



# The Regional Municipality of Durham

## COUNCIL INFORMATION PACKAGE

### November 2, 2018

#### **Information Reports**

- [2018-INFO-144](#) Commissioner of Social Services – re: Children’s Services Division 3rd Quarter Statistical Report
- [2018-INFO-145](#) Commissioners of Finance and Social Services – re: Recommendation to the Ministry of Municipal Affairs and Housing for award of Contract under Request for Proposal RFP-1060-2018 with respect to the Federal-Provincial Social Infrastructure Fund – Investment in Affordable Housing Program: Rental Housing Component (Year 3)
- [2018-INFO-146](#) Commissioner of Planning and Economic Development – re: Agriculture and Rural Affairs E-Newsletter – October 2018
- [2018-INFO-147](#) Commissioner of Planning and Economic Development – re: Monitoring of Land Division Committee Decisions of the October 15, 2018 Meeting

#### **Early Release Reports**

There are no Early Release Reports

#### **Staff Correspondence**

There is no Staff Correspondence

#### **Durham Municipalities Correspondence**

There are no Durham Municipalities Correspondence

#### **Other Municipalities Correspondence/Resolutions**

There are no Other Municipalities Correspondence/Resolutions

**Miscellaneous Correspondence**

1. [Toronto and Region Conservation Authority](#) – re: Amendments to the Source Protection Plan for the Credit Valley – Toronto and Region – Central Lake Ontario (CVC) Source Protection Region

**Advisory Committee Minutes**

1. Accessibility Advisory Committee (AAC) minutes – [October 23, 2018](#)

Members of Council – Please advise the Regional Clerk at [clerks@durham.ca](mailto:clerks@durham.ca), if you wish to pull an item from this CIP to be included on the next regular agenda of the appropriate Standing Committee, beginning with the new term of Council in December 2018.

(Note: Items will be included on the next regularly scheduled Committee meeting if the Regional Clerk is advised by Wednesday noon the week prior to the meeting)



## The Regional Municipality of Durham Information Report

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From: Commissioner of Social Services  
Report: [#2018-INFO-144](#)  
Date: October 19, 2018

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**Subject:**

Children's Services Division 3rd Quarter Statistical Report

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**Recommendation:**

Receive for information

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**Report:**

**1. Fee Subsidy**

- 1.1 The Children's Services Division Statistics for the 3rd quarter (July, August and September 2018) identify there were 4,360 children receiving child care fee subsidy as of September 30, 2018.
- 1.2 The waitlist for fee subsidy for this quarter was at 3,588 children. This number included approximately 483 children that did not currently require child care. The waiting time for a placement is currently just under 12 months.

**2. Durham Behaviour Management Services**

- 2.1 As of September 30, 2018, there were 528 clients on Durham Behaviour Management Services active client list accessing various types and levels of service. All clients of the program can access a variety of service options, such as interim consultation, intensive/comprehensive consultation, childcare consultation, workshops and/or phone/email contact with senior consultation while waiting for consultation. Currently there are 26 individuals waiting on Special Needs Resourcing waitlist, and 108 individuals waiting on the Developmental waitlist.
- 2.2 Workshops and drop-in sessions are provided to child care professionals, Durham residents, and families waiting for services. During the period July 1 to September 30, 2018, 46 sessions were provided to a total of 369 individuals.

**3. Attachments**

Attachment #1: Fee Subsidy statistics – July to September 2018

Attachment #2: Behaviour Management Services statistics – July to September 2018

Respectfully submitted,

Original signed by

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Dr Hugh Drouin  
Commissioner of Social Services



**Children's Services Division 3rd Quarter**

**Statistics City of Ajax**

Months	Number of Active Sites	Number of Subsidized Children Placed
July		
August		
September		

Total number of children on the wait list in Ajax at the end of this quarter is \_\_\_\_\_ .

**Brock Township**

Months	Number of Active Sites	Number of Subsidized Children Placed
July		
August		
September		

Total number of children on the wait list in Brock at the end of this quarter is \_\_\_\_\_ .

**Municipality of Clarington**

Months	Number of Active Sites	Number of Subsidized Children Placed
July		
August		
September		

Total number of children on the wait list in Clarington at the end of this quarter is \_\_\_\_\_ .

**City of Oshawa**

Months	Number of Active Sites	Number of Subsidized Children Placed
July		
August		
September		

Total number of children on the wait list in Oshawa at the end of this quarter is \_\_\_\_\_ .

**City of Pickering**

Months	Number of Active Sites	Number of Subsidized Children Placed
July		
August		
September		

Total number of children on the wait list in Pickering at this end of this quarter is \_\_\_\_\_ .

### Township of Scucog

Months	Number of Active Sites	Number of Subsidized Children Placed
July		
August		
September		

Total number of children on the wait list in Scucog at the end of this quarter is \_\_\_\_\_ .

### Township of Uxbridge

Months	Number of Active Sites	Number of Subsidized Children Placed
July		
August		
September		

Total number of children on the wait list in Uxbridge at the end of this quarter is \_\_\_\_\_ .

### Town of Whitby

Months	Number of Active Sites	Number of Subsidized Children Placed
July		
August		
September		

Total number of children on the wait list in Whitby at the end of this quarter is \_\_\_\_\_ .

### 3rd Quarter totals

Months	Number of Active Sites	Number of Subsidized Children Placed
July		
August		
September		

Total number of children on the wait list at the end of this quarter is \_\_\_\_\_ .

This total includes \_\_\_\_\_ children awaiting move to Durham Region.

Original signed by

Lisa McIntosh, RECE

Director, Children's Services Division



## Durham Behaviour Management Services Third Quarter Report

The graphic below reflects referrals, active cases receiving behaviour consultation, and closures by geographic area for the Developmental and Special Needs Resourcing programs from July to September 2018.

### Referrals

Month	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby
July								
August								
September								
Totals								

### Active

Month	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby
July								
August								
September								
Totals								

### Closures

Month	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby
July								
August								
September								
Total								

Original signed by

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Melissa Beaucaire  
 Manager, Children's Services Division



# The Regional Municipality of Durham Information Report

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From: Commissioner of Finance and Commissioner of Social Services  
Report: [#2018-INFO-145](#)  
Date: November 2, 2018

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## **Subject:**

Recommendation to the Ministry of Municipal Affairs and Housing for award of Contract under Request for Proposal RFP-1060-2018 with respect to the Federal-Provincial Social Infrastructure Fund - Investment in Affordable Housing Program: Rental Housing Component (Year 3)

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## **Recommendation:**

Receive for Information

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## **Report:**

### **1. Purpose**

1.1 This report summarizes the evaluation process that was undertaken as set out in Request for Proposals (RFP) 1060-2018 for the development of affordable housing units under the Federal-Provincial Social Infrastructure Fund (SIF) - Investment in Affordable Housing (IAH) Program: Rental Housing Component (Year 3). This report also identifies the highest scoring proponent, which will be recommended to the Ministry of Municipal Affairs and Housing (hereafter the Ministry) for award of contract in Fall of 2018. Regional Council granted approval to recommend the highest scoring proponent to the Ministry over the Regional Council recess period (Report #2018-COW-170).

### **2. Background**

2.1 On August 9, 2017, the Region received notification from the Ministry of Housing (MHO) that an additional funding allocation in the amount of \$2,748,300 would be received in Year 3 (2018-2019) of the SIF-IAH program. Accordingly, the Region submitted a Revised Program Delivery and Fiscal Plan (PDFP) that included the new three-year funding period (2016-2017 to 2018-2019), as approved by Regional Council on December 13, 2017 (Report #2017-COW-257).

2.2 A summary of the revised PDFP, which includes the Region's funding allocation for Year 3, is provided below:



**Region of Durham's Program Delivery and Fiscal Plan**  
**(as approved by Regional Council on December 13, 2017)**

	<b>Component</b>	<b>Year 1 2016-2017 (\$)</b>	<b>Year 2 2017-2018 (\$)</b>	<b>Year 3 2018-2019 (\$)</b>	<b>Total (\$)</b>
<b>SIF-IAH Capital</b>	Rental Housing (91 to 95 units)	5,822,400	4,656,600	2,648,300	13,127,300
<b>SIF-IAH Capital</b>	Home Ownership (4 units)	0	0	100,000	100,000
<b>SIF-IAH Operating</b>	Rent Supplement (20 tenants for 60 months)	500,000	0	0	500,000
	<b>IAH Subtotal</b>	<b>6,322,400</b>	<b>4,656,600</b>	<b>2,748,300</b>	<b>13,727,300</b>
<b>SHIP</b>	Social Housing Improvement Program  (urgent capital repair needs at 16 social housing providers)	5,470,800	0	0	5,470,800
<b>SIF</b>	Administration	120,000	0	0	120,000
<b>SIF</b>	<b>TOTAL</b>	<b><u>11,913,200</u></b>	<b><u>4,656,600</u></b>	<b><u>2,748,300</u></b>	<b><u>19,318,100</u></b>

- 2.3 As illustrated in the table above, funding in the amount of \$2,648,300 has been allocated to the Rental Housing component in Year 3 of the SIF-IAH Program. Through Report #2018-COW-45, Regional Council authorized the issuance of a RFP to solicit eligible development proposals for the construction of approximately 16 to 20 affordable housing rental units.
- 2.4 Further, as required under the program, approval was obtained to adjust municipal property taxes for approved projects using the residential property tax rate for approved projects over the twenty-year affordability period of the program. In addition, Regional Council approved the deferral of Regional development charges from building permit issuance to occupancy permit issuance for any successful proposal awarded under the SIF-IAH Program – Year 3 Rental Housing Component.
- 2.5 Regional Council granted approval to recommend the highest scoring proponent to the Ministry over the Regional Council recess period (Report #2018-COW-170). All

decisions regarding eligibility for program funding will be made by the Ministry.

### 3. Request for Proposals

- 3.1 On August 13, 2018, RFP-1060-2018 was issued. Private companies, as well as not-for-profit and charitable agencies, were invited to submit bids for rental housing projects that demonstrate compliance with the following criteria:
- A) Proponents were required to demonstrate their experience in the development and management of rental housing, including the expertise of any partners or affiliates.
  - B) Proponents had to demonstrate the ability to start construction within 120 days of signing a Municipal Housing Contribution and Facilities Agreement and prior to March 31, 2019.
  - C) Proponents were required to demonstrate the financial viability of their current operations, as well as the financial viability of the proposed project over the twenty-year affordability period of the program. Rents, on average, for SIF–IAH Program funded units must be at or below 80 per cent of the CMHC Average Market Rent over the twenty-year affordability period of the program.
  - D) Other evaluation criteria include considerations such as the degree to which projects maximize the available funding, offer live/work opportunities, allow for construction apprentice training, the degree to which projects are located near public transit and/or support services, and situated in Regional Centres or Corridors, Community Improvement Plan Areas, Brownfield redevelopment sites or areas of intensification.
  - E) Proposals for self-contained units that will address the needs of applicants on the Region’s social housing waiting list were particularly encouraged. Target populations include seniors, persons with disabilities and low-income singles and couples. In addition, proponents had to identify how energy efficiency and accessibility measures were incorporated into their project design.
- 3.2 The RFP closed on September 6, 2018. All proposals were initially reviewed by the Finance Department’s Purchasing staff to ensure mandatory submission requirements were met. Phase 1 of the evaluation considered the financial capacity/sustainability of compliant proposals and was conducted by a third-party agency. A minimum score of 70 per cent in Phase 1 was required to proceed to Phase 2.
- 3.3 Phase 2 of the evaluation process considered the overall value and need fulfilment described in each proposal. Proposals were assessed in each of the following areas: company background, qualifications and experience; work team background, qualifications and experience; proposal summary; site details; and, project development plan and timetable. The Evaluation Committee included Regional staff from the Social Services, Works, Planning and Economic Development, and

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Finance Departments.

3.4 The following proposals were received and initially deemed compliant by Purchasing staff and proceeded to the evaluation process:

- Durham Region Non-Profit Housing Corporation
- Lifelong Group
- Newcastle Lodge for Seniors and Family Dwellings
- Affordable Housing Solutions Corporation

3.5 The proposal submitted by Newcastle Lodge for Seniors and Family Dwellings was ranked the highest. The proposal fully utilizes the available SIF-IAH funding for Year 3 and is being recommended for submission to the Ministry for award.

#### **4. Project Recommended for SIF-IAH (Year 3) Funding**

4.1 The proposal from Newcastle Lodge for Seniors and Family Dwellings (hereafter Newcastle Lodge) includes the development of 37 units in total (consisting of new affordable and market rental housing) and will be located at 153 King Avenue East in the Municipality of Clarington. The subject property is located in the downtown core of Newcastle and within Newcastle Village's Community Improvement Plan. The site is located in close proximity to public transit, including Durham Region Transit. In addition, the site is conveniently located near a variety of retail stores, a grocery store, churches, a pharmacy, a community centre, and a public library.

4.2 The proposed development will abut an existing building owned by Newcastle Lodge located at 165 King Avenue East. The current zoning permits the construction of an apartment building. The three-storey building will include thirty (30) one-bedroom units (18 affordable housing units and 12 market units) and seven (7) two-bedroom units (all market rents). Ten (10) of the thirty (30) one-bedroom units and two of the seven two-bedroom units will be designed to meet accessibility standards. The target tenant group for the proposed development will be seniors.

4.3 The total anticipated cost of the project is approximately \$9.9 million. Newcastle Lodge is requesting the maximum amount of funding available under the SIF-IAH (Year 3) program in the amount of \$2,648,300 million (or \$147,128 per unit for 18 affordable units).

4.4 On October 1, 2018, a letter was received from the Chief Administrative Officer of the Municipality of Clarington indicating Clarington's support of this proposal under the program.

## **5. Service Manager Responsibilities**

- 5.1 Under the terms of the provisions of the Federal-Provincial Investment in Affordable Housing Program Agreement and Service Manager Administration Agreement, the Region has a responsibility for monitoring development activities undertaken by proponents under the SIF-IAH Rental Housing component to determine whether proponents carry out all development activities required in such manner and within such time periods as are set out in the guidelines.
- 5.2 It is the role of the Region to immediately inform the Province of any failure of the Proponent to carry out development activities required in the guidelines and any breach by the Proponent of its Municipal Housing Contribution and Facilities agreement with the Service Manager. It is the sole responsibility of the Proponent to ensure that they fund any project cost over-runs. The Service Manager is also required to report on initiatives or activities used by the Proponent to promote or support apprentices, the number of apprentices employed and the type of trades in which apprentices are training, should apprentices be employed in the project.
- 5.3 In addition, the Region, as Service Manager, also has mandatory reporting obligations to the Province, including, but not limited to, obtaining quarterly reports on the status of all projects, the utilization of funds, and annual updates to determine whether proponents are in compliance with their tenant targeting plans over the life of the program. The Region is also required to track landlord agreements and agreements with third-party delivery agencies and may be asked by the Province to submit evidence of such agreements.
- 5.4 The Service Manager must enter into a Contribution Agreement with the approved Proponent and ensure that construction commences within 120 days and no later than March 31, 2019.
- 5.5 Over the twenty-year affordability period, on an annual basis, the Region must work with the area municipality to ensure the tax rate is equivalent to the single residential rate for the additional affordable rental units.
- 5.6 Ongoing monitoring of the project is required to confirm eligibility for available SIF-IAH capital funding during the construction period as set out below:

Construction Milestones	Progress Payment Funding
Proponent signs Service Manager Municipal Housing Contribution and Facility Agreement, Confirms title to land; Service Manager Municipal Housing Contribution and Facility Agreement and Securities registered on title; First building permit and/or demolition permit received, and construction equipment mobilized to site	50%
Completion of Structural Framing/50% of rehabilitation construction activities	40%
Occupancy Certificate received for 100% of the SIF-IAH funded units; Confirmation of Employment and Apprentices report provided to the Region of Durham; and, updated capital cost statement provided to the Region in a form acceptable to the Ministry	10%
<b>Total</b>	<b>100%</b>

## 6. Municipal Housing Facilities By-Law and Municipal Housing Contribution and Facilities Agreement

- 6.1 Section 110(1) of the *Municipal Act, 2001*, allows municipalities to enter into Agreements for the provision of municipal capital facilities. In 2003, Regional Council adopted Municipal Housing Facilities By-law #48-2003, allowing the Region to enter into project specific agreements for the provision of municipal capital facilities.
- 6.2 This by-law sets out incentives that may be provided by the Region through an affordable housing program. Project specific by-laws are required to confirm the availability of Regional incentives for the projects.
- 6.3 As set out in the program guidelines, Regional and local municipal property taxes for the units created under the project must be equivalent to the single residential rate for the duration of the program (a minimum of 20 years commencing from the date of building occupancy).
- 6.4 Further, a Municipal Housing Contribution and Facilities Agreement establishes the obligations of the Proponent, the terms and conditions of funding, accountability and reporting obligations of the Proponent, and repercussions should the Proponent be in default under the program. These conditions include operating the project as a rental property for the duration of the Agreement.
- 6.5 The Agreement also indicates federal/provincial funding levels, how funds are flowed in accordance with development milestones, respective roles and responsibilities, duties, obligations as well as breach conditions and remedies. The document is registered on title to ensure the long-term obligations of the Proponent continue to be met.

- 6.6 In order to ensure that the Proponents maintain their obligations to the Region under the SIF-IAH Program, Corporate Services – Legal Division will draft the Municipal Housing Contribution and Facilities Agreements for the project that will be executed with the Proponent, subject to the Ministry providing a Conditional Letter of Commitment confirming the award and availability of Federal-Provincial funding, with confirmation of the project costs and timing of funding.

## **7. Financial Implications**

- 7.1 As per the Province's SIF-IAH Program Guidelines, the required municipal financial contribution for the allocation of affordable rental units under the Rental Housing Component must include a plan for ensuring municipal property taxes are equivalent to the single residential rate for approved units over the twenty-year program period. In order to meet program requirements related to property tax rates, the Region must pass project specific by-laws designating each of the projects as "municipal capital facilities."
- 7.2 The estimated tax revenue generated by each proposal is dependent on the final Current Value Assessment (CVA) for the project at initial occupancy and the municipality in which the project is located.
- 7.3 As approved through Report #2018-COW-45, Regional Development Charges, normally due at the time of issuance of building permit, will be deferred from building permit issuance until occupancy permit issuance.
- 7.4 Further, as approved through Report #2018-COW-45, administration costs related to the ongoing monitoring of the recommended projects over the life of the project will be funded 100 per cent by the Region and included in the future SIF-IAH program budgets, subject to approval of the Annual Business Plans and Budgets.

## **8. Next Steps**

- 8.1 In order to meet the program deadline for Ministry approval and the execution of the agreement with the Region, Regional staff will forward the recommended proposal to the Ministry for award and confirmation of funding.
- 8.2 Ministerial approval for the project would be acknowledged by a Conditional Letter of Commitment from the Minister to the Selected Proponent, affirming that funding in the amounts indicated above in Federal-Provincial funding is available for the project.

## 9. Conclusion

- 9.1 The proposal submitted by Newcastle Lodge in response to RFP-1060-2018 for 18 new affordable rental units ranked the highest through the evaluation process. The proposal submitted by Newcastle Lodge fully utilizes the SIF-IAH funding available in Year 3.
- 9.2 The proposal addresses the Region's Community Strategic Plan commitment to developing a broad range of affordable housing and strengthen accessibility to appropriate services in response to the needs of our diverse community and supports the Region's goal to end homelessness, ensure affordable rent for everyone, provide greater housing choice to residents and create strong and vibrant neighbourhoods through the Council-approved Housing Plan.
- 9.3 As all decisions regarding eligibility for program funding are made by the Ministry of Municipal Affairs and Housing, the proposal will be forwarded to the Ministry for approval.

Original signed by N. Taylor

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N. Taylor, BBA, CPA, CA  
Commissioner of Finance

Original signed by Dr. H. Drouin

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Dr. H. Drouin  
Commissioner of Social Services



# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: [#2018-INFO-146](#)  
Date: November 2, 2018

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**Subject:**

Agriculture and Rural Affairs E-Newsletter – October 2018

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

1.1 The Agriculture and Rural Affairs e-newsletter is a bi-monthly snapshot of the initiatives, activities and partnerships within the agricultural and rural areas across the Region of Durham. It serves as an environmentally-conscious, cost effective tool to relay information regarding the latest agricultural and rural economic development activities in Durham Region.

**2. Background**

2.1 The Agricultural and Rural Affairs e-newsletter was distributed to 414 subscribers in October 2018 with a 36.5% open rate. It is also on the Region's website and distributed via social media channels through the Corporate Communications office.

- View the [Agriculture and Rural Affairs e-newsletter](https://myemail.constantcontact.com/Agriculture-and-Rural-Affairs-Newsletter--Celebrating-small-business-success-stories.html?soid=1101562300271&aid=nUOVHHR-R5Y) online at <https://myemail.constantcontact.com/Agriculture-and-Rural-Affairs-Newsletter--Celebrating-small-business-success-stories.html?soid=1101562300271&aid=nUOVHHR-R5Y>

2.2 The Agriculture and Rural Affairs e-newsletter is produced in cooperation with Corporate Communications.



Respectfully submitted,

Original signed by

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B.E. Bridgeman, MCIP, RPP  
Commissioner of Planning and  
Economic Development



# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: [#2018-INFO-147](#)  
Date: November 2, 2018

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**Subject:**

Monitoring of Land Division Committee Decisions of the October 15, 2018 Meeting

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

1.1 This report summarizes decisions made by the Land Division Committee<sup>1</sup> at its meeting of October 15, 2018 (see Attachment #1). The approved applications conform to the Durham Regional Official Plan. No appeals are recommended.

**2. Distribution**

2.1 A copy of this report will be forwarded to the Land Division Committee for its information.

**3. Attachments**

Attachment #1: Monitoring Chart for the October 15, 2018 Meeting

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<sup>1</sup> The Regional Land Division Committee (LDC) was created by Regional Council on December 19, 1973 to make independent decisions on the disposition of consent applications (e.g. severance, right-of-way, lot line adjustment) that have been submitted to the Region for approval under the Planning Act. The Committee consists of eight lay-citizen members (one representing each area municipality), that are appointed by council for a four year term. The Chair of the next LDC will be selected from among the appointed members. The LDC meets monthly and considers approximately 150 consent applications per year.

Respectfully submitted,

Original signed by

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B.E. Bridgeman, MCIP, RPP  
Commissioner of Planning and  
Economic Development



## Attachment 1: Monitoring of Land Division Committee Decisions for the Meeting Date of Monday, October 15, 2018

Appeal Deadline: Tuesday, November 13, 2018

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 119/2018	Worona, Marcia	Part lot 28, Conc. 5 Municipality of Clarington	Consent to add a vacant 1,170.3 m <sup>2</sup> parcel of land to the west, retaining a 1,128.9 m <sup>2</sup> residential parcel of land with an existing dwelling to remain.	Conforms	Approved unanimously
LD 123/2018	Spinosa, Bruno Spinosa, Michael	Part lot 32, Conc. BF City of Pickering	Consent to sever a 955.1 m <sup>2</sup> residential lot with an existing dwelling, retaining a 2,121.1 m <sup>2</sup> residential lot with an existing dwelling to be demolished.	Conforms	Approved unanimously
LD 125/2018	Gill, Simon Edward Taylor, Janet Louise	Part lot Pt Lot 33, Conc. 4 Municipality of Clarington	Consent to add a vacant 1,647.1 m <sup>2</sup> agricultural parcel of land to the west, retaining 4.233 ha agricultural parcel of land with an existing dwelling to remain.	Conforms	Approved unanimously
LD 126/2018	Button, Jonathan	Part lot 26, Conc. BF City of Pickering	Consent to sever a 8,090 m <sup>2</sup> industrial parcel of land, retaining a 8,083 m <sup>2</sup> industrial parcel of land with an existing structure to remain. Application includes easement.	Conforms	Approved unanimously
LD 127/2018	Button, Jonathan	Part lot 26, Conc. BF City of Pickering	Consent to grant a 8,083 m <sup>2</sup> blanket easement in favour of the property to the west.	Conforms	Approved unanimously

<b>LD File Number</b>	<b>Owner</b>	<b>Location</b>	<b>Nature of Application</b>	<b>Regional Official Plan</b>	<b>LDC Decision</b>
LD 128/2018	Pitrulli, Francesco	Part lot Pt Lot 29, Conc. BF City of Pickering	Consent to add a vacant 2,919 m2 residential parcel of land to the north, retaining a 816 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved
LD 129/2018	Pagnotta, John Rocco Sabic, Christina Helena	Part lot PT Lot 29, Conc. BF City of Pickering	Consent to add a vacant 1,434 m2 residential parcel of land to the north, retaining a 1,343 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved unanimously
LD 130/2018	Burt, Christopher Gordon Mckeown-Burt, Nancy Elizabeth	Part lot PT Lot 30, Conc. BF City of Pickering	Consent to add a vacant 1,658 m2 residential parcel of land to the north, retaining a 966 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved unanimously
LD 131/2018	Pitrulli, Francesco Pitrulli, Salvatore	Part lot Pt Lot 28, Conc. BF City of Pickering	Consent to add a vacant 362 m2 residential parcel of land to the east, retaining a 751 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved unanimously
LD 132/2018	Newmarch, Stanley Jack	Part lot PT Lot 28, Conc. BF City of Pickering	Consent to add a vacant 929 m2 residential parcel of land to the east, retaining a 465 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved unanimously
LD 133/2018	Kish, Margaret Mary	Part lot PT Lot 28, Conc. BF City of Pickering	Consent to add a vacant 928 m2 residential parcel of land to the east, retaining a 464 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved unanimously
LD 134/2018	Bradford, Sara Bradford, Robert	Part lot 5, Conc. BF Town of Ajax	Consent to sever a vacant 462.4 m2 residential parcel of land, retaining a vacant 466.7 m2 residential parcel of land.	Conforms	Approved unanimously

**Afreen Raza**

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**From:** Alyssa Roth <Alyssa.Roth@trca.on.ca> on behalf of Source Water  
<sourcewater@trca.on.ca>  
**Sent:** October-26-18 11:19 AM  
**To:** Clerks  
**Cc:** John Presta; Greg Lymer  
**Subject:** Amendments to CTC Source Protection Plan - 1 of 2  
**Attachments:** COR\_20181026\_Durham\_s34Amendments\_Notification\_Pt1.pdf

Hello Ralph,

Please find attached the Notification of Consultation for proposed amendments to the Source Protection Plan for the Credit Valley - Toronto and Region - Central Lake Ontario (CVC) Source Protection Region.

Thank you,  
Alyssa

**Alyssa Roth, MES**  
Coordinator II  
Source Water Protection | Watershed Strategies

T: 416.661.6600 ext. 5633  
E: [Alyssa.Roth@trca.on.ca](mailto:Alyssa.Roth@trca.on.ca)  
A: 101 Exchange Ave, Vaughan, ON | L4K 5R6

Toronto and Region Conservation Authority (TRCA) | [trca.ca](http://trca.ca)  
CTC Source Protection Region | [ctcswp.ca](http://ctcswp.ca)

**C.S. - LEGISLATIVE SERVICES**

Original	<i>CLP</i>
To:	<i>emptied</i>
Copy	<i>26/18</i>
To:	<i>B. Budgen</i>
	<i>N. Taylor</i>
	<i>S. Seppes</i>
	<i>Dr. Kyle</i>
C.C. S.C.C. File	<i>J. Presta</i>
Take Appr. Action	<i>AC. Summers</i>



5 Shoreham Drive, Downsview, ON M3N 1S4  
T. 416-661-6600 | info@trca.on.ca

**CTC Source Protection Region**

Source Protection Committee

**SENT VIA E-MAIL**

Friday, October 26<sup>th</sup>, 2018

Durham Region  
**Attention: Ralph Walton, Regional Clerk**  
605 Rossland Road East  
Whitby, ON  
L1N 6A3  
Email: [clerks@durham.ca](mailto:clerks@durham.ca)

**RE: AMENDMENTS TO CREDIT VALLEY – TORONTO AND REGION – CENTRAL LAKE ONTARIO (CTC)  
SOURCE PROTECTION PLAN**

**Notification of Consultation Pursuant to Sections 34(2) and 34(3) of the *Clean Water Act, 2006* and *Ontario Regulation 287/07***

**Written Comments due by Thursday, November 15, 2018**

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Dear Council and Staff:

The Credit Valley – Toronto and Region – Central Lake Ontario (CTC) Source Protection Plan was approved by the Minister of the Environment, Conservation, and Parks in July 2015 and became in effect on December 31, 2015. The Toronto and Region, Credit Valley, and Central Lake Ontario Source Protection Authorities (SPAs) are proposing amendments to the CTC Source Protection Plan under Section 34 of the *Clean Water Act, 2006*.

**BACKGROUND**

The *Clean Water Act, 2006* and its associated regulations prompted the formation of the CTC Source Protection Committee (SPC). The mandate of this Committee was to undertake a technical assessment of current sources of municipal drinking water in the CTC Source Protection Region. The Committee identified vulnerable areas, as well as existing and future threats that may impair the long-term sustainability of these sources. To address potential existing and future significant threats to these vulnerable areas, the CTC Source Protection Plan was written. The Plan outlines policies to attend to certain activities in areas where they could result in impairment to water quality and quantity.

Over the past 2 years, municipalities, the Province of Ontario, source protection authorities, and landowners have been implementing policies in the CTC Source Protection Plan. Over the course of this period of time, municipal stakeholders have brought to the attention of the CTC Source Protection Committee some challenges with implementing certain policies. To address these challenges, the source protection authorities in the CTC Source Protection Region, with support from the CTC Source Protection Committee, has proposed amendments to these policies.

A requirement of the endorsement process for amendments carried out under Section 34 of the *Clean Water Act, 2006*, is the acquisition of a municipal council resolution from each municipality affected by the amendments. A municipality may be considered "affected" if it is located within a geographic area related to the amendments, and/or the municipality is responsible for taking actions or otherwise implementing source protection policies related to the amendments. Between May 1, 2018 and October 11, 2018, a report was brought to your municipal Council and this resolution was obtained.

## PROPOSED AMENDMENTS

The proposed amendments include changes to policy text and technical material.

- 1) Rationale for Policy Amendments: To improve the clarity of policies and address implementation challenges; (See Attachment 2) and.
- 2) Rationale for Technical Amendments: To ensure consistency between the Foundation Reports used to generate the Assessment Reports and to incorporate vulnerable areas associated with two new drinking water wells. Only after these vulnerable areas have been included in an Approved Source Protection Plan can policies apply under the *Clean Water Act, 2006* (See Attachment 3).

## INFORMATION ENCLOSED WITH THIS NOTICE

The material included with this correspondence has been customized to apply to your municipality.

- 1) A Notice advising of the Public Consultation;
- 2) A list of the proposed amendments to policies in the CTC Source Protection Plan. A checkmark (✓) indicates policies of interest to your municipality;
- 3) A list of proposed technical amendments in the CTC Source Protection Plan. A checkmark (✓) indicates technical amendments of interest to your municipality;
- 4) A list of amended figures in the CTC Source Protection Plan. A checkmark (✓) indicates those figures of interest to your municipality;
- 5) New and revised vulnerable area delineation; and
- 6) A 'track changes' document of proposed policy amendments.

## REFERENCE MATERIAL

In preparation for this period of consultation, an area of the CTC Source Protection Region website (<https://ctcswp.ca/the-science/notice-of-amendments/>) has been prepared to document the proposed amendments to the CTC Source Protection Plan. This website has information pertaining to the CTC Source Protection Region and the CTC Source Protection Committee, as well as other reference material.

## NEXT STEPS

Once the Public Consultation period ends on November 15, 2018, written comments will be reviewed and if necessary, changes made to the Source Protection Plan text and mapping. Following endorsement by members of the CTC Source Protection Committee, the revised CTC Source Protection Plan will be forwarded to the Credit Valley, Toronto and Region, and Central Lake Ontario Source Protection Authorities for authorization to submit the documents to the Ministry of the Environment, Conservation, and Parks. The amendments will be considered by the Ministry for approval.

## REQUEST FOR WRITTEN COMMENTS

At this time, we welcome your feedback on the proposed amendments in writing. Comments will be received until **5:00 pm on Thursday, November 15<sup>th</sup>, 2018**. These comments can be sent to my attention at 5 Shoreham Drive, Downsview, Ontario, M3N 1S4, via facsimile at 416.661.6898, or by email ([sourcewater@trca.on.ca](mailto:sourcewater@trca.on.ca)). If you require further information, please do not hesitate to contact us ([sourcewater@trca.on.ca](mailto:sourcewater@trca.on.ca) or 416.661.6600 Ext. 5633).

Thank you, in advance, for your continued support and participation in efforts to protect our sources of drinking water.



Best regards,

A handwritten signature in blue ink that reads "Jennifer Stephens". The signature is written in a cursive, flowing style.

Jennifer Stephens  
Program Manager, CTC Source Protection Region  
[jstephens@trca.on.ca](mailto:jstephens@trca.on.ca)  
416.892.9634

Attachment 1: Notice – Public Consultation on Amendments to Approved CTC Source Protection Plan

Attachment 2: List of the Proposed Amendments to Policies in the CTC Source Protection Plan.

Attachment 3: List of Proposed Technical Amendments in the CTC Source Protection Plan.

Attachment 4: List of Amended Figures in the CTC Source Protection Plan (per Attachment 3).

Attachment 5: Revised Vulnerable Area Mapping (per Attachment 3).

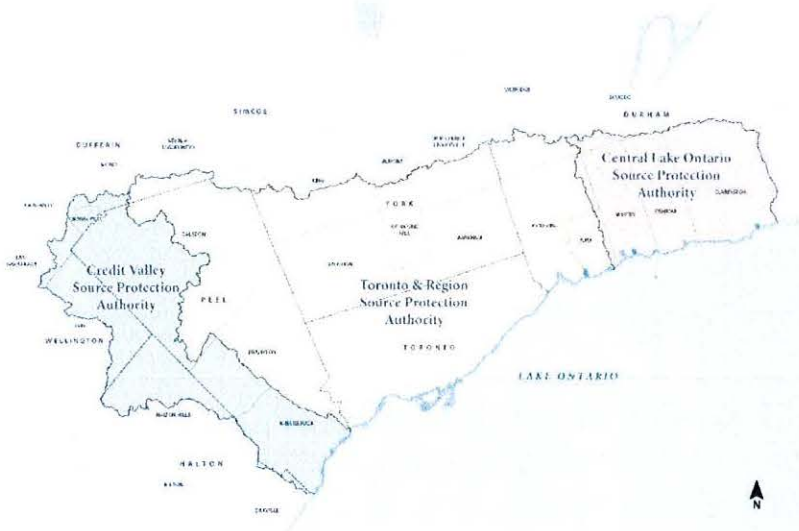
Attachment 6: Track Changes Document of Proposed Policy Amendments (per Attachment 2).

Cc: John Presta, CTC Source Protection Committee  
Greg Lymer, Risk Management Official

# NOTICE OF PUBLIC CONSULTATION

## Amendments to the Approved Credit Valley – Toronto and Region – Central Lake Ontario (CTC) Source Protection Plan

October 12<sup>th</sup> – November 15<sup>th</sup>, 2018



The Approved CTC Source Protection Plan (2015) identifies and evaluates water quality and quantity threats to municipal sources of drinking water. The Plan requires the action of multiple stakeholders and property owners to protect the water supplying municipal drinking water systems.

Amended materials can be found at: <https://ctcswp.ca/the-science/notice-of-amendments/>

Hard copies of the Proposed Amended CTC Source Protection Plan can be obtained during regular office hours at the following locations:

Town of Caledon – 6311 Old Church Road, Caledon, ON

Credit Valley Conservation – 1255 Old Derry Road, Mississauga, ON

Toronto and Region Conservation Authority – 101 Exchange Avenue, Vaughan, ON

Comments must be submitted in writing and are requested by 5:00 pm on **Thursday, November 15, 2018** addressed to:

Jennifer Stephens, Program Manager

E-mail: [sourcewater@trca.on.ca](mailto:sourcewater@trca.on.ca)

Mail: 5 Shoreham Drive, Toronto, ON M3N 1S4

For further information, please contact [sourcewater@trca.on.ca](mailto:sourcewater@trca.on.ca) or 416-661-6600 Ext. 5633.



**ATTACHMENT 2: SUMMARY OF POLICY CHANGES TO THE CTC SOURCE PROTECTION PLAN (PUBLIC CONSULTATION: OCTOBER 12<sup>TH</sup> – NOVEMBER 15<sup>TH</sup>, 2018)**

Policy	Rationale for Amendment	Synopsis of Amendment	Applicability
T-8	Challenge	Remove requirement for conformity in 5 years from the date the CTC Source Protection Plan became effective.	√
Transition	Clarity	Text to clarify when a threat is considered 'existing' for an in-progress development proposal in accordance with Policy REC-1. Additionally, text to specify that, for transitioning applications that would result in an increase of impervious surface, a water balance assessment, or equivalent, is still generally required. However, based on the location and scale of development, the Planning Approval Authority has a certain level of flexibility regarding water balance requirements.	√
GEN-1	Flexibility	Establish a common site-specific exemption authority for Risk Management Officials.	√
SWG-3	Clarity	Revised policy text to ensure intent of policy is achieved.	√
SNO-1	Challenge	Change the approach to addressing potential future significant drinking water threats in the WHPA – B (VS = 10), WHPA – E (VS ≥ 9), and the remainder of the issues contributing area (Chloride, Sodium) from prohibition to management.	√
SAL-10	Gap	Address moderate and low drinking water threats as a result of the application of road salt in all vulnerable areas.	√
SAL-11			
SAL-12			√
SAL-13			√
REC-1	Clarity/Challenge	<ul style="list-style-type: none"> <li>a) Revised policy text to ensure intent of policy is achieved;</li> <li>b) Exempting development on lands down-gradient of municipal wells within the Tier 3 Water Budget WHPA-Q2 Area from having to produce a water balance assessment demonstrating that predevelopment recharge will be maintained (less onerous recharge maintenance requirements);</li> <li>c) Adding "site alteration" to the types of applications requiring BMPs with the goal of maintaining predevelopment recharge;</li> <li>d) Removing the water balance exemption for single family dwellings that represent major development (500m<sup>2</sup> or greater), while still exempting the majority of single family dwellings (i.e. less than 500m<sup>2</sup>) and now exempting applications for non-major development (less than 500m<sup>2</sup>) that require site plan control (prevents minor site alterations with little to no increase in impervious cover that trigger Site Plan review from needing a water balance);</li> <li>e) Harmonizing the Explanatory Document with the policy to clarify whether associated implementing official plan (OP) or Zoning By-law Amendment (ZBA) applications must also comply with REC-1 Policy 2; and</li> <li>f) Policy applicability for agricultural uses, agriculture-related uses, or on-farm diversified uses where the total impervious surface does not exceed 10 per cent of the lot.</li> </ul>	√

**Gap** – Describes a policy that, when approved by the Ministry, did not account for a particular situation.

**Clarity** – Describes a policy that municipalities found difficult to implement as a result of a lack of clarity as to the intent of the policy.

**Challenge** – Describes a policy that municipalities found difficult to implement due to practicality.

**Flexibility** – Describes a policy that municipalities found difficult to implement due to the lack of authority given the Risk Management Official to determine when site-specific land use is or is not subject to Section 59 under the *Clean Water Act, 2006*.

**ATTACHMENT 3: SUMMARY OF TECHNICAL AMENDMENTS TO THE CTC SOURCE PROTECTION PLAN**

<b>Municipality</b>	<b>Assessment Report</b>	<b>Technical Amendment</b>	<b>Mapping</b>	<b>Text</b>	<b>Applicability</b>
Peel	CVSPA	Inglewood Well #4 being brought on-line (N)	√	√	
	CVSPA	Groundwater vulnerability of WHPAs – Alton & Caledon - To reflect presence of transport pathway (R)	√		
	TRSPA	Caledon East Well #4A brought on-line; Well #2 decommissioned (N)	√	√	
York	TRSPA	Revise recharge mapping associated with York Tier 3 Numerical Model (R)	√	√	√
	TRSPA	Nobleton Well #5 brought on-line; Well #4 decommissioned (N)	√	√	
Orangeville	CVSPA	Vulnerability scoring for certain wells (R)	√	√	

TRSPA – Toronto and Region Source Protection Area

CVSPA – Credit Valley Source Protection Area

R – Revision

N – New Technical Content

## ATTACHMENT 4 – AMENDED FIGURES

### TORONTO AND REGION ASSESSMENT REPORT

Figure Reference	Applicability
Figure ES.4 – Location of Intake Protection Zones and Municipal Surface Water Intakes	
Figure ES.7 – TRSPA Wellhead Protection Areas	
Figure 2.7 – Locations of Municipal Wells	
Figure 3.40 – T3 Model – Average Annual Precipitation (mm/yr)	√
Figure 3.41 – T3 Model – Average Annual Runoff (mm/yr)	√
Figure 3.42 – T3 Model – Average Annual Evapotranspiration (mm/yr)	√
Figure 3.43 – T3 Model – Average Annual Recharge (mm/yr)	√
Figure 4.3 – SGRAs using Rule 44(1) and threshold by TRSPA Jurisdiction	√
Figure 4.4 – Significant Groundwater Recharge Areas	√
Figure 4.5 – TRSPA Wellhead Protection Areas (Same as ES.7)	
Figure 4.6 – Caledon East Wellhead Protection Areas	
Figure 4.7 – Intrinsic Vulnerability – Caledon East Wellhead Protection Areas	
Figure 4.8 – Caledon East Wellhead Protection Areas with Scoring	
Figure 4.12 – Nobleton Wellhead Protection Areas	
Figure 4.13 – Intrinsic Vulnerability – Nobleton Wellhead Protection Areas	
Figure 4.14 – Nobleton Wellhead Protection Areas with Scoring	
Figure 4.29 – R. C. Harris (Toronto) Intake Protection Zones with Vulnerability Scoring	
Figure 4.30 – F. J. Horgan (Toronto) Intake Protection Zones with Vulnerability Scoring	
Figure 5.3 – Managed Lands in Significant Groundwater Recharge Areas	√
Figure 5.5 – Estimated Livestock Density in Significant Groundwater Recharge Areas	√
Figure 5.7 – Impervious Surfaces in Significant Groundwater Recharge Areas	√
Figure 5.8 – Areas of Significant, Moderate, and Low Threats in Caledon East - Chemicals	
Figure 5.9 - Areas of Significant, Moderate, and Low Threats in Caledon East – DNAPLs	
Figure 5.10 - Areas of Significant, Moderate, and Low Threats in Caledon East - Pathogens	
Figure 5.17 - Areas of Significant, Moderate, and Low Threats in Nobleton - Chemicals	
Figure 5.18 - Areas of Significant, Moderate, and Low Threats in Nobleton – DNAPLs	
Figure 5.19 - Areas of Significant, Moderate, and Low Threats in Nobleton - Pathogens	
Figure D2.6 – SGRAs using Rule 44(1) and Threshold by TRSPA Jurisdiction (Same as 4.3)	√
Figure D2.7 – Final SGRAs from Tier 3 Water Budget (Same as 4.4)	√
Figure E3.1 – Caledon East – Percent Managed Lands	
Figure E3.2 – Caledon East – Livestock Density	
Figure E3.3 – Caledon East – Impervious Surfaces	

**CREDIT VALLEY ASSESSMENT REPORT**

Figure Reference	Applicability
Figure ES.7 – Wellhead Protection Areas, Intake Protection Zones, Issues Contributing Areas	
Figure 2.22 – Orangeville Municipal Wells – Chloride Concentration (1982-2012)	
Figure 2.23 - Orangeville Municipal Wells – Nitrate Concentration (1982-2012)	
Figure 4.5 – Wellhead Protection Areas	
Figure 4.8 – Vulnerability for WHPAs - Orangeville	
Figure 4.16 – Wellhead Protection Areas (WHPAs) - Hillsburgh	
Figure 4.19 – Groundwater Vulnerability of WHPAs - Hillsburgh	
Figure 4.22 – Vulnerability Score for WHPAs - Hillsburgh	
Figure 4.33 – Wellhead Protection Areas (WHPAs) - Inglewood	
Figure 4.35 – Groundwater Vulnerability of WHPAs – Alton and Caledon Village	
Figure 4.36 – Groundwater Vulnerability of WHPAs - Inglewood	
Figure 4.39 - Vulnerability Scores for WHPAs – Inglewood	
Figure 5.26 – Areas of Significant, Moderate, or Low Threats in Hillsburgh - Chemical	
Figure 5.27 - Areas of Significant, Moderate, or Low Threats in Hillsburgh – Pathogens	
Figure 5.28 - Areas of Significant, Moderate, or Low Threats in Hillsburgh - DNAPLs	
Figure 5.43 - Areas of Significant, Moderate, or Low Threats in Inglewood - Chemical	
Figure 5.44 - Areas of Significant, Moderate, or Low Threats in Inglewood - Pathogens	
Figure 5.45 - Areas of Significant, Moderate, or Low Threats in Inglewood - DNAPLs	
Figure E3-14 – Percent Managed Land – Inglewood, Caledon	
Figure E3-29 – Livestock Density – Inglewood	
Figure E3-40 – Impervious Surfaces - Inglewood	

**CREDIT VALLEY – TORONTO & REGION – CENTRAL LAKE ONTARIO (CTC) SOURCE PROTECTION PLAN**




Figure Reference	Applicability
Figure 2.2 – Map of CTC Source Protection Region	
Map 1.9 – Inglewood – Significant Groundwater Quality Threat Areas	
Map 2.9 – Inglewood – Significant Dense Non-Aqueous Phase Liquid (DNAPL) Threat Areas	
Map 1.11 – Caledon East - Significant Groundwater Quality Threat Areas	
Map 2.11 – Caledon East - Significant Dense Non-Aqueous Phase Liquid (DNAPL) Threat Areas	
Map 3.5 – Downgradient Line – Toronto and Region Source Protection Area	√

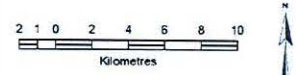
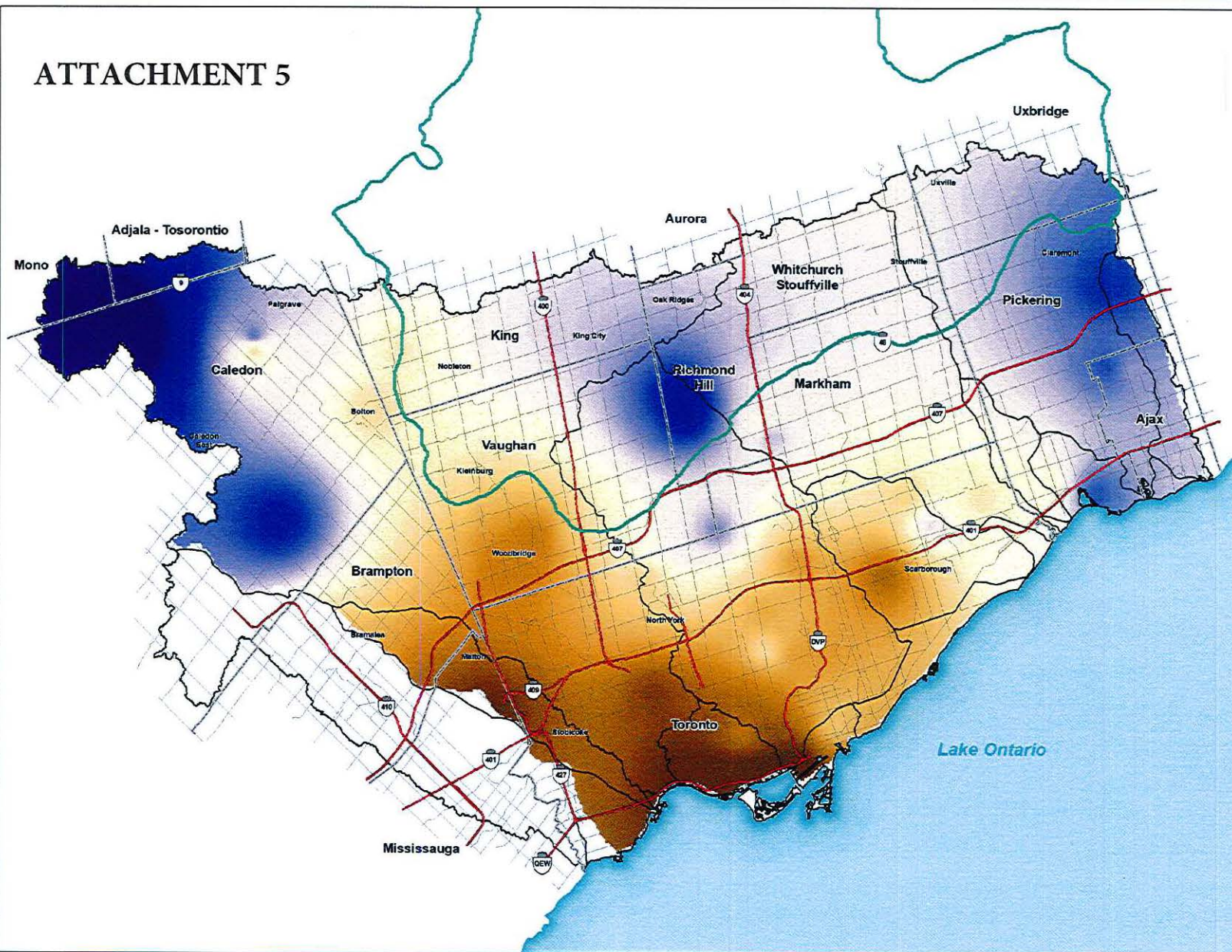
# ATTACHMENT 5

## The Toronto & Region Source Protection Area

Tier 3 Model  
Average Annual Precipitation (mm/yr)

### Legend

-  WHPA Q1/Q2 (Moderate Risk Level)
  -  Major Watershed
- Precipitation (mm/year)**
-  High : 950
  -  Low : 750
-  Provincial Highway
  -  Major Roads
  -  Municipal Boundary



(c) Copyright, Toronto & Region Source Protection Area, 2018.  
Source: TRCA, 2018; DMTI Spatial, 2010; MNR, 2010.

This map has been prepared to meet provincial requirements under the Clean Water Act, 2006 and should be used for other purposes ONLY after consultation with the responsible conservation authority or source protection authority. The analysis used to produce this map relies on best available information as of the date of the map. Priority should be given to site specific information collected in accordance with accepted scientific protocols when being used for other purposes.



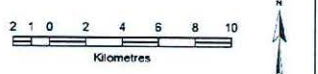


### The Toronto & Region Source Protection Area

Tier 3 Model  
Average Annual Runoff (mm/yr)

#### Legend

- WHPA Q1/Q2 (Moderate Risk Level)
  - Major Watershed
- Accumulated Cascade Runoff (mm/year)**
- High : 800
  - Low : 0
- Provincial Highway
  - Major Roads
  - Municipal Boundary



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## The Toronto & Region Source Protection Area

Tier 3 Model  
Average Annual  
Evapotranspiration (mm/yr)

### Legend

 WHPA Q1/Q2 (Moderate Risk Level)

 Major Watershed

### Actual Evapotranspiration (mm/year)

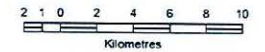
 High : 800

 Low : 0

 Provincial Highway

 Major Roads

 Municipal Boundary



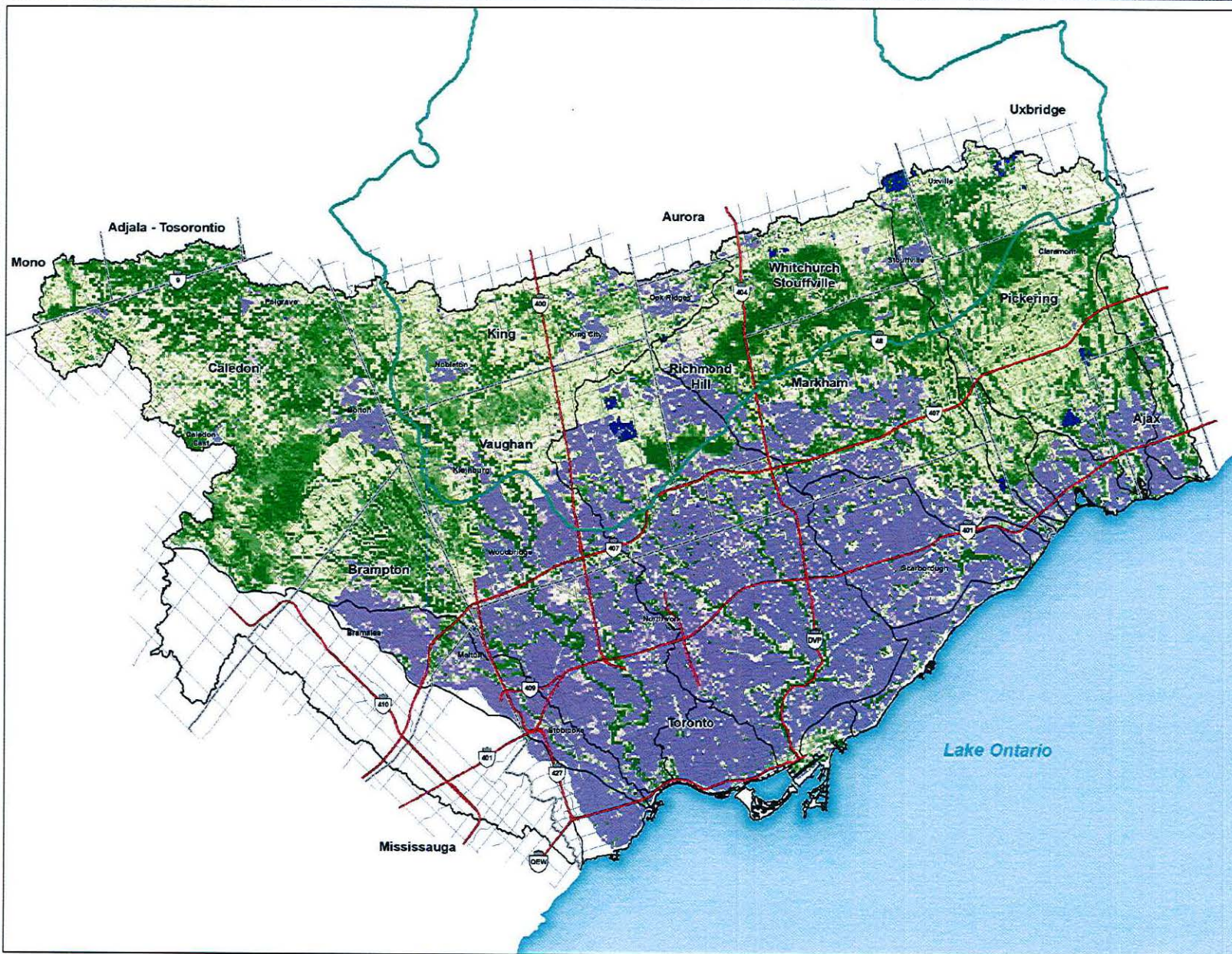
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Source: TRCA, 2018; DMTI Spatial, 2010; MNR, 2010.

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**DRINKING WATER SOURCE PROTECTION**  
ACT FOR CLEAN WATER







   
for The Living City

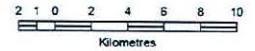


# The Toronto & Region Source Protection Area

Tier 3 Model  
Average Annual Recharge (mm/yr)

### Legend

-  WHPA Q1/Q2 (Moderate Risk Level)
  -  Major Watershed
- Groundwater Recharge (mm/year)**
-  High : 500
  -  Low : 0
-  Provincial Highway
  -  Major Roads
  -  Municipal Boundary



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## Afreen Raza

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**From:** Alyssa Roth <Alyssa.Roth@trca.on.ca> on behalf of Source Water  
<sourcewater@trca.on.ca>  
**Sent:** October-26-18 11:22 AM  
**To:** Clerks  
**Cc:** John Presta; Greg Lymer  
**Subject:** Amendments to CTC Source Protection Plan - 2 of 2  
**Attachments:** COR\_20181026\_Durham\_s34Amendments\_Notification\_Pt2.pdf

Hello Ralph,

Please find attached additional materials for the Notification of Consultation for proposed amendments to the CTC Source Protection Plan.

Thank you,  
Alyssa

**Alyssa Roth, MES**  
Coordinator II  
Source Water Protection | Watershed Strategies

T: 416.661.6600 ext. 5633  
E: [Alyssa.Roth@trca.on.ca](mailto:Alyssa.Roth@trca.on.ca)  
A: 101 Exchange Ave, Vaughan, ON | L4K 5R6

Toronto and Region Conservation Authority (TRCA) | [trca.ca](http://trca.ca)  
CTC Source Protection Region | [ctcswp.ca](http://ctcswp.ca)

C.S. - LEGISLATIVE SERVICES

Original	To: emailed
Copy	To: B. Budgeman 26/10/2018
	N. Taylor
	S. Seppis
	Dr. Dyle
	J. Presta
	C.C. S.C.C. File C Drummer
	Take Appr. Action 21

## The Toronto & Region Source Protection Area




Significant Groundwater Recharge Areas using rule 44 (1) and Threshold by TRSPA Jurisdiction

### Legend

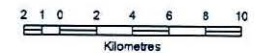
**Significant Recharge**  
Greater than 150 mm/yr\* and 215 mm/yr\*\*

High : 500  
Low : 150

**Transportation Network**

-  Provincial Highway
-  Major Roads
-  Municipal Boundary

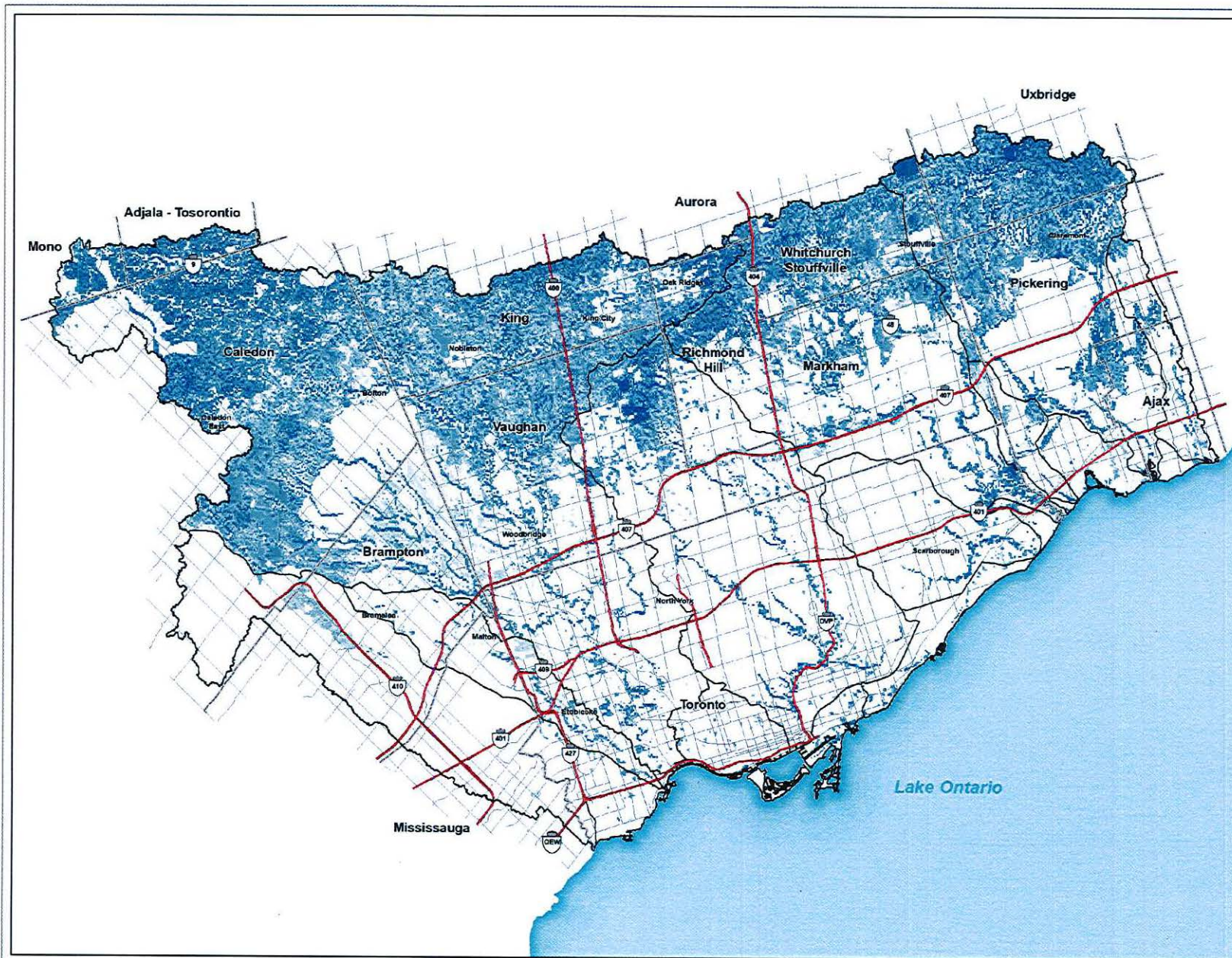
\*SGRA threshold for Tier 1 model  
\*\*SGRA threshold for Tier 3 model



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**DRINKING WATER SOURCE PROTECTION**  
ACT FOR CLEAN WATER



## The Toronto & Region Source Protection Area

Significant Groundwater Recharge Areas

### Legend

#### Vulnerability Score

- 2 (Low)
- 4 (Mod)
- 6 (High)

#### Transportation Network

- Provincial Highway
- Major Roads
- Municipal Boundary

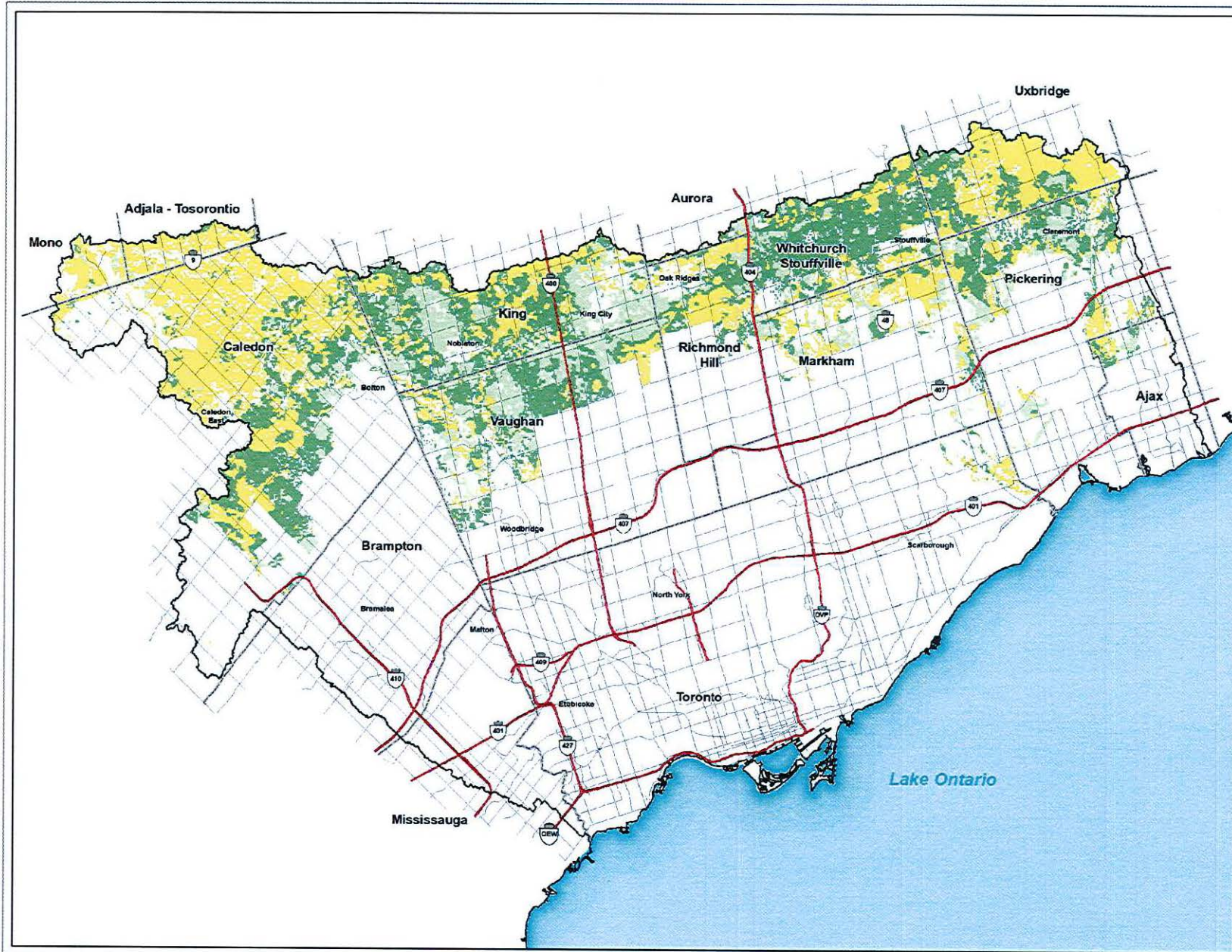


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**DRINKING WATER SOURCE PROTECTION**  
ACT FOR CLEAN WATER



## The Toronto & Region Source Protection Area

Managed Lands in Significant Groundwater Recharge Areas

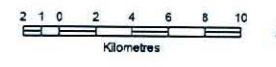
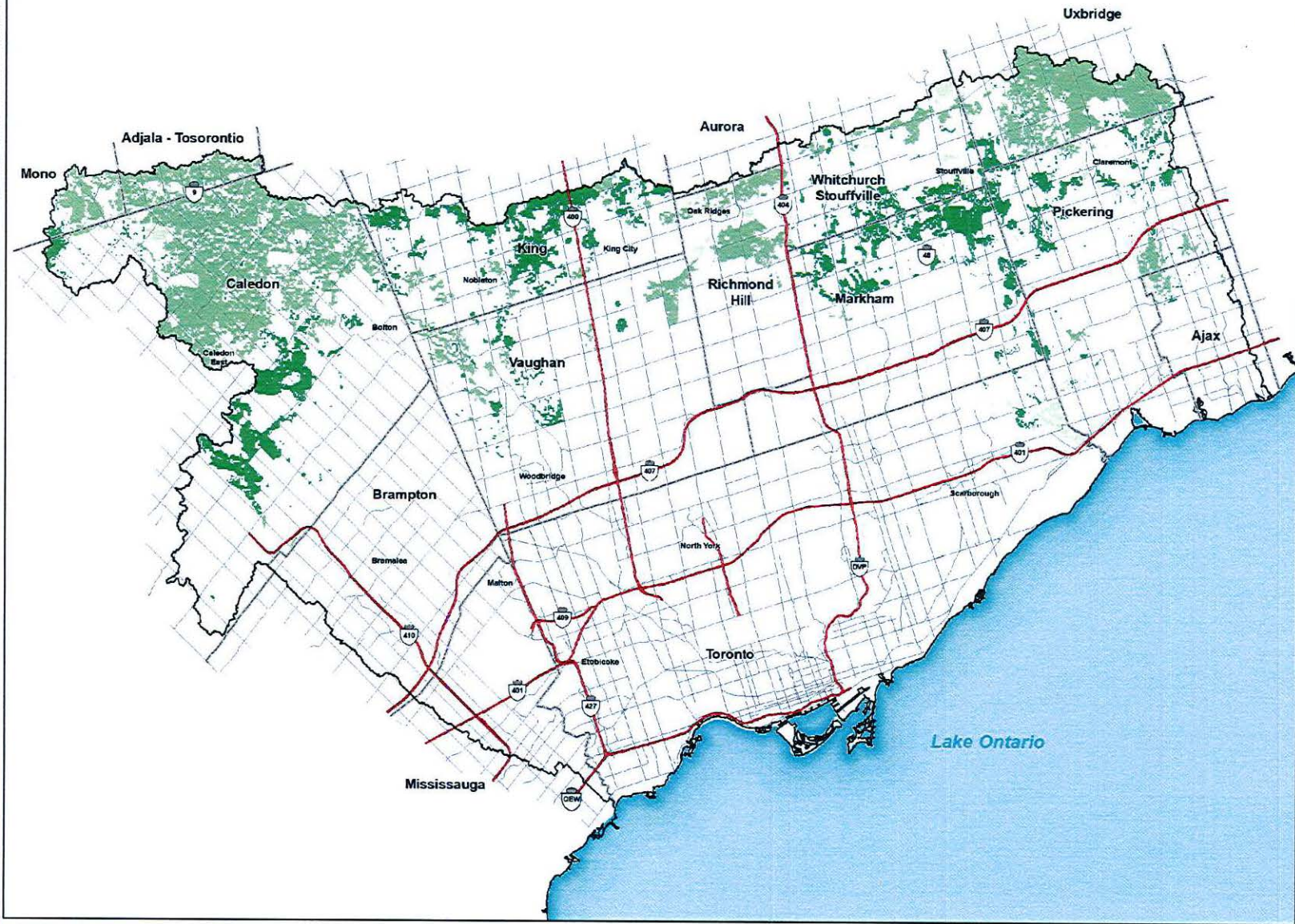
### Legend

#### Percent Managed Land

- Less than 40%
- 40 to 80%
- Greater than 80%

#### Transportation Network

- Provincial Highway
- Major Roads
- Municipal Boundary



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Source: TRCA, 2018; DMTI Spatial, 2010; MNR, 2010.

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## The Toronto & Region Source Protection Area

Estimated Livestock Density  
in Significant Groundwater  
Recharge Areas

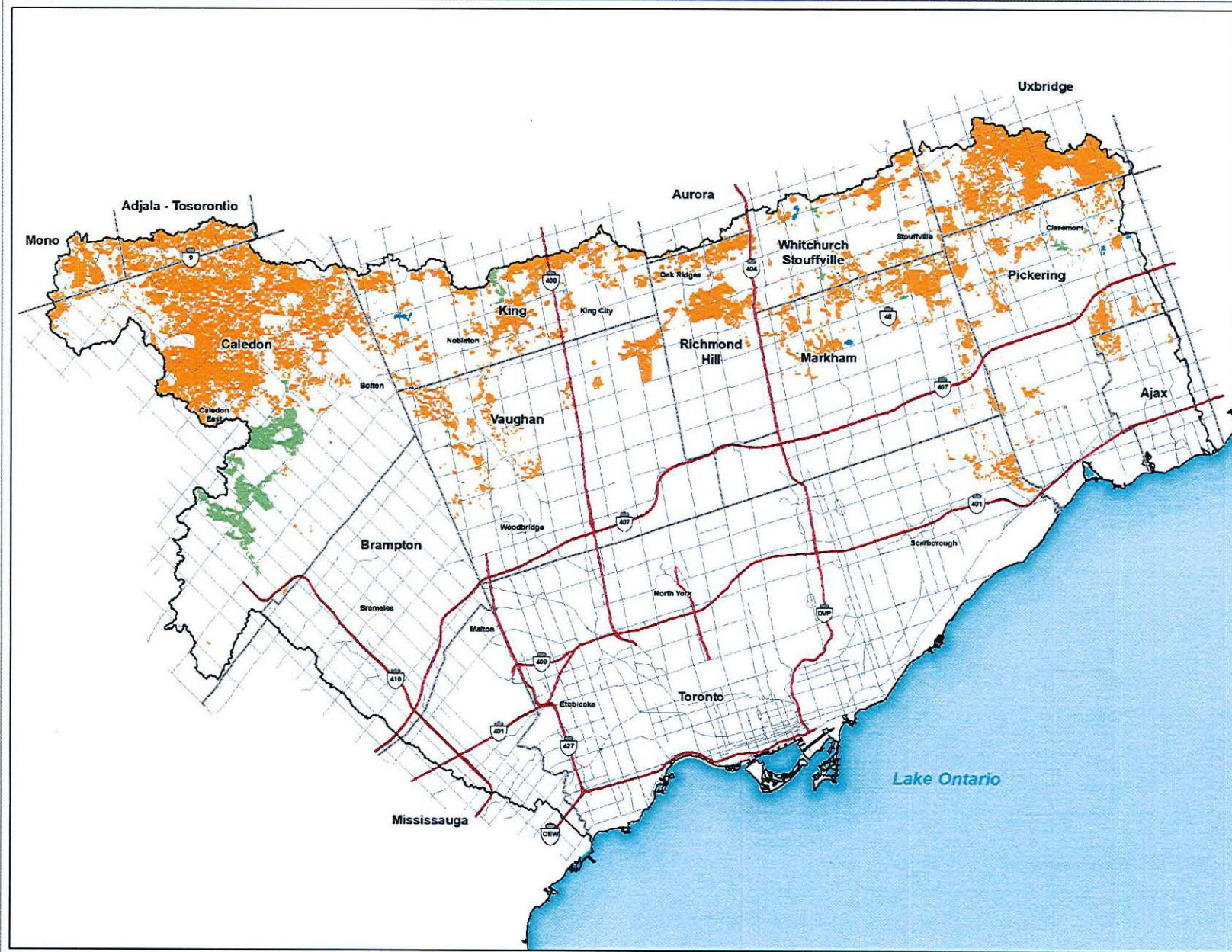
### Legend

#### Livestock Density

-  less than 0.5 Nu/acre
-  0.5-1.0 Nu/acre
-  greater than 1.0 Nu/acre

#### Transportation Network

-  Provincial Highway
-  Major Roads
-  Municipal Boundary



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Source: TRCA, 2018; DMTI Spatial, 2010; MNR, 2010.

This map has been prepared to meet provincial requirements under the Clean Water Act, 2006 and should be used for other purposes ONLY after consultation with the responsible conservation authority or source protection authority. The analysis used to produce this map relies on best available information as of the date of the map. Priority should be given to site specific information collected in accordance with accepted scientific protocols when being used for other purposes.



## The Toronto & Region Source Protection Area

Impervious Surfaces  
in Significant Groundwater  
Recharge Areas

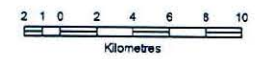
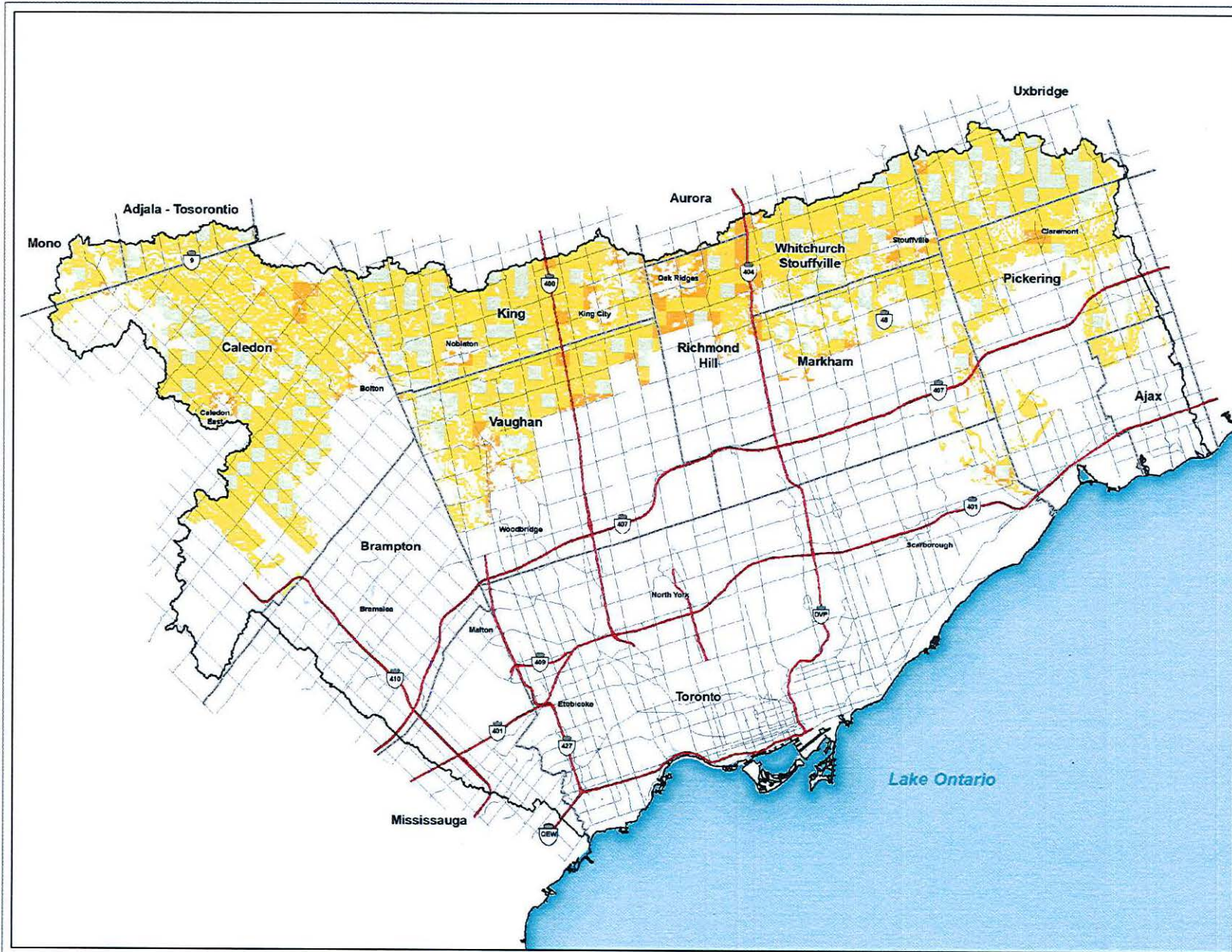
### Legend

#### Percent Impervious

- Less than 1%
- 1% to 8%
- Greater than 8% but less than 80%

#### Transportation Network

- Provincial Highway
- Major Roads
- Municipal Boundary

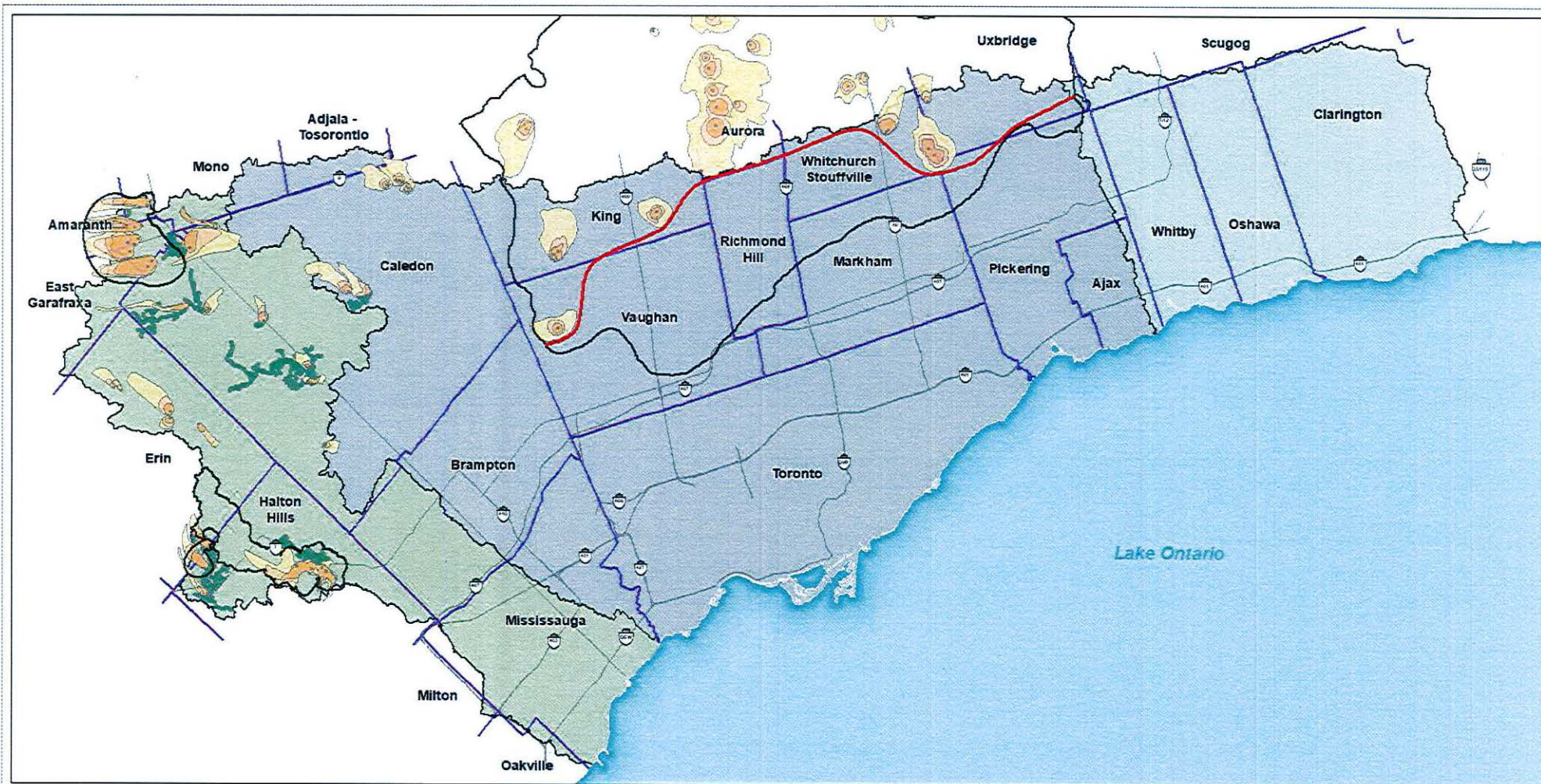


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Source: TRCA, 2018; DMTI Spatial, 2010; MNR, 2010.

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**Legend**

**WHPA Zone**



- WHPA - Q Boundary
- WHPA - Q Downgradient Line
- Transportation Network**
- Provincial Highway
- Municipal Boundary
- CTC Watershed
- Lake

**The CTC Source Protection Region**

WHPA Q - Downgradient Line



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Source: TRCA, 2017; DMTI Spatial, 2011; MNR, 2011; YPDT-CAMC, 2011.

This map has been prepared to meet provincial requirements under the Clean Water Act, 2006 and should be used for other purposes ONLY after consultation with the responsible conservation authority or source protection authority. The analysis used to produce this map relies on best available information as of the date of the map. Priority should be given to site specific information collected in accordance with accepted scientific protocols when being used for other purposes.

**DRINKING WATER  
SOURCE PROTECTION**  
ACT FOR CLEAN WATER



## ATTACHMENT 6

TEXT HIGHLIGHTED IN GREY INDICATES A REMOVAL (~~STRIKETHROUGH~~) OR ADDITION (**BOLD**) FROM APPROVED CTC SOURCE PROTECTION PLAN (JULY 2015)

### TRANSITION PROVISION

Under the *Clean Water Act, 2006*, there is consideration for source protection plans (SPPs) to have a Transition Provision that outlines the circumstances under which a “future” drinking water threat activity, that would otherwise be prohibited, may be considered as “existing”, even if the activity has not yet commenced. The intent is to allow applications in transition to proceed while drinking water threats are managed under the “existing threat” policies.

The CTC Source Protection Committee included a Transition Provision to recognize situations where an approval-in-principle to proceed with a development application had already been obtained, or where a complete application was made prior to the date the SPP came into effect, but requires further planning approvals to implement the application in progress.

The CTC SPP was approved by the Minister of Environment and Climate Change on July 28, 2015 and became effective on December 31, 2015. Applications submitted after the effective date of the CTC SPP may only be transitioned if they are helping to implement an application in process prior to the date the CTC SPP took effect.

“Existing Threat” policies apply to prescribed drinking water threat activities under the following circumstances:

- 1) A drinking water threat activity that is part of a development proposal where a Complete Application (as determined by the municipality or Niagara Escarpment Commission) was made under the *Planning Act*, *Condominium Act* or *Niagara Escarpment Planning and Development Act* (NEPDA) prior to the day the Source Protection Plan comes into effect. The policy for “existing” drinking water threats also applies to any further applications required under the *Planning Act*, *Condominium Act*, Prescribed Instruments, or a development permit under the NEPDA, to implement the development proposal.
- 2) A drinking water threat activity that is part of an application accepted for a Building Permit, which has been submitted in compliance with Division C 1.3.1.13 ~~(5)~~ of the *Ontario Building Code* **under the *Building Code Act, 1992 as amended***, prior to the day the Source Protection Plan comes into effect.
- 3) A drinking water threat activity that is part of an application accepted for the issuance or amendment of a Prescribed Instrument prior to the day the Source Protection Plan comes into effect.

Explanatory Document Text

The Transition Provision outlines the circumstances under which a future significant drinking water threat activity may be considered an existing significant drinking water threat activity.

The *Clean Water Act, 2006* requires source protection plans to contain policies to address both existing and future threat activities. *The Clean Water Act, 2006* further specifies that all policies will come into effect upon the plan approval date or an effective date specified by the Minister of the Environment and Climate Change. Transition provisions have been developed to recognize those situations where an applicant has either obtained an approval-in-principle to proceed with a development application, or where a complete application has already been made to a planning approval authority that are “in process” on the date the Source Protection Plan comes into effect. They are not designed to allow proponents to ignore or circumvent the provision contained in this Plan. They will allow the applications to proceed subject to existing significant drinking water threat policies.

The CTC Source Protection Committee concluded a transition provision should be included in the Source Protection Plan to be fair to those with applications in progress or that have received an approval-in-principle to proceed with works. The policy will allow those with complete applications made under the *Planning Act* or *Condominium Act*, building permits submitted in compliance with Division C.1.3.1.13(5) of the *Ontario Building Code Act, 1992 as amended*, development permits under the *Niagara Escarpment Planning and Development Act*, or an application for the issuance or amendment of a Prescribed Instrument prior to the day the Source Protection Plan comes into effect to be treated as existing threat activities.

***Transition Provision and Policy REC-1***

**Policy REC-1 is intended to apply to “future threats” in a WHPA-Q2 with a significant or moderate risk level. However, if an application subject to REC-1 Parts 2a) and 2b) is submitted after the date the source protection plan came into effect (December 31, 2015), but is required to implement a development proposal in progress (as per the Transition Provision), the threat (reducing aquifer recharge) is to be managed as “existing”.**

**Through the plan review process, the Planning Approval Authority will decide what is required to ensure the “existing” threat does not become significant. This is generally to be determined through water balance assessments, or their equivalent (e.g. addendums or amendments to previous stormwater management reports undertaken on site). The Planning Approval Authority may, however, determine that an application submitted after the Transition Provision deadline to implement an application in progress would not increase impervious cover and a water balance assessment (or equivalent) is not required.**

**The CTC Source Protection Committee intended to allow the Planning Approval Authority the flexibility to require the appropriate level of detail in a specific water balance assessment (or equivalent) that is commensurate with the scale and location of the proposed development. Some areas of the WHPA-Q2 are particularly important for recharge (i.e. Significant Groundwater Recharge Areas) and should be given specific protection, while others may not be as important and/or cannot provide the required level of infiltration. Therefore, the water balance assessment (or equivalent) should include a site specific assessment, acknowledgement of previous planning approvals obtained or in progress that could impact infiltration, and an identification of recharge characteristics.**

Ultimately, the intent of the water balance assessment is to demonstrate, to the satisfaction of the Planning Approval Authority, that pre-development recharge will be maintained to the greatest extent feasible through best management practices such as low impact development (LID), minimizing impervious surfaces, and lot level infiltration.

Policy ID	Timelines for Policy Implementation
<b>Land Use Planning</b>	
T-8	Official plans shall be amended for conformity with the Source Protection Plan <del>within 5 years from the date the Source Protection Plan takes effect,</del> or at the time of the next review in accordance with s.26 of the <i>Planning Act</i> , <del>whichever occurs first.</del> Zoning by-laws shall be amended within 3 years after the approval of the official plan.

Explanatory Document Text

Section 40(1) of the *Clean Water Act, 2006* requires that the Council of a municipality or a municipal planning authority that has jurisdiction in an area to which the source protection plan applies shall amend its Official plan to conform with significant threat policies and designated Great Lakes policies set out in the source protection plan. In part 2 of Section 40, the Council or municipal planning authority are required to make these amendments before the date specified in the source protection plan. Timeline T-8 in the CTC Source Protection Plan required that Official Plans be amended for conformity within 5 years from the date the Plan took effect (i.e., December 2020).

Several upper tier municipalities within the CTC Source Protection Region have communicated the difficulty with achieving the December 2020 timeline as outlined in the CTC Source Protection Plan which also impacts the ability of those lower tier municipalities dependent on the completion of the conformity exercise by their upper tier counterparts in meeting the same timeline. Further, the Government of Ontario released the Growth Plan for the Greater Golden Horseshoe ('Growth Plan') in May 2017. The Growth Plan was prepared and approved under the *Places to Grow Act, 2005* and took effect on July 1, 2017. Upper Tier municipalities are expected to review and update their Official Plans to conform with the updated Growth Plan by July 2022; lower tier municipalities must conform within 1 year of their upper tier counterparts. CTC Source Protection Region municipalities have communicated that completing conformity with the CTC Source Protection Plan and the Growth Plan, 2017, in unison, would be more time and cost effective.

Policy ID	Implementing Body	Legal Effect	Policy	When Policy Applies	Monitoring Policy
GEN-1	Municipality RMO	A I	<p><b>s.59 Restricted Land Uses</b></p> <p>All land uses are designated for the purpose of Section 59 Restricted Land Uses under the <i>Clean Water Act, 2006</i>, with the exception of residential uses, in all areas where the following activities are, or would be, a significant drinking water threat....</p> <p>In accordance with Section 59 of the <i>Clean Water Act, 2006</i>, all land uses, except solely residential uses, where significant drinking water threat activities have been designated for the purposes of Sections 57 and 58 of the <i>Clean Water Act, 2006</i>, are hereby designated as Restricted Land Uses and a written notice from the Risk Management Official shall be required prior to approval of any Building Permit, <i>Planning Act</i> or <i>Condominium Act</i> application.</p> <p><b>Despite the above policy, a Risk Management Official may issue written direction specifying the situations under which a planning authority or Chief Building Official may be permitted to make the determination that a site specific land use designation is, or is not, designated for the purposes of Section 59. Where such direction has been issued, a site specific land use that is the subject of an application for approval under the <i>Planning Act</i> or for a permit under the <i>Building Code Act</i> is not designated for the purposes of Section 59, provided that the planning authority or Chief Building Official, as applicable, is satisfied that:</b></p> <ul style="list-style-type: none"> <li>a. The application complies with the written direction issued by the Risk Management Official; and,</li> <li>b. The applicant has demonstrated that a significant drinking water threat activity designated for the purposes of Section 57 or 58 will not be engaged in, or will not be affected by the application.</li> </ul> <p><b>Where the Risk Management Official has provided written direction designating a land use for the purpose of section 59, a written Notice from the Risk Management Official shall be required prior to approval of any Building Permit under the <i>Building Code Act, 1992</i> as amended, in addition to <i>Planning Act</i> and <i>Condominium Act</i> applications in accordance with Section 59 of the <i>Clean Water Act, 2006</i>.</b></p>	<p>Immediately (T-9)</p> <p>Amend OPs for conformity within 5 years and ZBLs within 3 years of OP approval (T-8)</p>	<p>MON-1</p> <p>MON-2</p>

Explanatory Document Text

Policy GEN-1 manages existing and future activities within vulnerable areas where the activity is or would be a significant drinking water threat as designated under section 59 of the *Clean Water Act, 2006*, by requiring Risk Management Officials to screen applications for works proposed under the *Planning Act*, the *Condominium Act*, and the *Building Code Act, 1992* as amended, excluding residential uses.

Where the activities are or would be a significant drinking water threat, this policy requires municipalities to designate land uses within their Official Plans and Zoning By-Laws. This will allow for the pre-screening by the Risk Management Official, ~~via~~ **using** section 59 of the *Clean Water Act, 2006*. Section 59 policies require that municipalities put a process in place to “flag” for the **Chief** Building Official and the Planning Department applications made under the *Planning Act* ~~and~~ ~~or~~ the *Condominium Act*, **as well as** ~~or~~ an application for a building permit **under the *Building Code Act, 1992, as amended***, that is within a vulnerable area where a threat could be significant and where Part IV authorities are being used to prohibit or manage activities. The “flag” would indicate to the **Chief** Building Official or the Planning Department that the proposal needs to be reviewed by the Risk Management Official. Once the Risk Management Official is satisfied that the applicable Part IV policies are addressed, he/she would issue a “Notice to Proceed”. This Notice is used to let the **Chief** Building Official or Planning Department know they can proceed **with** ~~in~~ processing the proposal.

**Risk Management Officials in the CTC Source Protection Region have communicated that Policy GEN-1, as originally written, had ambiguity regarding their ability to determine when site-specific land uses, activities, or building projects are or are not subject to Section 59 Notice requirements under the *Clean Water Act, 2006*. The revised policy text now has clear policy direction allowing Risk Management Officials the autonomy to determine the site specific land uses that both are and are not subject to Section 59 Notices.**

Policy ID	Threat Description	Implementing Body	Legal Effect	Policy	Where Policy Applies	When Policy Applies	Monitoring Policy
SWG-3	Septic Systems Governed under the <i>Building Code Act, 1992 as amended</i>	Planning Approval Authority	A	<p><b>Land Use Planning</b></p> <p><del>Where septic systems, including holding tanks, governed under the <i>Building Code Act</i> (vacant existing lot of record) would be a significant drinking water threat, vacant lots of record shall be subject to site plan control so that the location of the individual on-site sewage systems and replacement beds only be permitted if they are sited to ensure they do not become a significant drinking water threat in any of the following areas:</del></p> <p><b>Municipalities shall adopt Official Plan policies that require the enactment or amendment of Site Plan Control By-laws containing provisions for the siting and design of septic systems, including holding tanks, governed under the <i>Building Code Act, 1992 as amended</i>, as follows:</b></p> <p><b>Site Plan Control is required for existing vacant lots of record to ensure that the siting and design of on-site septic systems, including the siting of future reserve bed locations, is optimized in relation to significant drinking water threats in any of the following areas:</b></p> <ul style="list-style-type: none"> <li>• WHPA-A (future); or</li> <li>• WHPA-B (VS = 10) (future); or</li> <li>• WHPA-E (VS = 10) (future); or</li> <li>• the remainder of an Issue Contributing Area for Nitrates or Pathogens (future).</li> </ul>	See Maps 1.1 - 1.21	<p>Future: Immediately (T-9)</p> <p>Amend OPs for conformity <b>within</b> 5 years and ZBLs within 3 years of OP approval (T-8)</p>	MON-1

Explanatory Document Text

Policy SWG-3 is a land use planning policy for future septic systems, including holding tanks, governed under the *Building Code Act, 1992, as amended*, ensuring that vacant lots of record be subject to site plan control so that the location of individual on-site sewage systems and replacement beds are only permitted if they are sited to ensure they do not become a significant drinking water threat. **The intent of this policy is to ensure that site plan control, as a planning and development control tool, is used to optimize the location and design of septic systems when existing vacant lots of record are proposed to be developed within certain designated vulnerable areas identified in the policy.**

The CTC Source Protection Committee recognizes that prohibiting a septic system on a vacant lot where there is no municipal sewer connection available may make it impossible to build on such a lot which has received prior approval for such a use from the municipality. **to obtain a building permit for the lot and thereby void previous planning decisions to create and zone the lot for development.** This was deemed considered to be a significant hardship for the landowner. For this reason, the Source Protection Committee has provided through this policy for the municipality to subject vacant lots of record to site plan control to ensure sewage systems and replacement beds are only permitted if they can be appropriately sited and constructed to protect the municipal well. **chosen to require the enactment or amendment of municipal site plan control by-laws to allow for the detailed review of on-site sewage systems for vacant lots in order to optimize their location and design relative to the designated vulnerable areas present.**

The verb “optimize” means “to make as effective as possible” or “to make the best of” and was chosen to allow municipal planning authorities the flexibility to use sound professional judgement in the review and approval of the siting and design of on-site sewage systems proposed to facilitate the development of existing vacant lots as part of the municipal site plan control process.

The policy directs municipalities to “adopt Official Plan policies that require the enactment or amendment of Site Plan Control By-laws” for the purposes of the policy. This structure is introduced for the following reasons. First, the *Clean Water Act, 2006* provides in s. 40 and s. 42 that a municipality shall amend its Official Plan and Zoning By-laws to conform to the significant threat policies set out in the source protection plan. There is no authority for the source protection plan to direct that site plan control by-laws conform to the source protection plan outside of the Official Plan conformity process. Second, the *Planning Act* requires municipalities to have enabling policy in their Official Plans in order to use the site plan control power. Requiring an Official Plan to contain specific site plan control by-law policies is therefore consistent with the provisions of the *Clean Water Act, 2006* and current practice under the *Planning Act*.

Municipalities affected by the SWG-3 policy are encouraged to amend their site plan control by-law and associated application review processes in order to conform with this policy in advance of future Official Plan conformity policy direction on a voluntary basis in order to advance the implementation of the source protection plan in as timely a manner as possible. Municipalities are also required to continue to monitor the aquifer and report on the results (see GEN-7). Should the contaminant levels continue to increase, it may be necessary to review this policy and others associated with the Issue.

Policy ID	Threat Description	Implementing Body	Legal Effect	Policy	Where Policy Applies	When Policy Applies	Monitoring Policy
SAL-10	Moderate/ Low Threats  Application of Road Salt	Planning Approval Authority	B	<p><b>Land Use Planning</b></p> <p>Where the application of road salt would be a moderate or low drinking water threat, the planning approval authority is encouraged to require a salt management plan, which includes a reduction in the future use of salt, as part of a complete application for development which includes new roads and parking lots in any of the following areas:</p> <ul style="list-style-type: none"> <li>• <b>WHPA-A (VS = 10) (existing, future); or</b></li> <li>• WHPA-B (VS ≤ 10) (existing, future); or</li> <li>• WHPA-C (future); or</li> <li>• WHPA-D (future); or</li> <li>• WHPA-E (VS ≥ 4.5 and &lt;9) (future); or</li> <li>• HVA (future); or</li> <li>• SGRA (VS ≥ 6) (future).</li> </ul> <p>Such plans should include, but not be limited to, mitigation measures regarding design of parking lots, roadways and sidewalks to minimize the need for repeat application of road salt such as reducing ponding in parking areas, directing stormwater discharge outside of vulnerable areas where possible, and provisions to hire certified contractors.</p>	See Chapter 5 of the respective Assessment Report	<p>Future: Immediately (T-9)</p> <p>Amend OPs for conformity <del>within</del> <b>5 years</b> and ZBLs within 3 years of OP approval (T-8)</p>	N/A



Policy ID	Threat Description	Implementing Body	Legal Effect	Policy	Where Policy Applies	When Policy Applies	Monitoring Policy
SAL-12	Moderate/ Low Threats  Application of Road Salt	Municipality	J	<p><b>Specify Action</b></p> <p>Where the application of road salt on unassumed roads and private parking lots with greater than 200 square metres is, or would be, a moderate or low drinking water threat in any of the following areas:</p> <ul style="list-style-type: none"> <li>• <b>WHPA-A (VS = 10) (existing, future); or</b></li> <li>• WHPA-B (VS ≤ 10) (existing, future); or</li> <li>• WHPA-C (existing, future); or</li> <li>• WHPA-D (existing, future); or</li> <li>• WHPA-E (VS ≥ 4.5 and &lt;9) (existing, future); or</li> <li>• HVA (existing, future); or</li> <li>• SGRA (VS ≥ 6) (existing, future);</li> </ul> <p>the municipality is encouraged to:</p> <p>a) require implementation of a salt management plan which includes the goal to minimize salt usage through alternative measures, while maintaining public safety; and</p> <p>b) require the use of trained individuals in the application of road salt (could include technicians and technologists and others responsible for salt management plans, winter maintenance supervisors, patrollers, equipment operators, mechanics, and contract employees).</p>	See Chapter 5 of the respective Assessment Report	Existing & Future: Consider within 2 years (T-15)	N/A

SAL-13	<p><b>Moderate/ Low Threats</b></p> <p>Application of Road Salt</p> <p>Handling and Storage of Road Salt</p>	<p>SPA Municipality</p>	J	<p><b>Specify Action</b></p> <p>Where the application, handling and storage of road salt is, or would be, a moderate or low drinking water threat, the municipality is requested to report the results of its sodium and chloride monitoring conducted under the <i>Safe Drinking Water Act</i> and any other monitoring programs annually to the Source Protection Authority. The Source Protection Authority shall assess the information for any increasing trends and advise the Source Protection Committee on the need for new source protection plan policies to be developed to prevent future drinking water Issues, in any of the following areas:</p> <ul style="list-style-type: none"> <li>• <b>WHPA-A (VS = 10) (existing, future); or</b></li> <li>• WHPA-B (VS ≤ 10) (existing, future); or</li> <li>• WHPA-C (existing, future); or</li> <li>• WHPA-D (existing, future); or</li> <li>• WHPA-E (VS ≥ 4.5 and &lt;9) (existing, future); or</li> <li>• HVA (existing, future); or</li> <li>• SGRA (VS ≥ 6) (existing, future).</li> </ul>	See Chapter 5 of the respective Assessment Report	Existing & Future: Consider within 2 years (T-15)	N/A
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Explanatory Document Text

Policies SAL-10 and SAL-12 apply to low and moderate threat areas.

The CTC Source Protection Committee has chosen to include a land use planning policy using *Planning Act* tools and a number of Specify Action policies where the threat is low or moderate in recognition that road salt application and storage activities **are** carried out throughout ~~all source protection areas~~ **the source protection region**; chloride and sodium are very mobile chemicals that move easily and rapidly into and through aquifers; and that there are many other sources of drinking water that may be protected as well through implementation practices to reduce the threat.

All of these low and moderate threat policies are non-legally binding. Each specific implementer must have regard for the policy in making decisions, but has the flexibility of determining what action(s) will be taken. While an implementer is not required to provide a report on their actions on implementing low or moderate threat policies, the CTC Source Protection Committee encourages them to provide information that will help in future review and revision of policies.

Policy ID	Threat Description	Implementing Body	Legal Effect	Policy	Where Policy Applies	When Policy Applies	Monitoring Policy
SNO-1	Storage of Snow	RMO	G	<p><b>Part IV, s.57, s.58</b></p> <p>Where the storage of snow is, or would be, a significant drinking water threat, the following actions shall be taken:</p> <p>1) The storage of snow is designated for the purpose of s.57 under the <i>Clean Water Act</i>, and is therefore prohibited where the threat is, or would be significant, in <del>any</del> of the following areas:</p> <ul style="list-style-type: none"> <li>• WHPA-A (existing, future); or</li> <li>• <del>WHPA-B (VS = 10) (future); or</del></li> <li>• <del>WHPA-E (VS ≥ 9) (future); or</del></li> <li>• <del>the remainder of an Issue Contributing Area for Sodium or Chloride (future).</del></li> </ul> <p><del>Notwithstanding the above, emergency snow storage may be permitted outside of WHPA-A as determined by the risk management official and the municipality responsible for snow storage.</del></p>	See Maps 1.1 - 1.21	<p>Future: Immediately (T-5)</p> <p>Existing: 180 days (T-4)</p>	MON-2
			H	<p>2) The storage of snow is designated for the purpose of s.58 under the <i>Clean Water Act</i>, requiring risk management plans, where the threat is significant in any of the following areas:</p> <ul style="list-style-type: none"> <li>• WHPA-B (VS = 10) (existing, <b>future</b>); or</li> <li>• WHPA-E (VS ≥ 9) (existing, <b>future</b>); or</li> <li>• The remainder of an Issue Contributing Area for Sodium or Chloride (existing, <b>future</b>).</li> </ul> <p>Without limiting other requirements, risk management plans shall include appropriate terms and conditions to ensure the storage of snow, and associated runoff, ceases to be a significant drinking water threat.</p> <p><b>Notwithstanding the above, emergency snow storage may be permitted outside of WHPA-A as determined by the risk management official and the municipality responsible for snow storage in the absence of a Risk Management Plan.</b></p>		<p>Existing: 1 year/ 5 years (T-6)</p>	MON-2

Explanatory Document Text

Policy SNO-1 prohibits existing and future snow storage in WHPA-A and ~~future snow storage in WHPA-B (VS = 10), WHPA-E (VS ≥ 9) and in the remainder of an Issue Contributing Area for Sodium or Chloride.~~ In the WHPA-B (VS = 10), WHPA-E (VS ≥ 9) and in the remainder of an Issue Contributing Area for sodium and chloride, existing and future significant drinking water threats are managed using a Risk Management Plan. ~~In~~ **Emergency snow storage may be permitted outside of WHPA-A as determined by the Risk Management Official and the municipality responsible for snow storage in the absence of a Risk Management Plan.** ~~situations, future snow storage may be permitted outside of WHPA-A as determined by the Risk Management Official. Existing snow storage is otherwise managed outside of WHPA-A requiring a Risk Management Plan.~~

Storage of snow can pose a significant drinking water threat depending on the geographic location of the storage area and whether the snow is stored above or below grade. In general, the greater the snow storage area, the greater the risk to drinking water. Generally, snow storage is a seasonal activity that takes place ~~on~~ **along** roadsides, parking lots, and vacant land without the construction of permanent facilities. **When originally developing this policy** the CTC Source Protection Committee encouraged, where possible, the ~~existing~~ storage of snow (which often contains road salts and other contaminants) ~~be located~~ outside of vulnerable areas ~~where possible.~~ **The policy as currently written prohibits the existing and future storage of snow in the WHPA-A, the most vulnerable area to a municipal well, as well as future occurrences of the activity where it would be a significant drinking water threat in the WHPA-B (VS=10), WHPA-E (VS≥9), and the remainder of the Issues Contributing Area for sodium and chloride. Given the large surface areas in the Credit Valley Source Protection Area covered by Issues Contributing Areas for sodium and chloride, municipalities have communicated the difficulty implementing a prohibition of a potential future activity. A number of provisions could be included in a Risk Management Plan to ensure that the storage of snow does not become a significant drinking water threat, therefore, the CTC Source Protection Committee has opted to manage any future instances of the activity outside of the WHPA-A.**

Policy ID	Threat Description	Implementing Body	Legal Effect	Policy	Where Policy Applies	When Policy Applies	Monitoring Policy
REC-1	An activity that reduces recharge to an aquifer	Planning Approval Authority	A	<p><b>Land Use Planning</b> (Planning Policies for Protecting Groundwater Recharge)</p> <p>For applications under the Planning Act within the Tier 3 Water Budget WHPA-Q2 identified as having significant water quantity threats, the relevant Planning Approval Authority shall ensure recharge reduction does not become a significant drinking water threat by:</p> <p>1) Requiring new development <del>and site alteration under the Planning Act for lands zoned Low Density Residential (excluding subdivisions) or zoned Agricultural</del> to implement best management practices such as Low Impact Development (LID) with the goal to maintain predevelopment recharge. <b>Implementation of best management practices is encouraged, but voluntary, for Agricultural Uses, Agriculture-related Uses, or On-farm Diversified Uses where the total impervious surface does not exceed 10 per cent of the lot.</b></p> <p>2) Requiring that all site plan <del>(excluding an application for one single family dwelling)</del> and subdivision applications <b>to facilitate major development (excluding development on lands down-gradient of municipal wells in the Toronto &amp; Region Source Protection Area [Figure X])</b> for new residential, commercial, industrial and institutional uses provide a water balance assessment for the proposed development to the satisfaction of the Planning Approval Authority which addresses each of the following requirements:</p> <ul style="list-style-type: none"> <li>a) maintain pre-development recharge to the greatest extent feasible through best management practices such as LID, minimizing impervious surfaces, and lot level infiltration;</li> <li>b) where pre-development recharge cannot be maintained on site, implement and maximize off-site recharge enhancement (within the same WHPA-Q2) to compensate for any predicted loss of recharge from the development; and</li> <li>c) for new development (excluding a minor variance) within the WHPA-Q2 and within an Issue Contributing Area (for sodium, chloride or nitrates), the water balance assessment shall consider water quality when recommending best management practices and address how recharge will be maintained and water quality will be protected.</li> </ul> <p><b>The Planning Approval Authority shall use its discretion to implement the requirements of this policy to the extent feasible and practicable given the specific circumstances of a site and off-site recharge opportunities.</b></p> <p>3) Only approving settlement area expansions as part of a municipal comprehensive review where it has been demonstrated that recharge functions will be maintained on lands designated Significant Groundwater Recharge Areas within WHPA-Q2.</p> <p>4) Amending municipal planning documents to reference most current Assessment Reports in regards to the Significant Groundwater Recharge Areas within WHPA-Q2.</p>	<p>Future: WHPA-Q2 with a significant risk level</p> <p>See Maps 3.1 3.2</p> <p>Future: WHPA-Q2 with a moderate risk level</p> <p>See Maps 3.3 3.4</p>	<p>Future: Immediately (T-9)</p> <p>Amend OPs for conformity <del>within 5 years</del> and ZBLs within 3 years of OP approval (T-8)</p>	MON-1

EXPLANATORY DOCUMENT TEXT

Policy REC-1 is a land use planning policy that manages activities that reduce recharge to an aquifer. This policy applies to future threats in a WHPA-Q2 with a significant or moderate risk level.

The intent of the policy is to ensure that the Planning Approval Authority makes decisions that do not result in recharge reduction from new development becoming a significant drinking water threat within a WHPA-Q2. The Planning Approval Authority, through the plan review process (i.e., *Planning Act* applications) will determine what is required, and determine the acceptability of the proposed actions, in the water balance assessments.

The CTC Source Protection Committee wants the Planning Approval Authority to have the flexibility to require the appropriate level of detail in a specific water balance assessment commensurate with the scale and location of a proposed development. For example, within the WHPA-Q2 are areas that have been identified as Significant Groundwater Recharge Areas which are particularly important due to the nature of the soils and slope that permit higher than average infiltration of precipitation to replenish the groundwater. These areas should be given particular protection. Other areas **within the Tier 3 WHPA-Q2**, may not be important for recharge and/or cannot provide the required infiltration due to the local soil and slope conditions. Site specific assessment and identification of the recharge characteristics of the site should be part of such water balance assessments **or equivalent**. Where a detailed assessment is warranted, using the current version of the Tier 3 Water Budget model and updated information should ensure that the results are technically robust and comparable to the original analysis. The local source protection authority has the model files and information to support this analysis, but it is envisioned that an applicant will have to retain qualified expertise to do the analysis.

The Source Protection Committee encourages the “complete application” check list be updated to include the Water Balance Assessment.

~~The intent of Part 1) of the policy is to avoid the burden on individual residential owners or agricultural operations by requiring that they undertake expensive hydrogeological assessments, but to protect recharge by requiring instead that they implement best management practices that will reduce or eliminate any impact from their building or development activities that are subject to planning approvals.~~ **provide an appropriate level of policy direction to maintain recharge for development and site alteration associated with smaller-scale or agriculture-related development not covered by Part 2 of this policy. In lieu of providing a water balance assessment, applicants are required, or in the case of agriculture-related development where the total lot impervious surface is beneath a threshold of 10 per cent, encouraged to voluntarily implement best management practices, that will reduce or eliminate impact from their building, or development, or site alteration activities that are subject to planning approvals**

**With respect to the voluntary implementation of Part 1) of this policy for *Agricultural Uses, Agricultural-Related Uses, and On-farm Diversified Uses* these terms have the same meaning as defined in the *Provincial Policy Statement, 2014* and as further articulated in the *Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas, 2016*. The 10 percent impervious threshold for agricultural-related uses is adapted from Policy 3.2.4.2 of the *Greenbelt Plan, 2017* for the purposes of this policy.**

In general, on low density and agriculturally zoned lands, it is possible to ensure that roof and impermeable surface run-off can be directed to on-site infiltration and thus maintain recharge without requiring technical assessments.

The intent of Part 2 (a) of this policy is to ensure **certain** *Planning Act* applications ~~(excluding an application for one single family dwelling and on lands zoned agricultural)~~ include an assessment of the potential reduction in recharge so that specific measures are identified and implemented to ensure the proposal does

not result in recharge reduction becoming a significant drinking water threat within a WHPA-Q2. This requirement applies to **major development** on lands with the greatest potential for reducing recharge, such as commercial, employment, institutional, industrial uses and includes residential subdivisions. ~~but excludes an application for one single family dwelling.~~ *Planning Act* applications applicable to Parts 2 (a) and (b) include site plan applications, draft plan of subdivision applications, and any associated implementing official plan or zoning by-law amendment applications, **however, applications for development on lands zoned agricultural, which do not meet the criteria for major development, and any development on lands down-gradient of municipal wells in the Toronto and Region Source Protection Area [CTC Source Protection Plan, Map 3-5], are exempt from Part 2).**

The intent of Part 2 (b) is to allow the municipality the option where it meets local requirements to require the applicant to locate compensating recharge on another site within the WHPA-Q2 where it is not feasible to protect pre-development recharge within the development site. The CTC Source Protection Committee concluded that the local municipality is best placed to determine the optimal actions to protect recharge and this provides them some local flexibility in their decision-making.

Part 2 (c) of this policy applies ONLY to those parts of a WHPA-Q2 which are also within an Issue Contributing Area for Sodium, Chloride or Nitrate. These areas are shown on the maps in the appendices ~~in~~ of the **CTC** Source Protection Plan and also will be provided by the Source Protection Authority in other formats upon request to municipalities or other planning approval authorities. This requirement is intended to ensure that any risk management measure that is implemented to maintain recharge does not create a threat to source water quality. For example, infiltration of stormwater containing road salt in an Issue Contributing Area for Sodium or Chloride is a significant drinking water threat and subject to policies SWG-11 and SWG-12. The CTC Source Protection Committee has included Part 2 (c) of this policy for clarity to ensure that an implementing body does not inadvertently approve an activity to protect water quantity that is a threat to water quality.

The intent of Part 3) is to ensure municipalities evaluate planned growth against recharge reduction at a large scale and only proceed if the planned growth will not result in new significant drinking water threats. Once feasibility of the growth is confirmed, development proponents are subject to Parts 1) and 2) of this policy which are site-specific.

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**NEW DEFINITION (to be added to Glossary of CTC Source Protection Plan):**

**Major Development:** means development consisting of,

- (a) the creation of four or more lots,
- (b) the construction of a building or buildings with a ground floor area of 500 m<sup>2</sup> or more, or
- (c) the establishment of a major recreational use as described in section 38 of the Oak Ridges Moraine Conservation Plan

If you require this information in an accessible format, please contact 1-800-372-1102 ext. 2097.

## **The Regional Municipality of Durham**

### **MINUTES**

#### **ACCESSIBILITY ADVISORY COMMITTEE**

**Tuesday, October 23, 2018**

A meeting of the Accessibility Advisory Committee was held on Tuesday, October 23, 2018 in Meeting Room 1-A, Regional Headquarters Building, 605 Rossland Road East, Whitby at 1:05 PM.

Present: R. Atkinson, Whitby  
D. Campbell, Whitby  
D. Hume, DMHS  
M. Roche, Oshawa  
M. Sutherland, Oshawa, Chair

Absent: S. Barrie, Clarington  
C. Boose, Ajax  
Councillor J. Drumm  
K. Galloway, Oshawa  
S. Sones, Whitby, Vice-Chair

#### **Staff**

Present: J. Traer, Accessibility Coordinator, Office of the Chief Administrative Officer  
N. Prasad, Committee Clerk, Corporate Services – Legislative Services  
Jocelyn Siciliano, Supervisor, Income & Employment Support, Social Services Department  
Janine Stolarek, Senior Caseworker, Income & Employment Support, Social Services Department  
Ginny Tacij, Maintenance Operator, Plant Operations, Works Department

#### **1. Declarations of Interest**

There were no declarations of interest.

#### **2. Adoption of Minutes**

This item was not considered due to a lack of quorum.

#### **3. Presentations**

A) Durham Regional Police Service Mental Health Support Unit – Police Constable Luke Zebrak

Police Constable Luke Zebrak and Registered Nurse Brenda O'Neill provided a PowerPoint presentation with regards to the Durham Regional Police and Lakeridge Health Mental Support Unit.



L. Zebrak stated that the Mental Health Support Unit is a secondary response unit that helps to address the large volume of mental health calls received. He stated that the team consists of 2 Durham Regional Police Officers, 2 Lakeridge Health Registered Nurses, 1 Administrative Officer, and is supported by over 200 Mental Health Response Officers. He advised that the Unit partners a registered nurse with an officer who both have specialized training and extensive experience in mental health, and that the officers respond in plain clothes and in unmarked police cruisers. L. Zebrak advised that the Unit reviews and follows up with mental health assessments; completed, attempted, threatened suicide reports; and reports flagged "mental health related".

L. Zebrak reviewed the role of the unit as follows:

- to provide crisis intervention for persons who are involved with mental health related issues;
- to offer an on site mental health assessment by a mental health professional;
- linking individuals with appropriate services such as medical, psychiatric, housing, counseling, treatment options;
- decrease likelihood of apprehension and/or arrest of individuals experiencing a mental health crisis by providing earlier and more comprehensive support;
- advice on alternatives to apprehension;
- liaise with community resources to alleviate police involvement in a case where their services are better suited;
- to assist families and significant others in cases viewed to have a mental health component; and
- to follow up on mental health related reports submitted by others.

L. Zebrak advised of the forms issued in cases of mental health and stated that a Form 1 is issued by a family doctor in response to an application for a psychiatric assessment while a Form 2 is issued by a Justice of the Peace and can be applied for by attending 150 Bond Street East in Oshawa, filling out the required paperwork and meeting with the Justice.

L. Zebrak advised that the officers' powers of apprehension fall under section 17 of The Mental Health Act.

L. Zebrak advised that officers often present their cases to the Durham Connect table for assistance in connecting people to the services they need. He advised that Durham Connect offers responsive and timely help to those in need and is an invaluable service.

L. Zebrak also provided an overview of the Mental Health Adult Pre-Charge Diversion Program. He advised that when a person with mental health issues has committed a minor crime, the Program helps move them away from the justice system and into the healthcare system. He stated that the program has been very successful in reducing the number of individuals charged with minor offences and linking them with the care they need.

L. Zebrak and B. O'Neill responded to questions of the Committee.

**4. Correspondence**

There were no items of correspondence to consider.

**5. Information Items**

A) Education Sub-Committee Update

Due to a lack of quorum, Item 5. A) was not dealt with.

B) Update on the Transit Advisory Committee (TAC)

Due to a lack of quorum, Item 5. B) was not dealt with.

C) Update from the Accessibility Coordinator

Due to a lack of quorum, Item 5. C) was not dealt with.

**6. Discussion Items**

A) Roundtable Discussion regarding Travelling Experiences in and around Durham Region

Due to a lack of quorum, Item 6. A) was not dealt with.

**7. Reports**

There were no Reports to consider.

**8. Other Business**

There were no items of other business.

**9. Date of Next Meeting**

The next regularly scheduled meeting of the Accessibility Advisory Committee will be held on Tuesday, November 27, 2018 in Meeting Room 1-A, Regional Headquarters Building, 605 Rossland Road East, Whitby, at 1:00 PM.

**10. Adjourment**

The meeting adjourned at 2:17 PM

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M. Sutherland, Chair  
Accessibility Advisory Committee

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N. Prasad, Committee Clerk