Having evaluated and incorporated municipal feedback, TRCA staff updated the draft online viewer with further-refined mapping for comment and released [the project website](#) for public viewing in Fall 2018. In-person public consultation was held in the form of five public information sessions throughout the jurisdiction during the last week of November and first week of December 2018. The sessions were well advertised, with notices in numerous GTA local newspapers and on TRCA's website and social media accounts. Attendees were a mixture of residents and development consultants, while questions were largely those of clarification on

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TRCA's roles and the implications of the mapping updates to specific properties.

In addition, TRCA staff held individual stakeholder meetings upon request. For example, staff presented the regulation mapping update project to the Peel Agricultural Advisory Committee in November 2018 and to the Building and Land Development Industry (BILD) in January 2019 and May 2019.

### **Summary of Comments Received**

Staff received over 450 comments in written correspondence from municipal staff, the building industry, members of the public and internal TRCA staff. More than half of the comments came from municipal staff and about a third were from the public, including the building industry. Each remark was captured in a database and sorted by municipality.

Comments on specific properties were evaluated with the pertinent TRCA development or infrastructure planning teams and technical staff before a decision was made on whether the proposed draft mapping would require further refinement. A corresponding response was recorded in the database for each comment received that indicated how the comment was addressed. Staff are currently in the process of compiling all of the responses for distribution to all municipalities and stakeholders who had submitted written comments.

The following is a synopsis of the more frequently raised comments, and a summary of TRCA's responses.

### **Regulatory Process Interface with the Planning Process**

TRCA staff met with approximately 40 members of the Building and Land Development Industry in January 2019 to present the Regulation Mapping Update project and to solicit feedback on the mapping changes. BILD members had expressed concern that the draft regulation mapping updates of features, hazards, allowances and areas around wetlands, appeared to conflict with planning decisions being made during development review and approval processes in progress under the *Planning Act*. Staff explained that the regulation limit shown on the mapping is not a development limit but rather a conceptual illustration of natural features and hazards development needs to take into account for possible constraints due to natural hazards or features, and for which a permit is required from TRCA prior to development activity commencing. The ground-truthed location and extent of features and hazards are confirmed and more clearly defined within the development and infrastructure review processes through proponent-led studies and field work. Separate from TRCA regulation mapping, setting the limits of features and hazards and determining buffers and setbacks culminate in a development limit as approved by the municipality as part of the review and approval process under the *Planning Act*. This is carried out in accordance with provincial and municipal requirements and standards, and in consultation with municipalities as decision-makers under the *Planning Act*, and with TRCA as a commenting agency providing technical advice to municipal planning staff.

It is also important to note that in participating in the review of applications under the *Planning Act*, TRCA staff ensure that the proponent and the municipal approval authority are aware of TRCA permitting requirements under our *Conservation Authorities Act* Regulation, where applicable; and further, our staff assist in the coordination of these applications to avoid ambiguity, conflict and unnecessary delay or duplication in the process.

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Once approved development activity is implemented and constructed on the landscape, the regulation mapping may need to be updated to reflect what changes may have occurred to features and hazards as a result of construction and grading. To this end, staff conveyed to the building industry that the regulation mapping is not meant to undermine decisions made between TRCA, proponents and municipalities in the planning process since any regulated features approved for alteration or removal remain in the mapping until they are altered or removed on the landscape. The mapping must capture features as they exist on the ground and as shown in the latest aerial photography. Mapping updates based on on-the-ground changes occur as soon as feasible based on staff resources and workload.

Recognizing there is a period of time between construction and mapping updates, BILD members requested that TRCA staff add a new layer in the mapping to identify if an area is undergoing a block plan, secondary plan, or master environmental servicing plan study. In May 2019, TRCA staff met with a smaller working group of BILD to provide an update on the progress of the Mapping Update as staff were concluding our comprehensive review of all comments received on the mapping and corresponding refinements to the latest draft mapping. To address their concerns, staff are adding information to TRCA's internal development review teams' regulated area mapping viewer (used for planning and permit application reviews and at the public walk-in counter) that identifies to staff if an area is under study through a planning exercise and may be subject to future changes. All of the responses to comments described here are currently being documented by staff and will be sent to BILD and the individual members who have made these comments and requests.

### **Flood Plain Limits and Areas Around Wetlands**

Several comments from municipalities and the public were of an inquiry nature as to how a flood plain could affect properties located outside a valley corridor. In numerous situations, staff worked to educate the public on how flood plains are mapped (e.g., estimated versus engineered flood plain mapping, regulatory storm standards, urban flooding versus riverine flooding, etc.). In several cases, it was another criterion driving the regulated area limits beyond the valley or the flood plain, such as the area around a wetland, known in the "area of interference". In these instances, staff emphasized that the regulation limit is based on the greater of all the features and hazards mapped plus a 15-metre allowance (or 30m or 120m Area of Interference in the case of a wetland), but that this (at times) large extent is not a development limit. Again it is important to note that the mapped features, hazards and the areas around them constitute a screening layer that flags to staff and stakeholders where development may have to take into account constraints and where a permit from TRCA is required prior to construction.

### **Mapping of Watercourses**

Several watercourses in the draft mapping were brought to the attention of staff through comments received for numerous reasons, including that they have been removed, do not exist, or have been approved for alteration or removal. Staff went through each received remark to ground truth them using several approaches. As noted above, the mapping is not meant to undermine past planning approvals, however, it can only be updated following construction to reflect as-built conditions on the landscape (e.g. watercourse realignment). Internal discussions to confirm construction resulted in several watercourses being deleted from, or retained in, the mapping. Where internal discussions did not provide confirmation, staff verified limits through site visits held in Spring 2019, which led to further revisions to the watercourses mapped. Staff confirmed in these site visits that some watercourses represent headwater drainage features and will remain in the mapping until such time there is an application that may affect these features. Many landowners staff visited through this exercise were receptive to education from



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staff on the purpose of the mapping and that the Regulation is not meant to impede activities such as standard agricultural practices.

### **Stormwater Management Ponds within the Regulated Area**

A commonly received remark questioned why so many stormwater management (SWM) ponds were being captured by the updated mapping. Staff confirmed that SWM ponds themselves are not regulated features or hazards, but that where they happen to fall within a regulated feature or hazards, such as a valley corridor (below the crest of slope), within the meander belt of a watercourse, in a flood plain, or in a wetland area of interference, they are contained within the regulated area. In some cases, stand-alone stormwater management ponds outside of features and hazards were identified and mapped in error as an (unevaluated) wetland. After verification with TRCA development and technical review staff familiar with those features, they were either retained (if a wetland, or if not a wetland but within a valley or other regulated area) or removed (if not a wetland and not within another criterion or its allowance) from the mapping.

### **Tableland Woodlots within the Regulated Area**

Some commenters wondered why woodlands fell within the regulation mapping when tableland woodlands are not a feature or hazard identified in the text of TRCA's Regulation. Similar to SWM ponds as above, tableland woodlands are not themselves regulated features or hazards, but where they happen to fall within a regulated area, such as a valley corridor (below crest of slope), within the meander belt of a watercourse, in a flood plain, or in a wetland area of interference, they are contained within the regulated area. As well, some woodlands are classified as wetlands through ecological land classification (ELC) mapping, or Ministry of Natural Resources and Forestry (MNRF) records given that they are swamps. Ecology staff confirmed several cases where a woodlot would be regulated because it represents a wetland.

### **Streamlining for 120m Wetland Area of Interference (AOI)**

Many comments spoke to the area between 30m and 120m from a wetland that constitutes a portion of TRCA's Regulated Area. Some stakeholders expressed concern that requiring TRCA permits in these areas for minor development activities would unnecessarily burden individual landowners. Under TRCA's Regulation, a wetland area of interference (AOI) is 30 metres around a wetland, except when it is designated as provincially significant (PSW) or falls on the Oak Ridges Moraine (ORM), which require a 120-metre AOI. As such, numerous developed areas were brought into the draft mapping, at times across the street from wetland features. TRCA supports streamlining permitting processes by reducing regulatory restrictions within the 30 to 120m of a wetland contingent upon the restriction being applicable to built-up urban areas (e.g., within the Built Boundary of the Growth Plan) where the hydrologic connection has either already been severed, or wetland water balance has already been addressed through review, approval and construction processes.

Accordingly, staff acknowledge that projects such as decks, pools, minor additions, and road re-surfacing in these areas would represent low risk and that TRCA's existing streamlining protocols (e.g., minor works, routine infrastructure works, staff delegated approvals/clearance) should apply. Further, staff examined several mapping scenarios for excluding existing, built urban lots and roads from the AOI between 30 and 120 metres. To this end, staff reached consensus on an additional streamlining measure that would see all wetlands within the urban area with a 120m AOI be reduced to a 30m AOI. The screening tool TRCA staff will use to determine the extent of the urban area is the Province's Greater Golden Horseshoe Built Boundary (2006), updated to include built urban areas post-2006 within TRCA's jurisdiction.



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These approaches allow staff to streamline the permit review process significantly where the scale and location of development activities are known to have little to no impact on the hydrologic function of a wetland. Nonetheless, TRCA maintains that the 120 metre area of interference is warranted for designated greenfield areas in order to assess a development proposal's potential impact on the hydrological function of a wetland within its catchment (e.g., large-scale redevelopment, major infrastructure, major fill placement). This approach is similar to the 120-metre area of study in the "adjacent lands" to a natural heritage feature or area as prescribed within the PPS and accompanying Natural Heritage Reference Manual (MNR, 2010).

### **Tracking, Notification, and Future Updates**

Once endorsed, staff will distribute the updated mapping to TRCA municipalities for their use. TRCA will notify Conservation Ontario and the Ministry of Natural Resources and Forestry, other Ministries as well as neighbouring conservation authorities and stakeholders, of the update. In addition, the publicly available "Regulated Area Search Tool" on TRCA's website will be updated to include the new mapping. Changes to the Regulation mapping are tracked in TRCA's Geographic Information System (GIS) databases and will be recorded on each of TRCA's 132 Regulation maps that span the jurisdiction, as referenced in Ontario Regulation 166/06, as amended.

As part of this project, staff are establishing a protocol for conducting and tracking future incremental mapping updates in a consistent and timely manner. Moving forward, staff plan to undertake an update to the Regulation mapping once per year (alongside any large-scale updates resulting from municipal studies/reviews). In the case of an update that involves substantial changes, a report will be brought to the Board with the appropriate documentation related to municipal, public and stakeholder consultation.

Updated Regulation mapping will ensure that TRCA staff, municipalities, stakeholders and the public have the most accurate and current information to inform decision-making. It will also help improve TRCA's service delivery, for example in pre-consultation meetings and walk-in planning services, and enhance coordination between TRCA and municipal staff.

### **Implementation and Transition**

The implementation of the updated mapping will not result in any changes to the day to day functions and procedures for TRCA's roles. It is important to reiterate that the Regulation mapping does not undermine the decisions made through the development review process and applications in progress will not have to "re-start" the process based on being inside an area affected by the mapping updates. TRCA staff have discussed with our municipal partners that we will implement transitional procedures to ensure the smooth transition from our existing mapping to the revised mapping. This transition will involve updates on the project webpages and Online Regulatory Search Tool of the TRCA website and ongoing consultation and training with municipal staff (for which TRCA staff has received requests) once the mapping is finalized. The updated regulation mapping will be finalized and provided digitally to municipalities and their building departments and posted on the TRCA website's Regulatory Search Tool following Board of Directors' endorsement.

### **Future Streamlining Measures**

In addition to the streamlining measures identified above and in prior staff reports, staff are presently developing a project charter as part of the organizational digital transformation strategy. This project will initiate a multi-year process to assess systems and business workflows and define a new streamlined business process for TRCA's planning and permitting

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functions. These changes will provide TRCA with a modern, efficient, transparent and flexible system for conducting business, and will ultimately allow TRCA to improve approval timelines and customer service.

### **Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan**

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

**Strategy 2 – Manage our regional water resources for current and future generations**

**Strategy 4 – Create complete communities that integrate nature and the built environment**

**Strategy 8 – Gather and share the best sustainability knowledge**

**Strategy 12 – Facilitate a region-wide approach to sustainability**

### **FINANCIAL DETAILS**

Funding to support policy and planning input and GIS services for the mapping products was provided by capital funding from TRCA's participating municipalities in account 120-12.

### **DETAILS OF WORK TO BE DONE**

- Following Board endorsement, TRCA staff will:
  - post the latest draft mapping (June 2019) on the TRCA Regulation Mapping Update project webpages (currently posted mapping is from November 2018)
  - conduct a quality control check on the June 2019 draft mapping and distribute the final updated Regulated Area mapping to member municipalities
  - update the existing mapping search tool on TRCA's website with the final updated Regulated Area mapping and notify parties as appropriate.
  - add information to TRCA's internal development review staff's regulated area mapping viewer (used for planning and permit application reviews and the public walk-in counter) that identifies to staff if an area is under study through the plan review process and may be subject to future changes
  - distribute written responses to all written comments received on the draft regulation mapping
  - host training sessions on the updated regulation mapping for municipal staff and on TRCA roles and responsibilities, as requested
  - continue to monitor the mapping for future changes that will be compiled and implemented on an annual basis.
  - continue to participate in TRCA's organizational digital transformation strategy and other streamlining measures to improve approval timelines and customer service
  - continue to monitor the ERO for provincial initiatives that have implications for TRCA's Regulation and regulation mapping, and will keep TRCA staff and the Board informed accordingly.

### **CONCLUSION**

TRCA has completed a comprehensive review and update of its regulation mapping across the jurisdiction with consultation and input from municipalities stakeholders including, the building industry and the public. The regulation limit shown on the mapping is not a development limit but rather a conceptual illustration of natural features and hazards development needs to take into account for possible constraints due to natural hazards or features, and for which a permit is required from TRCA prior to development activity commencing. The mapping is used by TRCA development and infrastructure review staff and policy planning staff to inform our roles

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and responsibilities in planning, infrastructure and permit review processes, and supports municipalities in their comprehensive planning projects.

To ensure a smooth transition between the current and the updated regulation mapping, TRCA will ensure ongoing communication with our municipal partners, with proponents and other stakeholders, including training and education on the mapping and on TRCA roles where requested. The improved accuracy of the mapping and the enhancements to streamlining achieved through this update, will continue through ongoing and comprehensive annual updates and continuing dialogue with stakeholders. Ultimately, these exercises help to increase certainty, effectiveness and efficiencies for all stakeholders in review and approval processes.

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