



**City of Port Colborne  
Regular Meeting of Council 14-20  
Monday, June 8, 2020 – 6:30 p.m.  
Council Chambers, 3<sup>rd</sup> Floor, 66 Charlotte Street**

**Agenda**

**Notice:** Council will meet through electronic participation in accordance with Bill 137, the Municipal Emergency Act in order to keep the health and safety of our community as a priority. If you wish to provide public comments regarding an item on the agenda please submit to [deputyclerk@portcolborne.ca](mailto:deputyclerk@portcolborne.ca) by noon on Monday, June 8, 2020.

Watch the Council Meeting streaming live on our [YouTube Channel](#).

1. **Call to Order:** Mayor William C. Steele
2. **Introduction of Addendum Items:**
3. **Confirmation of Agenda:**
4. **Disclosures of Interest:**
5. **Adoption of Minutes:**
  - (a) Regular meeting of Council 13-20, held on May 25, 2020
6. **Determination of Items Requiring Separate Discussion:**
7. **Approval of Items Not Requiring Separate Discussion:**
8. **Consideration of Items Requiring Separate Discussion:**
9. **Proclamations:**

Nil.
10. **Minutes of Boards, Commissions & Committees:**
  - (a) Minutes of the Grant Policy Committee Meeting of October 21, 2019.
  - (b) Minutes of the Environmental Advisory Committee Meeting of January 8, 2020.
  - (c) Minutes of the Port Colborne Public Library Board Meeting of February 4, 2020.
  - (d) Minutes of the Downtown Port Colborne BIA Board Meeting of May 22, 2019, July 24, 2019, September 25, 2019, October 23, 2019, February 12, 2020 and March 11, 2020.
11. **Councillors' Items:**
  - (a) Councillors' Issues/Enquiries
  - (b) Staff Responses to Previous Councillors' Enquiries

**12. Consideration of By-laws:**

**13. Adjournment:**



## Council Items:

Notes	Item	Description / Recommendation	Page
WCS MB EB RB GB FD AD DK HW	1.	<p><b><u>Community and Economic Development Department, Parks and Recreation Division, Report 2020-47, Subject: Proposed Agreements at Nickel Beach – Splashtown Niagara Inflatable Water Park, and Big Pappi’s Food and Shake Shack</u></b></p> <p>That the City of Port Colborne enter into agreements with Big Pappi’s, and Splashtown for the start of the 2020 operational season, respecting the provision of food and beverage services, and an inflatable water park at Nickel Beach, as outlined in Community and Economic Development, Parks and Recreation Division, Report 2020-47, Subject: Proposed Agreements at Nickel Beach – Splashtown Niagara Inflatable Water Park, and Big Pappi’s Food &amp; Shake Shack.</p>	9
WCS MB EB RB GB FD AD DK HW	2.	<p><b><u>Community and Economic Development Department, Health Services Division, Report 2020-55, Subject: Physician Recruitment, Retention and Medical Education Financial Incentive Guidelines</u></b></p> <p>That Physician Recruitment, Retention and Medical Education Financial Incentive Guidelines be approved, as outlined in Community and Economic Development Department, Health Services Division, Report 2020-55, Subject: Physician Recruitment, Retention and Medical Education Financial Incentive Guidelines.</p>	13
WCS MB EB RB GB FD AD DK HW	3.	<p><b><u>Community and Economic Development Department, Parks and Recreation Division, Report 2020-68, Subject: H.H. Knoll Lakeview Park Ice Box Food Concession and Miniature Golf Facility</u></b></p> <p>That the Director of Community and Economic Development be authorized to proceed with the removal of the Icebox facility at H.H. Knoll Lakeview Park;</p> <p>That \$30,000 be reallocated from roof/gutter replacement for the Icebox, to removal/demolition of the facility and the adjacent concrete slab, at an estimated cost of \$4,000, with the remaining funds earmarked for future site development (to be presented to Council later in 2020 for consideration); and</p> <p>That the Director of Community and Economic Development be authorized to proceed with issuing a Request for Proposals for food truck services at the site for the 2020 season; and</p>	21

		That the Director of Community and Economic Development be authorized to proceed with the preparation of a plan outlining future use and site development, all as outlined in Community and Economic Development, Parks and Recreation Division, Report 2020-68, Subject: H.H. Knoll Lakeview Park Ice Box Food Concession and Miniature Golf Facility.										
WCS RB AD	MB GB DK	EB FD HW	4.									
<p><b>Engineering and Operations Department, Engineering Division, Report 2020-69, Subject: Request for Stop Sign Installations – Stanley Street at Wood Lane</b></p> <hr/> <p>That the Council of the City of Port Colborne approve the following amendment to By-law No. 89-2000 Being a By-law regulating traffic and parking on City roads;</p> <p>That Schedule “P” Stop Sign Locations, to By-law No. 89-2000, as amended, be amended by adding thereto the following:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Column 1</th> <th>Column 2</th> <th>Column 3</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><b>Highway</b></td> <td style="text-align: center;"><b>At</b></td> <td style="text-align: center;"><b>Facing Traffic</b></td> </tr> <tr> <td style="text-align: center;">Stanley Street</td> <td style="text-align: center;">Wood Lane</td> <td style="text-align: center;">East and West Bound</td> </tr> </tbody> </table> <p>Further, that the stop control become effective upon installation of the regulatory signs and that Staff notify the Niagara Regional Police of the change in stop control at this location.</p>				Column 1	Column 2	Column 3	<b>Highway</b>	<b>At</b>	<b>Facing Traffic</b>	Stanley Street	Wood Lane	East and West Bound
Column 1	Column 2	Column 3										
<b>Highway</b>	<b>At</b>	<b>Facing Traffic</b>										
Stanley Street	Wood Lane	East and West Bound										
WCS RB AD	MB GB DK	EB FD HW	5.									
<p><b>Engineering and Operations Department, Engineering Division, Report 2020-71, Subject: Billing of the Lyons Creek Municipal Drain East Branch</b></p> <hr/> <p>That Council of the City of Port Colborne receives Engineering and Operations Department, Engineering Division Report No. 2020-71, Billing of the Lyons Creek Municipal Drain East Branch, for information; and</p> <p>That the billings for the Lyons Creek Drain be billed out in accordance with the <i>Drainage Act, R.S.O., 1990</i>, as detailed in the attached assessment schedule.</p>												

WCS RB AD	MB GB DK	EB FD HW	6.	<p><b><u>Planning and Development Department, Planning Division, Report 2020-72, Subject: Recommendation Report on Removing 14 and 18 Victoria Street from the Municipal Registry of Heritage Properties</u></b></p> <p>That Council of the City of Port Colborne removes the lands legally known as Plan Merritt Survey Part of Lots 1 and 10, NP 987, 988, 989 in the City of Port Colborne, Regional Municipality of Niagara; municipally known as 14 Victoria Street (14 and 18 Victoria Street on the Registry).</p>	33
WCS RB AD	MB GB DK	EB FD HW	7.	<p><b><u>Planning and Development Confidential Report 2020-75, Subject: Agreement of Purchase Sale</u></b></p> <p>Authorize the Director of Planning and Development and other staff to proceed in accordance with the instructions given in confidential Planning and Development Report 2020-75.</p> <p>Note: Confidential report distributed under separate cover.</p>	-----
<b>Miscellaneous Correspondence</b>					
WCS RB AD	MB GB DK	EB FD HW	8.	<p><b><u>Niagara Regional Housing Re: Niagara Regional Housing Quarterly Report – January 1 – March 31, 2020</u></b></p> <p>That the correspondence received from the Niagara Regional Housing Re: Niagara Regional Housing Quarterly Report, January 1 – March, 2020, be received for information.</p>	51
WCS RB AD	MB GB DK	EB FD HW	9.	<p><b><u>Region of Niagara Re: Implications of the New Provincial Policy Statement, 2020</u></b></p> <p>That the correspondence received from the Region of Niagara Re: Implications of the New Provincial Policy Statement 2020, be received for information.</p>	65
<b>Outside Resolutions – Requests for Endorsement</b>					
WCS RB AD	MB GB DK	EB FD HW	10.	<p><b><u>Town of Fort Erie Re: Support of Medical Staff Association of Niagara Health and the Medical Academies of Lincoln, Niagara and Welland – Ministry of Health Billing Codes for the Provision of Virtual Care – COVID -19</u></b></p> <p>That the resolution received from the Town of Fort Erie Re: Support of Medical Staff Association of Niagara Health and the Medical Academies of Lincoln, Niagara and Welland – Ministry of Health Billing Codes for the Provision of Virtual Care – COVID-19, be received for information.</p>	191

WCS	MB	EB	11.	<b><u>City of Kitchener Re: Universal Basic Income</u></b>	193
RB	GB	FD		That the resolution received from the City of Kitchener Re: Universal Basic Income, be received for information.	
AD	DK	HW			
<b>Responses to City of Port Colborne Resolutions</b>					
<b>Nil.</b>					

**Consideration of By-laws  
(Council Agenda Item 11)**

<b>By-law No.</b>	<b>Title</b>
6785/34/20	Being a By-law to Appoint a Treasurer and a Deputy Clerk
6786/35/20	Being a By-law to Amend By-law No. 89-2000, as Amended, Being a By-law regulating Traffic and Parking on City Roads (Nickel Street)
6787/36/20	Being a By-law to Amend By-law No. 89-2000, as Amended, Being a By-law Regulating Traffic and Parking on City Roads (Stanley Street at Wood Lane)
6788/37/20	Being a By-law to amend the Assessment Schedule, to Levy the Actual Costs incurred, for the Maintenance of Drainage Works known as the Lyons Creek Municipal Drain
6789/38/20	Being a By-law to Regulate Open Air Burning in the City of Port Colborne and to Repeal By-Law No. 6280/106/15
6790/39/20	Being a By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne at its Regular Meeting of June 8, 2020

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Report Number: 2020-47

Date: June 8, 2020

**SUBJECT: Proposed Agreements at Nickel Beach – Splashtown Niagara Inflatable Water Park, and Big Pappi’s Food and Shake Shack**

**1) PURPOSE**

The purpose of this report is to present a proposal for the City to enter into agreements with both Splashtown Niagara Inflatable Water Park (“Splashtown”), and Big Pappi’s Food and Shake Shack (“Big Pappi’s”) to operate commercial activities at Nickel Beach, providing beach-goers with access to seasonal food and beverage services, as well as an inflatable water park operation.

**2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES**

With Council’s endorsement of the Parks and Recreation Master Plan on December 9, 2019, Parks and Recreation staff have initiated the planning and implementation of various recommendations found within the plan.

Port Colborne’s waterfront, and Nickel Beach specifically, were identified in the Master Plan with various recommendations made including, but not limited to, upgraded public use amenities such as food and beverage services (recommendation 4.61a), and increased access to waterfront based recreation activities and programming (recommendation 4.51a). Further, the Master Plan has indicated a need for the City to strengthen its efforts in pursuing partnerships to enhance facility management processes, optimize utilization, and stimulate tourism. Currently, there is a considerable lack of amenities available to beach-goers at Nickel Beach. As a result, in accordance with Council’s most recent endorsement of the Parks and Recreation Master Plan, staff began investigating opportunities to bring additional amenities to the Beach.

On February 24, 2020, a Request for Proposals (“RFP”) for commercial activities at Nickel Beach closed (for a term of 2020-2024). Four proposals were received during the RFP period. Two proposals were for food vending operations, and two proposals were for waterfront recreation activities. Splashtown Niagara and Big Pappi’s were identified by staff as the two operations that best align with strategic initiatives of the Parks and Recreation Master Plan.

**3) STAFF COMMENTS AND DISCUSSIONS**

**Splashtown Niagara**

Splashtown has proposed to operate an inflatable water park at Nickel Beach. Under the agreement, Splashtown would take on full responsibility of all aspects of the operation including staffing of all nationally certified lifeguards and summer students, administration, finances, maintenance of the park and allocated beach space, security, storage of goods, set up/take down of the park annually, and all liability risks associated with water-based recreation activities. Splashtown would schedule two separate

community events annually, one of which will be a “residents free” day, and the other will identify a local charity to receive all proceeds of sales for a given day of operation.

Splashtown would provide patrons with access to the water park throughout the City’s operating season seven days per week from June to September, annually. The park will be open daily from approximately 10 a.m. – 7 p.m. with the exception of adverse weather. These hours of operation will ensure there is no impact on City resources, or beach operations during open hours.

Splashtown currently operates “Niagara Face Painting” and also has experience in providing public recreation as well as family-focused business throughout the Niagara Region. The City’s Event staff have used Niagara Face Painting’s services for festivals and events during the past three years. Parks and Recreation staff have also received letters of reference and support for Splashtown Niagara from the Town of Pelham, Fort Erie Race Track, Sherkston Shores Beach Resort, and Ontario Power Generation – Winter Festival of Lights who have all indicated positive experiences in working with Face Painting Niagara.

### **Big Pappi’s**

Big Pappi’s has proposed the operation of a mobile food and beverage service at Nickel Beach throughout the City’s annual operating season. Under the agreement, Big Pappi’s would assume full responsibility of all aspects of the operation including staffing, advertising, customer service, administration, waste collection/disposal, and finances. The daily operation of Big Pappi’s is from a non-permanent structure that is to be set up and taken down each day of business. This will not require any permanent space on site for operating throughout the season. Big Pappi’s would ensure that the food cart used is operational in accordance with the Niagara Region’s food and health regulations, as well as any additionally required certification.

Under such an agreement, Big Pappi’s would provide Nickel Beach patrons access to food and beverage services from Wednesday to Sunday, and holiday Mondays from approximately noon to 6 p.m. with the exception of adverse weather. These hours of operation will ensure there is no impact on City resources, or beach operations during open hours. Big Pappi’s is also willing to operate food and beverage services during any of the City’s events such as the Nickel Beach Community Bonfires.

Big Pappi’s has eight years of experience providing food and beverage services, and currently operates a beach-themed food and beverage business at Crystal Beach. Aside from providing patrons with unique menu options, Big Pappi’s would be committed to the preservation and beautification of Nickel Beach and Lake Erie by using only “green” products while serving menu items to patrons.

### **COVID-19 Impacts:**

In consultation with the City’s Solicitor, operating agreements with each proponent will be prepared and executed. The agreements will address current and ongoing impacts of COVID-19, including provisions allowing for apportioning or waiving seasonal base fees, if, by reason of the current pandemic and any related restrictions or closures, the proponents are delayed or unable to set up or operate at Nickel Beach this season.



## **Staff/Stakeholder Comments:**

This report was circulated for stakeholder comment, with input provided as follows:

### **McAvoy Belan & Campbell Insurance:**

We would recommend that Splashtown's insurance also include non-owned automobile liability. We also recommend that the City include a requirement for Splashtown to have participants sign a waiver that releases the City.

#### **4) OPTIONS AND FINANCIAL CONSIDERATIONS:**

##### **a) Do Nothing**

Council may choose to receive and file this report, effectively denying the proposal. This option is not recommended.

##### **b) Other Options**

Council may provide alternative direction regarding the proposed initiative. This option is not recommended.

#### **5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES**

This initiative supports the City's strategic goal of providing programming and services to community members and visitors. This initiative supports the City's Parks and Recreation Master Plan recommendation 4.51(a), by increasing waterfront programming, and recommendation 4.61(a), by establishing food concession at Nickel Beach.

#### **6) ATTACHMENTS**


None.

#### **7) RECOMMENDATION**

That the City of Port Colborne enter into agreements with Big Pappi's, and Splashtown for the start of the 2020 operational season, respecting the provision of food and beverage services, and an inflatable water park at Nickel Beach, as outlined in Community and Economic Development, Parks and Recreation Division, Report 2020-47, Subject: Proposed Agreements at Nickel Beach – Splashtown Niagara Inflatable Water Park, and Big Pappi's Food & Shake Shack.

8) SIGNATURES

Prepared on March 11, 2020 by:



Blair Holinaty  
Recreation Coordinator &  
Nickel Beach Supervisor

Reviewed by:



Nicole Halasz  
Manager of Parks and Recreation

Reviewed by:



Ashley Grigg  
Director of Community and Economic  
Development

Reviewed and respectfully submitted by:



C. Scott Luey  
Chief Administrative Officer

Report Number: 2020-55

Date: June 8, 2020

**SUBJECT: Physician Recruitment, Retention and Medical Education Financial Incentive Guidelines**

**1) PURPOSE**

The purpose of this report is to seek Council approval of Physician Recruitment, Retention and Medical Education Financial Incentive Guidelines.

**2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES**

It is important to have Physician Recruitment, Retention and Medical Education Financial Incentive Guidelines in place with respect to what the municipality will provide within the portfolio of Physician Recruitment, Retention and Medical Education.

Recruiting physicians in today's market has become very competitive, as there are not enough Family Medicine Residents graduating to meet the demands of available positions. Retirement of physicians with large fee for service practices, physicians desiring better work/life balance, and practice interests outside of family practice all play a role in the current situation. Many of the local family physicians also service Urgent Care Centres, practice as generalists, hospitalists, surgical assist and oversight for Long Term Care Facilities, just to name a few.

Historically, the City of Port Colborne has supported many new medical initiatives. Moving forward, staff feel it prudent to have guidelines in place outlining incentives Council may approve in the way of supporting the medical community.

**3) STAFF COMMENTS AND DISCUSSIONS**

The City is located in an area of high physician need as deemed by the Ministry of Health and Long Term Care. The City currently has one physician retiring in December, and others who are approaching retirement. In order to adequately succession plan for impending retirements, the City needs to have a robust recruitment strategy.

The draft guidelines titled "Physician Recruitment, Retention and Medical Education Financial Incentive Guidelines" is attached as Appendix A. Staff notes that to remain competitive within the physician recruitment and retention market, and to formalize the recruitment and incentive framework, robust guidelines need to be in place.

The process a potential recruit will undertake will involve a submission (in writing) for financial incentive support. If approved by Council, an agreement with appropriate conditions will be signed by all parties and a by-law submitted for Council approval (where required). All equipment purchased must be new, with proof of equipment purchased provided to substantiate the funding request.

In order to adequately and equitably partner within the healthcare landscape, staff has captured and presented the historical funding data the City has provided to-date. A list of historical data is attached as Appendix B.

Attached as Appendix C is statistical data related to the Niagara Family Physician Patient Roster from January to December, 2019. This data shows a requirement from an updated number of un-rostered citizens, number of signatory physicians, numbers of rostered citizens to be included, and updates provided to Council annually. Staff consider it important for Council to know how many physicians are required in order to be aware of community needs and succession planning for physicians.

Council has supported physician recruitment in the past. The Health Services Committee has approved this request and passed a motion to bring this report to Council for consideration.

#### **4) OPTIONS AND FINANCIAL CONSIDERATIONS:**

##### **a) Do Nothing**

Council could decide not to approve this request. This is not recommended. Guidelines will ensure the City has a robust strategy to guide the recruitment program.

##### **b) Other Options**

Council may provide alternative direction. This option is not recommended, as the Health Services Committee has recommended Council approve the guidelines, as outlined herein.

#### **5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES**

This request will support the City's efforts in achieving enhanced physician recruitment and succession planning in the community. Recruiting new physicians to the community is a strategic direction of Council.

#### **6) ATTACHMENTS**

- Appendix A - Physician Recruitment, Retention and Medical Education Financial Incentive Guidelines
- Appendix B - Historical Funding for Fort Erie Physicians, Nurse Practitioners and Medical Students
- Appendix C - Niagara Family Physician Patient Date January to December, 2019

#### **7) RECOMMENDATION**

That Physician Recruitment, Retention and Medical Education Financial Incentive Guidelines be approved, as outlined in Community and Economic Development Department, Health Services Division, Report 2020-55, Subject: Physician Recruitment, Retention and Medical Education Financial Incentive Guidelines.

8) SIGNATURES

Prepared on March 20, 2020 by:



Joanne Ferraccioli  
Health Services Coordinator  
(Interim)

Reviewed by:



Ashley Grigg  
Director of Community & Economic  
Development

Reviewed and respectfully submitted by:



C. Scott Luey  
Chief Administrative Officer



**City of Port Colborne  
Physician Recruitment, Retention and Medical Education  
Financial Incentive Guidelines**

**Process:**

The Programs outlined herein are eligible for funding.

Programs shall be reviewed annually as part of Council's budget process and will be used as guidelines for all funding requests based on the competitive nature of the market.

All Program requests must be made in writing to the Health Services Coordinator.

A practice or potential recruit ("applicant") that meets the criteria outlined herein shall submit a formal written request for financial incentive support to the Health Services Coordinator. Staff shall review each request and, if eligible, submit a report to Council outlining the request and detailing budgetary impacts.

If approved by Council, a binding agreement shall be signed by all parties, and authorized by by-law.

If not approved by Council, staff shall provide written notice of decision to the applicant. If the applicant wishes to review the decision, the request for further information shall be made in writing to the Health Services Coordinator.

Every agreement shall outline conditions and return of service terms attached, as appropriate for each applicant. Conditions and return of service terms will be reviewed annually by staff and an update provided to Council for accountability purposes, in accordance with the terms of each agreement.

If the funding request is related to equipment purchase, the equipment must be new and proof purchase must be provided to substantiate the funding request. Purchase of new equipment must be directly related to ongoing recruitment efforts and retention of providers.

An applicant may only request funding to a lifetime maximum of \$50,000, in accordance with the Program guidelines outlined below.

Program funding requests under \$10,000 may be approved by the Chief Administrative Officer, without Council approval.

Available revenue streams are important to note as some of the costs of the Medical Education and Physician Recruitment Program can be offset by revenue. This will be updated annually as it does impact the Program.

**Program Criteria and Guidelines:**

<b>Program Description</b>	<b>Criteria</b>	<b>Upset Limit</b>	<b>Other comments</b>
<b>Physician Recruitment</b>	5 years return of service within the City of Port Colborne.  <b>Eligibility limited to rostering model of practice.</b>	Up to a maximum of \$50,000 total.	Dependent upon model of practice; includes relocation/moving expenses and all other costs associated with setting up a practice.
<b>Physician Retention</b>	Locum coverage: a locum physician is a physician that is providing temporary coverage in the event of illness or retirement.	\$5,000 per calendar year; not to exceed 50% of the daily cost of a Locum.	Locum coverage is a critical component of succession planning. It is not meant for vacation coverage.
	Equipment replacement.	Variable – must be approved by Council.	Does not include renovation costs or costs borne by lease holder or property owner.
<b>Education</b>	Partnership programming (funded learners).	Maximum of \$2,000 for each visiting physician or medical student.	i.e. Rural Medicine Week, Student Assistance Program, clerkships.
	Mental Health.	\$20,000 per year.	Partnership with Town of Fort Erie (Pathstone Mental Health).
	Memory Clinic.	\$6,000 per year.	Partnership with Town of Fort Erie.
<b>Revenue</b>	Rural Ontario Medical Program (ROMP) Funded learners.	Up to \$2000 for 5 learners for Rural Medicine week.	
	Physician Assistant Grants with Health Force Ontario.	Up to \$46,000 per year for 2 years direct payment to supervisory physician.	Employer matched funding. Funding allocation based on Rurality Index of Ontario.

**City of Port Colborne  
Historical Funding for Physicians/ /Medical Students/Clinics**

<b>Physician</b>	<b>By-law</b>	<b>Length of Funding</b>	<b>Amount</b>
<b>Dr. Jason King</b>	By-law No. 5219/125/08	4 years	\$70,000
<b>Dr. Jason King</b>	By-law No. 5885/139/12	1 year	\$35,000
<b>Dr. Haibo Xu</b>	By-law No. 5373/127/09	3 years	REPAID IN FULL
<b>Dr. Alan Daniel</b>	By-law No. 6513/228/14	One time recruitment	\$35,000
<b>Dr. Kelly Maracle</b>	By-law No. 6595/50/18	One time capital	\$20,000
<b>Dr. Jeff Remington</b>	By-law No. 6494/61/17	3 years	\$100,000
<b>Memory Clinic</b>	By-law No. 5862/116/12	One time capital	\$10,000
<b>Amalgamation of FHOs</b>	No By-law Required	One time capital	\$30,000
<b>Dr. Joe Fraelic</b>	By-law No. 6697/61/19	One time recruitment	\$35,000
<b>Pathstone Hear and Now</b>	By-law No. 6666/30/19	One time	\$25,000
<b>Dr. Vince Susini</b>	By-law No. 6719/83/19	One time recruitment	\$15,000
<b>REQUESTS CURRENTLY IN THE QUEUE OR RECENTLY APPROVED FOR COUNCIL'S CONSIDERATION OR APPROVAL</b>			
<b>Dr. Emily Wilson</b>	No By-law Required	One time equipment	\$8,000



Niagara Family Physician Patient Data (January 2019 To December 2019)

Location	Total Jan 2019		Total Dec 2019		Net Changes		City/Town Pop 2016 Census	Physician Capacity vs population	**Capacity vs Pop %
	Sig. & I.S. Phys. Count	Enrolled Patient Count	Sig. & I.S. Phys. Count	Enrolled Patient Count	physician +/-	patients +/-			
FORT ERIE	11	19,799	14	27,964	3	8,165	30710	2,746	9%
GRIMSBY	17	21,839	17	21,454	0	-385	27314	5,860	21%
LINCOLN	19	22,848	18	23,055	-1	207	23787	732	3%
NIAGARA FALLS	39	67,206	37	60,744	-2	-6,462	88071	27,327	31%
NIAGARA-ON- THE-LAKE	11	11,580	11	11,789	0	209	17511	5,722	33%
PELHAM	12	14,234	10	11,566	-2	-2,668	17110	5,544	32%
PORT COLBORNE	8	10,230	8	9,716	0	-514	18306	8,590	47%
ST. CATHARINES	79	116,585	74	109,444	-5	-7,141	133113	23,669	18%
THOROLD	11	20,554	11	21,001	0	447	18801	-2,200	-12%
WAINFLEET	0	0	0	0	0	0	6372	6,372	100%
WELLAND	19	26,199	19	28,153	0	1,954	52293	24,140	46%
WEST LINCOLN	8	9,797	8	9,963	0	166	14500	4,537	31%
<b>Niagara Totals</b>	<b>234</b>	<b>340,871</b>	<b>227</b>	<b>334,849</b>	<b>-7</b>	<b>-6,022</b>	<b>447,888</b>	<b>113,039</b>	<b>25%</b>
CHC, and some FFS models (walk ins, focused practices) not accounted for									
** patient residence is unknown. This number reflects the potential number of residents who are rostered to physicians in the community OR the physicians capacity as a whole to take on residents of that community ie. That percentage of patients or more are accessing services outside of that community.									
Physician and Patient Count Data Source: Ministry of Health, census 2016									

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Community and Economic Development Department  
Parks and Recreation Division

Report Number: 2020-68

Date: June 8, 2020

**SUBJECT: H.H. Knoll Lakeview Park Ice Box Food Concession and Miniature Golf Facility**

**1) PURPOSE:**

The purpose of this report is to update and inform Council of the proposed next steps surrounding the Icebox Food Concession located at H.H. Knoll Lakeview Park.

**2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES**

For many years the City has overseen the operation of the Icebox Food Concession (the "Icebox"), which includes a mini-putt/miniature golf operation, under a lease agreement with a third party operator. The terms of the agreement stipulate the Icebox is to be used solely for the provision of a snack bar/concession and 18-hole mini-putt operation.

In preparation of the expiration of the third party lease agreement on December 31, 2019, City staff and lessee actively engaged in negotiating terms of the lease renewal. However, on October 31, 2019, Port Colborne experienced a windstorm that resulted in significant damage to the Icebox facility. Both interior and exterior damages occurred due to high water levels. Currently, the City and third party operator each have active insurance claims due to the damage. Further, the lessee subsequently notified the City of the intention to cease operation at the facility. Consequently, the facility is currently without an operator.

In 2016 and 2017, Council approved an expenditure of \$30,000 for the replacement of the roof and gutter system at the facility; however, repairs were put on hold as staff awaited strategic direction that would be outlined under the soon to be completed Parks and Recreation Master Plan. In the meantime, Facility Maintenance staff were engaged to assess the overall condition of the facility. The facility is considered to be in overall poor condition and is in need of additional financial investment to bring it to an acceptable state of repair.

Following the adoption of the Parks and Recreation Master Plan in December of 2019, staff began investigating opportunities and methods by which to improve services across the department's various service areas. This process included exploration of service level and amenity improvements at H.H. Knoll Lakeview Park – including the Icebox and surrounding area.

As a result of the damage incurred, and the need to address the continued and preexisting deterioration of the facility, staff requested a quote for the removal of the Icebox facility and adjacent concrete slab. The removal of the facility is projected at a total estimated cost of \$4,000. Should Council authorize removal, staff recommend the remaining funds be earmarked for future site development (to be presented to Council later in 2020 for

consideration). In the meantime, clean up efforts have taken place at the site to help maintain the grounds while staff continue to explore potential options for the site.

### **3) STAFF COMMENTS AND DISCUSSIONS**

Following an investigation of damages incurred as a result of the windstorm and an assessment of ongoing deterioration/maintenance/repair challenges (and associated costs), City staff recommend removal/demolition of the Icebox and concrete slab adjacent to the facility. High water levels continue to be observed on Lake Erie, and due to the facility's close proximity to the waterfront, removal of the facility will serve to mitigate potential risk (an initiative supported by the City's' insurance provider), while potentially lowering the City's insurance rates in the future.

Recognizing the value of food service amenities to the area, it is also recommended that staff be authorized to proceed with formulating an innovative, demand driven, plan that would strategically integrate the City's mandate concerning parks operations, while at the same time ensuring the priorities and implementation directions are fiscally responsible and appropriate for the City. Public consultation would occur during planning phases with a final report and recommendation presented to Council later this year.

As noted above, details of the plan have not been finalized, however, a food truck option (the site is potentially capable of hosting a number of operators), and the installation of a new "parkette" with a shaded sitting area are viable options that would be well suited to the area. This approach would provide greater flexibility in the use of the existing space. It would also enhance the overall aesthetic of the area and service level available to park users and attendees of municipal/community events, while limiting the need for a significant capital investment for facility replacement and eliminating ongoing repair and maintenance costs.

Should this recommendation be approved, for continuity of service purposes, staff recommend issuing a Request for Proposals seeking self-sustaining food truck operators for the 2020 season. Due to the pandemic, H.H. Knoll Lakeview Park is currently open for passive use only. Further, the pandemic may impact the success of the Request for Proposal process. Food trucks will, therefore, be pursued on a best effort basis this year. In the event satisfactory proposals are received, operating agreements will be prepared and executed. The agreements will address current and ongoing impacts of COVID-19, including provisions noting if, by reason of the current pandemic and any related restrictions or closures, the proponents are delayed or unable to set up or operate this season.

For the reasons outlined above, it is recommended that staff be authorized to proceed with removing the existing Icebox facility, issue a Request for Proposals seeking food truck operators for the 2020 season, and prepare and present a plan (including public consultation) respecting the site improvements and service level enhancements.

### **4) OPTIONS AND FINANCIAL CONSIDERATIONS:**

#### **a) Do nothing**

Council may choose to receive this report for information purposes. However ongoing maintenance, security, and an overall lack of service to the Park will remain a challenge.



This option is not recommended, as this project will mitigate risk in the future, protect City assets, decrease maintenance and repair costs, provide business opportunities to the community, and assist with creating sustainable events in the future.

**b) Other Options**

Council may provide alternative direction. This option is not recommended.

**5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES**

This report supports a number of strategic initiatives outlined under the City's Parks and Recreation Master Plan, including the exploration of innovative ways to improve services and affordability to the community. This report also supports the Plan's strategic direction to examine underutilized or deteriorating assets (based on usage and condition of existing amenities/infrastructure) for the purpose of improving services, reducing the maintenance burden, and decreasing associated expenses.

**6) ATTACHMENTS**

None.

**7) RECOMMENDATION**

That the Director of Community and Economic Development be authorized to proceed with removal of the Icebox facility at H.H. Knoll Lakeview Park;

That \$30,000 be reallocated from roof/gutter replacement for the Icebox, to removal/demolition of the facility and the adjacent concrete slab, at an estimated cost of \$4,000, with the remaining funds earmarked for future site development (to be presented to Council later in 2020 for consideration).

That the Director of Community and Economic Development be authorized to proceed with issuing a Request for Proposals for food truck services at the site for the 2020 season; and

That the Director of Community and Economic Development be authorized to proceed with the preparation of a plan outlining future use and site development, all as outlined in Community and Economic Development, Parks and Recreation Division, Report 2020-68, Subject: H.H. Knoll Lakeview Park Ice Box Food Concession and Miniature Golf Facility.

8) SIGNATURES

Prepared on May 29, 2020 by:



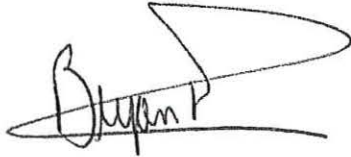
Nicole Halasz  
Manager of Parks and  
Recreation

Reviewed by:



Ashley Grigg  
Director of Community and  
Economic Development

Reviewed by:



Bryan Boles  
Director of Corporate Services

Reviewed and respectfully submitted by:



C. Scott Luey  
Chief Administrative Officer



Report Number: 2020-69

Date: June 8, 2020

**SUBJECT: REQUEST FOR STOP SIGN INSTALLATIONS – STANLEY STREET AT WOOD LANE**

**1) PURPOSE:**

This report was prepared by Chris Lee, Director of the Engineering and Operations Department. The purpose of the report is to address the requirement for a stop sign installation at the intersection of Stanley Street and Wood Lane.

**2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES**

The intersection of Stanley Street and Wood Lane is a “T” intersection; with east and west bound traffic on Stanley Street, and north and south bound traffic on Wood Lane. Currently the streets are considered Local Residential, servicing a predominately residential neighbourhood at this intersection. The intersection is also bordered on the north by residential properties. The portion of Stanley Street to the west was recently extended as part of the Westwood Estates Subdivision Phase 2 Stage 3. As the extension of Clarence Street now provides a link to Highway 3 from this neighbourhood, there is potential for this road section to be re-classified as Collector Residential roadway. Traffic volumes currently are low and there is presently a low accident rate at the intersection. The 2020 traffic study/analysis being undertaken by Engineering may verify this designation.

Currently there is a stop sign for the southbound traffic on Wood Lane and no traffic control for traffic on Stanley Street. There is a concern that a potential collision could occur if there is a failure to yield to current thru traffic. It should be noted that there have been few accidents to date due to presently low traffic volumes with the subdivision still being under construction. The local concerns are valid, with Staff supporting additional control at the intersection due to the extension of Stanley Street and the direct connection of Clarence Street to Cement Plant Road. This new connection has the potential to greatly increase traffic along the Stanley Street corridor, which may lead to future collisions.

**3) STAFF COMMENTS AND DISCUSSIONS**

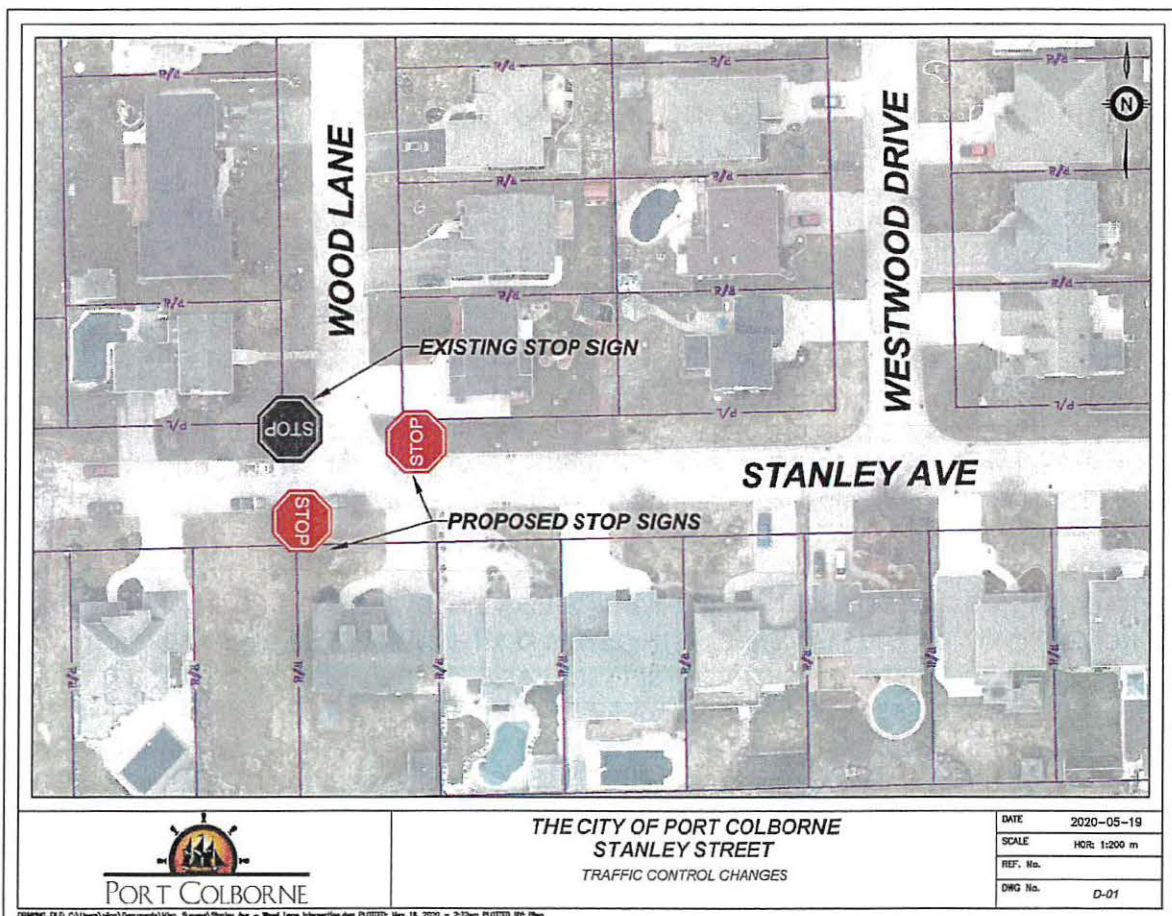
Staff recommend that stop signs be installed on Stanley Street at Wood Lane, for both east and west bound traffic, and leave the existing stop controls for southbound traffic on Wood Lane as is. Under normal circumstances, the right of way would be designated to the collector (Stanley Street) with the stop restriction at the local street (Wood Lane). In this case, given the existing traffic patterns and the close proximity of a school and a



neighbourhood park, Staff is recommending an “All Way” stop at the intersection.

Staff also recommend that “Stop Ahead” (Wb-1) signs be installed along with “New” (Wb-3) signs in advance of the new stop signs, for a period of two months, in order that motorists are made aware of the intersection control changes. Painted stop bars at the location of the new stop signs are also required.

There have been recent concerns regarding vehicles exhibiting excess speed within the neighbourhood. To investigate this issue further, the “city wide” traffic study being initiated in 2020 by Engineering and Operations will be addressing not only this location but a number of locations throughout the municipality where speeding concerns have been previously expressed. This study will be addressing any possible speed limit issues within the municipality as a whole, and specifically in locations where schools and parks exist.



4) **OPTIONS AND FINANCIAL CONSIDERATIONS:**

- a) **Do nothing.**

Leave intersection uncontrolled. (Not recommended)



**b) Other Options**

Install stop signs on Stanley Street facing eastbound and westbound traffic at Wood Lane and erect required signage. (Recommended)

**5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES**

Not applicable.

**6) ATTACHMENTS**

None.

**7) RECOMMENDATION**

That the Council of the City of Port Colborne approve the following amendment to By-law No. 89-2000 being a By-law regulating traffic and parking on City roads:

That Schedule "P" Stop Sign Locations, to By-law No. 89-2000, as amended, be amended by adding thereto the following:

<u>Column 1</u>	<u>Column 2</u>	<u>Column 3</u>
Highway	At	Facing Traffic
Stanley Street	Wood Lane	East and West bound

Further, that the stop control become effective upon installation of the regulatory signs and that Staff notify the Niagara Regional Police of the change in stop control at this location.

**8) SIGNATURES**

Prepared on May 14, 2020 by:

Reviewed and Respectfully Submitted:



Chris Lee  
Director Engineering & Operations

C. Scott Luey  
Chief Administrative Officer

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Report Number: 2020-71

Date: June 8, 2020

**SUBJECT: Billing of the Lyons Creek Municipal Drain East Branch**

**1) PURPOSE:**

This report, prepared by Alana Vander Veen, Drainage Superintendent and authorized by Chris Lee, Director of Engineering and Operations, has been prepared to inform Council of the commencement of billing for the maintenance work of the Lyons Creek Municipal Drain East Branch.

**2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES**

Once a Municipal Drainage Report has been adopted by Council, it is now the Municipality's responsibility to perform maintenance on the drain. The maintenance of the Lyons Creek Municipal Drain East Branch was performed under Section 74 of the *Drainage Act, R.S.O., 1990*. Section 74 states:

*Any drainage works constructed under a by-law passed under this Act shall be maintained and repaired by each local Municipality at the expense of all the upstream lands and roads in the proportion, determined by the then current by-law.*

The current by-law for this drain is 3890/35/00, which adopted the new report prepared by Wiebe Engineering Group Inc., March 20, 2000.

**3) STAFF COMMENTS AND DISCUSSIONS**

Maintenance was implemented between January 2010 to December 2019 either by City Staff or hired Contractors such as Anthony's Excavating, who performed the complete maintenance of the drainage system in 2015 and 2016.

The following provides a breakdown of costs for the years of maintenance:

2010 -	\$164.45
2015 -	\$6,140.39
2016 -	\$89,327.77
2017 -	\$1,091.38
2018 -	\$42.31

The total outstanding amount is **\$96,766.30**, which includes an amount of **\$10,005.46**, being the City's portion for roads, railroads and Municipal properties. In addition to this billing, there will be the amount of **\$884.89** to Roll # 2711-040-005-26500 for the cost incurred by Spriet Associates Engineers and Architects to complete the required drainage reapportionment agreement when the owner had the parcel severed in 2015.

**4) OPTIONS AND FINANCIAL CONSIDERATIONS:**

There are no alternative options for invoicing because billing for maintenance of the drain is mandatory under the *Drainage Act, R.S.O., 1990*.

**5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES**

Not applicable.

**6) ATTACHMENTS**

Appendix A - Copy of the Engineer's assessment schedule including the roll number, current costs, and OMAFRA Grants.

**7) RECOMMENDATION**

That Council of the City of Port Colborne receives Engineering and Operations Department, Engineering Division Report No. 2020-71, Billing of the Lyons Creek Municipal Drain East Branch, for information; and

That the billings for the Lyons Creek Drain be billed out in accordance with the *Drainage Act, R.S.O., 1990*, as detailed in the attached assessment schedule.

**8) SIGNATURES**

Prepared on May 21, 2020 by:



Alana Vander Veen  
Drainage Superintendent

Authorized by:



Chris Lee  
Director of Engineering and Operations

Reviewed by:



Bryan Boles  
Director of Corporate Services

Reviewed and Respectfully Submitted by:



Scott Luey  
Chief Administrative Officer



2010-2018 MAINTENANCE  
LYONS CREEK DRAIN EAST BRANCH

TOTAL CURRENT COST — \$97,651.18  
GL ACCOUNT No. 3-560-33242 (M33242)  
BY-LAW No. 3890/35/00

K:\DRAINAGE SUPERINTENDENT\RAINS\Lyons Creek East\2015-2019 Maintenance Assessment Schedule.XLS

LAND USE	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAF GRANT	NET COST
		5	12	040 00619500	15.07	\$1,526.55	\$0.00	\$1,526.56
		5	12	040 00619300	7.29	\$782.31	\$0.00	\$782.32
		5	12	040 00619200	6.16	\$696.96	\$0.00	\$696.97
		5	12	040 00619100	2.50	\$353.08	\$0.00	\$353.09
		5	12	040 00619000	1.32	\$186.67	\$0.00	\$186.67
		5	12	040 00618800	5.18	\$507.21	\$0.00	\$507.22
		5	12	040 00618700	12.14	\$1,026.71	\$0.00	\$1,026.71
		5	13	040 00522606	1.18	\$166.41	\$0.00	\$166.41
		5	13	040 00522605	0.51	\$71.85	\$0.00	\$71.84
		5	13	040 00522600	11.06	\$1,531.47	\$0.00	\$1,531.45
		4	15	040 00515902	1.18	\$163.34	\$0.00	\$163.35
Ag		4	15	040 00515901	7.30	\$974.51	\$323.91	\$650.61
		4	15	040 00618100	0.15	\$20.88	\$0.00	\$20.88
Ag		4	16	040 00517001	8.73	\$1,233.03	\$409.84	\$823.20
		4	16	040 00517000	0.72	\$50.97	\$0.00	\$50.97
		4	16	040 00617005	0.41	\$57.72	\$0.00	\$57.72
		4	16	040 00618100	0.55	\$77.37	\$0.00	\$77.38
		5	14	040 00618100	0.26	\$36.84	\$0.00	\$36.84
		5	13	040 00522602	2.28	\$317.47	\$0.00	\$317.47
		5	13	040 00522601	1.05	\$146.15	\$0.00	\$146.15
		5	14	040 00618100	0.13	\$17.81	\$0.00	\$17.81
		5	13	040 00523300	0.14	\$19.04	\$0.00	\$19.03
		5	13	040 00523200	0.58	\$39.30	\$0.00	\$39.30
		5	13	040 00523100	5.58	\$415.10	\$0.00	\$415.11
		5	13	040 00523000	0.82	\$71.23	\$0.00	\$71.23
		5	13	040 00522900	1.13	\$92.11	\$0.00	\$92.11
		5	13	040 00522800	0.83	\$89.65	\$0.00	\$89.65
		5	13	040 00522700	6.23	\$522.57	\$0.00	\$522.56
		5	13	040 00522505	15.38	\$1,513.66	\$0.00	\$1,513.65
		5	14	040 00524400	8.66	\$639.24	\$0.00	\$639.23
Ag		5	13, 14	040 00618100	52.38	\$5,910.95	\$0.00	\$5,910.95
		5	14	040 00524300	2.05	\$192.20	\$63.88	\$128.32
		5	14	040 00524200	2.02	\$153.52	\$0.00	\$153.52
		5	14	040 00524900	6.50	\$641.08	\$18.09	\$622.99
		5	15	040 00524905	0.94	\$95.18	\$0.00	\$95.19
		4	17	040 00517405	1.85	\$186.67	\$0.00	\$186.67
Ag		4	17	040 00517403	1.77	\$146.15	\$48.58	\$97.58
Ag		4	18	040 00518501	5.48	\$553.88	\$184.10	\$369.79
		5	15	040 00525002	11.95	\$1,447.95	\$0.00	\$1,447.95
		5	15	040 00618100	0.02	\$1.84	\$0.00	\$1.84
		5	15	040 00618100	1.34	\$129.57	\$0.00	\$129.57
		5	15-19	040 00618100	60.15	\$5,839.10	\$0.00	\$5,839.11
		5	15	040 00525002	11.95	\$1,447.34	\$0.00	\$1,447.34
		5	15	040 00525100	0.79	\$71.23	\$0.00	\$71.23
		5	15	040 00525004	1.98	\$178.08	\$0.00	\$178.07
		5	15	040 00525003	2.76	\$248.08	\$0.00	\$248.07
		5	15	040 00524802	0.81	\$73.07	\$0.00	\$73.08
		5	15	040 00524000	2.31	\$208.17	\$0.00	\$208.16
		5	15, 16	040 00618100	1.90	\$170.71	\$0.00	\$170.71
		5	15	040 00524600	0.40	\$35.62	\$0.00	\$35.61
		5	15	040 00524800	3.24	\$287.38	\$0.00	\$287.38
		5	15	040 00524001	7.08	\$607.92	\$3.05	\$604.87
Ag		5	16	040 00525805	10.93	\$796.44	\$264.72	\$531.72
		5	16	040 00525500	9.59	\$703.71	\$0.00	\$703.72
Ag		4	19	040 00518600	7.56	\$554.50	\$184.31	\$370.19
Ag		4	20	040 00519900	2.67	\$195.89	\$65.11	\$130.76
		4	20	040 00519800	0.60	\$44.21	\$0.00	\$44.22
		5	16	040 00525800	7.08	\$490.02	\$16.29	\$473.74
		5	16	040 00525600	2.64	\$182.99	\$0.00	\$182.98
		5	16-19	040 00526500	154.22	\$10,889.13	\$0.00	\$10,889.14
				040 00526500				\$884.88
		5	16-19	040 00526500	53.61	\$3,837.88	\$0.00	\$3,837.88
		5	18-19	040 00526505	11.34	\$811.79	\$0.00	\$811.78
		5	18	040 00526506	4.05	\$289.84	\$0.00	\$289.84
		5	18	040 00526507	4.10	\$293.52	\$0.00	\$293.53
		5	17	040 00526508	1.98	\$141.85	\$0.00	\$141.84

Special Fee for Drainage Reapportionment

	5	17	040	00526509	2.39	\$171.32	\$0.00	\$171.32
	5	17	040	00526510	1.87	\$133.87	\$0.00	\$133.86
	5	17	040	00526511	1.85	\$132.64	\$0.00	\$132.65
	5	17-19	040	00526512	14.57	\$1,043.29	\$0.00	\$1,043.30
	5	19	040	00526513	0.11	\$7.98	\$0.00	\$7.98
	5	19	040	00526514	1.60	\$114.83	\$0.00	\$114.83
	5	19	040	00526515	2.67	\$190.97	\$0.00	\$190.97
	5	19	040	00526516	0.04	\$3.07	\$0.00	\$3.08
	5	19	040	00526517	5.36	\$383.79	\$0.00	\$383.78
	5	19	040	00526518	9.84	\$704.33	\$0.00	\$704.33
	5	18	040	00526519	3.02	\$216.15	\$0.00	\$216.15
	5	18	040	00526520	2.91	\$208.17	\$0.00	\$208.16
	5	18	040	00526521	7.05	\$504.76	\$0.00	\$504.74
	5	17-18	040	00526522	6.69	\$478.97	\$0.00	\$478.98
	5	17	040	00526523	5.60	\$400.98	\$0.00	\$400.97
	5	17	040	00526524	4.06	\$290.45	\$0.00	\$290.45
	5	17	040	00526525	5.86	\$419.40	\$0.00	\$419.39
	5	16	040	smith Road	1.53	\$109.30	\$0.00	\$109.29
	4	20	040	00519801	5.35	\$239.48	\$0.00	\$239.47
	5	18	040	00525701	0.90	\$39.91	\$0.00	\$39.91
	4	21	040	00519905	0.83	\$36.23	\$0.00	\$36.23
	4	21	040	00520200	11.63	\$472.83	\$0.00	\$472.83
	4	21	040	00520000	10.91	\$399.14	\$0.00	\$399.14
	4	21	040	00618100	3.22	\$133.87	\$0.00	\$133.86
	4	22	040	00618100	0.38	\$15.97	\$0.00	\$15.97
	4	21	040	00522201	1.78	\$65.09	\$0.00	\$65.10
	4	22	040	00522100	15.84	\$411.42	\$13.67	\$397.75
	4	22	040	00522000	7.91	\$182.38	\$0.91	\$181.46
	4	22	040	00521700	7.81	\$158.43	\$0.00	\$158.42
	5	18	040	00526200	2.94	\$63.25	\$0.00	\$63.24
	4	22	040	00521900	0.15	\$3.07	\$0.00	\$3.08
	4	22	040	00521800	0.18	\$3.68	\$0.00	\$3.69
	4	22	040	00521603	2.48	\$26.40	\$0.00	\$26.42
	4	22	040	00521600	0.76	\$11.05	\$0.00	\$11.07
Ag	4	23	040	00522400	6.47	\$89.65	\$29.80	\$59.85
	4	23	040	00618100	72.90	\$902.05	\$0.00	\$902.06
				White Road	0.90	\$573.53	\$0.00	\$573.53
				Yaeger Road	2.80	\$1,134.17	\$0.00	\$1,134.16
				Kleinsmith Road	2.00	\$578.44	\$0.00	\$578.45
				Babion Road	0.70	\$137.55	\$0.00	\$137.54
				Snider Road	2.20	\$210.01	\$0.00	\$210.01
				Horton Road	0.30	\$28.86	\$0.00	\$28.86
				Forkes Road	3.72	\$354.31	\$0.00	\$354.31
				Forkes Road	3.50	\$1,417.25	\$0.00	\$1,417.25
				Unopened Road	2.40	\$1,136.63	\$0.00	\$1,136.61
				Reg. Road 84	5.90	\$3,760.51	\$0.00	\$3,760.50
				Special Accessment to the Region for the installation of new culvert				\$24,231.02
				TRANSPORTATION MINISTRY Hwy 140	11.92	\$3,891.30	\$0.00	\$3,891.30
				CANADIAN NATIONAL RAILWAY	15.15	\$5,939.81	\$0.00	\$5,939.81
				INCO LIMITED 4, 5 040 00699500	10.94	\$4,289.21	\$0.00	\$4,289.22
TOTAL NON-AGRICULTURAL ASSESSMENT					813.49	\$67,656.50		\$92,772.40
TOTAL AGRICULTURAL ASSESSMENT					52.96	\$4,878.78	\$1,626.26	\$3,252.52
TOTAL ASSESSMENT					866.45	\$73,481.78		\$96,024.92
O.M.A.F. GRANT							\$1,626.26	
LANDOWNERS PAYMENTS								\$86,019.46
CITY OF PORT COLBORNE ASSESSMENT								\$10,005.46



Report Number: 2020-72

Date: June 8, 2020

**SUBJECT: Recommendation Report on Removing 14 and 18 Victoria Street from the Municipal Registry of Heritage Properties**

**1) PURPOSE:**

The purpose of the report is to provide Council with a recommendation regarding a request to remove from the Municipal Registry of Heritage Properties the lands legally known as Plan Merritt Survey Part of Lots 1 and 10, NP 987, 988, 989, in the City of Port Colborne, Regional Municipality of Niagara; municipally known as 14 Victoria Street.

**2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES**

On May 21, 2020, the Planning Division received a formal request through the submission of a demolition permit to remove the properties at 14 and 18 Victoria Street from the City's Municipal Registry of Heritage Properties. The Municipal Registry was created under Section 27 of the *Ontario Heritage Act*. This section permits municipalities to maintain a register of properties that are of cultural heritage value or interest. This is not the same as a building or property being designated under Part IV or Part V of the *Ontario Heritage Act*. The heritage registry requires a 60-day delay after a demolition permit is applied for before any structure on a listed property can be demolished. This gives Council, with its Municipal Heritage Committee, the opportunity to review the property to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act*. If Council chooses not to designate the property, or no decision is made within 60 days, the demolition permit will be issued.

The subject property was added to the Municipal Registry of Heritage Properties under Council's direction at its meeting on November 9, 2009. At the time, it appears that 14 and 18 Victoria Street were properties independent from one another. Since this time, the properties came into common ownership and were merged into one parcel. MPAC data shows that both former parcels have amalgamated into the 14 Victoria Street account. The Municipal Heritage Registry of Heritage Properties still contains 14 and 18 Victoria listed as separate, leading to the reference of both municipal addresses.

The records for the subject properties in the Registry are listed as follows:

ADDRESS	14 Victoria Street	18 Victoria Street
YEAR CONSTRUCTION COMMENCED/ COMPLETED	1880 (Estimated)	1890 (Estimated)

PRESENT USE	Single Detached Residential	Vacant
ORIGINAL USE	Single Detached Residential	Single Detached Residential
STYLE	Unknown	Unknown
CONSTRUCTION	Clapboard	Stucco
ARCHITECT	Unknown	Unknown
DESIGN	Medium gable roof with centre gable in façade, gable with return at rear	Saltbox roof
INTERIOR FEATURES	N/A	N/A
PROPERTY FEATURES	Outbuilding	Recessed panel & corbelling wall design, garage
ORIGINAL OWNER	Charles E. Thompson	Frances Stuart
OCCUPATION	N/A	N/A
EVENT	N/A	N/A
CONTEXT	N/A	N/A
CONTINUITY	N/A	N/A
SETTING	N/A	N/A
LANDMARK	N/A	N/A
SITE	Unknown	N/A
ALTERATIONS	Addition	Roof, porch
CONDITION (Survey 1982)	Maintained	Maintained

The owner of 14 and 18 Victoria Street is seeking to remove the property from the registry with the intent of demolishing the dwelling to utilize the land for a future mixed-use development.

It is usual practice for such requests to first be considered by the City of Port Colborne's Heritage Committee before a recommendation is made to Council on removing the property from the registry. Due to ongoing constraints, the Heritage Committee was consulted via email. As of the date of this report, no comments have been received.

### 3) STAFF COMMENTS AND DISCUSSIONS

Staff visited the property on May 22, 2020, and viewed the exterior and interior of the dwelling. Photographs from this visit are attached as Appendix A. Staff has reviewed all of the materials and information provided in the Municipal Registry. As shown in the attached photos, there does not appear to be any original features left on the dwelling. Alterations have been made including vinyl siding and a new roof. Staff would like to note that the records within the Heritage Registry are minimal and offer little direction to where any heritage features may be found. The Registry contains both 14 and 18 Victoria Street. The property at 14 Victoria Street contains the dwelling and 18 only contains two small accessory buildings.

Staff is of the opinion that the dwelling is of marginal heritage value and preserving the structure is nearly impractical. Therefore, staff recommends removing 14 and 18 Victoria Street from the City of Port Colborne's Municipal Registry of Heritage Properties.



**4) OPTIONS AND FINANCIAL CONSIDERATIONS:**

**a) Do nothing**

Though not advisable, Council may choose to do nothing.

This option is not recommended.

**b) Other Options**

Council could also refer the report back to staff for additional information.

Council could initiate the process to designate the properties under Part IV of the *Ontario Heritage Act* by issuing a Notice of Intention. Once Notice of Intention to designate is given no building or demolition permits for the property can be issued. Council will then be obliged to commence the designation process.

None of these options are recommended.

**5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES**

Not applicable.

**6) ATTACHMENTS**

Appendix A - Photos of the dwelling on the subject property

Appendix B - Removal request letter

**7) RECOMMENDATION**

That Council of the City of Port Colborne removes the lands legally known as Plan Merritt Survey Part of Lots 1 and 10, NP 987, 988, 989, in the City of Port Colborne, Regional Municipality of Niagara; municipally known as 14 Victoria Street (14 and 18 Victoria Street on the Registry).

**8) SIGNATURES**

Prepared on May 29, 2020 by:



David Schulz, BURPI  
Planner

Reviewed by:



Dan Aquilina, MCIP, RPP, CPT  
Director of Planning and Development

Reviewed and Respectfully Submitted:



C. Scott Luey  
Chief Administrative Officer















































# SouthPort Condos Inc.

20 Corporate Park Drive  
Suite 100-101  
St. Catharines, Ontario  
L2S 3W2  
Telephone: (905) 684-1111  
Fax: (905) 684-2260

Report 2020-72  
Appendix B

**May 21<sup>st</sup>, 2020**

Mr. David Schulz, BURPI  
Planner  
City of Port Colborne  
66 Charlotte Street, Port Colborne, Ontario  
L3K 3C8

**Re: Removal from City of Port Colborne's Municipal Register of Heritage Properties  
14 and 18 Victoria Street, Port Colborne Ontario**

Dear Mr. Schulz,

SouthPort Condos Inc. entered into an agreement of purchase and sale for the above noted property which closed on April, 30, 2020. We intent to demolish the existing house and garage in order to incorporate the lands as part of an overall comprehensive redevelopment and upgrade of the lands and streetscape which includes frontages along Adelaide Street, West Street and Victoria Street.

The redevelopment proposal consists of a nine storey, mixed-use building, containing approximately 76 residential condominium units, 5,000 square feet of ground floor commercial area which is zones for retail and restaurant uses, 122 vehicular parking spaces and 12 bike parking spaces. The residential units are comprised of a mix of one-, two- and three-bedrooms condominium units.

We understand that the existing building is listed on the municipal heritage register. In order to include the lands at 14 and 18 Victoria Street into the foregoing redevelopment and in order to facilitate the demolition of the building, we are requesting that Council remove the property form the heritage register. Notwithstanding the fact that, at some point in time, a significant additional has been added and the overall façade of the building renovated, the building is currently in a very poor overall conditions and has by todays Building Code standards numerous code deficiencies. Given the foregoing it is not possible for us to incorporate the existing buildings into the proposed redevelopment for the site as planned, and does not allow us to tap into its value which will allow for an increase in overall units and parking spaces on site, making to project feasible. By the removal of the existing buildings and incorporating the lands into the overall redevelopment being proposed, it will allow us to us to address all of the forgoing issues and provide for a more integrated site development along West St as well as provide a buffer between the redevelopment and neighboring houses, all while increasing the overall feasibility of the project. See attached proposed Site Plan.

The redevelopment lands are located within Port Colborne's Downtown, along the canal. Being largely occupied by former industrial / service used in the past, the lands represent a unique redevelopment opportunity to add housing stock and increase residential density in the downtown area. We note that the Provincial Governments recent Housing Action Plan stresses the importance of increasing housing supply to address Ontario's housing crisis. The proposal would also help support existing businesses in the area and revitalize this portion of the canal promenade. These benefits are consistent with the City's

Official Plan goals and policies which supports clean-up of brownfield site, economic development, intensifying the downtown and increasing housing supply.

We ask that Council carefully consider the unique redevelopment opportunity that the land represents, as evidence by the attached proposed Site Plan, as well as the numerous benefits which will flow from putting these overall lands into productive and efficient use. The inclusion of the raw lands at 14 & 18 Victoria are paramount for the overall feasibility of the project as it allows for additional residential units and additional parking to be included in the overall development.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Frank', written in a cursive style.

**Jim Frank, P.Eng., MBA**  
SouthPort Condos Inc.



Mailing Address:  
P.O. Box 344  
Thorold ON L2V 3Z3

Street Address:  
Campbell East  
1815 Sir Isaac Brock Way  
Thorold ON

Phone: 905-682-9201  
Toll Free: 1-800-232-3292  
(from Grimsby and beyond Niagara region only)

Main Fax: 905-687-4844  
Fax – Applications: 905-935-0476  
Fax – Contractors: 905-682-8301  
Web site: www.nrh.ca

City of Port Colborne  
**RECEIVED**  
MAY 19 2020  
CORPORATE SERVICES  
DEPARTMENT

May 15, 2020

Ann-Marie Norio, Regional Clerk  
Niagara Region  
1815 Sir Isaac Brock Way  
Thorold, ON L2V 4T7

Dear Ms. Norio,

At their May 15, 2020 meeting, the Niagara Regional Housing Board of Directors, passed the following motion as recommended in attached report NRH 7-2020:

***That Niagara Regional Housing Quarterly Report January 1 to March 31, 2020 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.***

Your assistance is requested in moving report NRH 7-2020 through proper channels to Regional Council.

Sincerely,

Councillor Walter Sendzik  
Chair



## Q1 (January 1 to March 31, 2020) to Board of Directors

### Recommendation:

**That Niagara Regional Housing Quarterly Report January 1 to March 31, 2020 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.**

Submitted by:

Approved by:

A handwritten signature in blue ink, appearing to read 'Donna Woiceshyn', written over a horizontal line.

Donna Woiceshyn  
Chief Executive Officer

A handwritten signature in black ink, appearing to read 'Walter Sendzik', written over a horizontal line.

Walter Sendzik  
Chair

### Directors:

**Walter Sendzik, Chair**  
Regional Councillor  
St. Catharines

**Gary Zalepa, Treasurer**  
Regional Councillor  
Niagara-on-the-Lake

**Tom Insinna**  
Regional Councillor  
Fort Erie

**James Hyatt, Vice-Chair**  
Community Director  
St. Catharines

**Betty Ann Baker**  
Community Director  
St. Catharines

**Betty Lou Souter**  
Community Director  
St. Catharines

**Karen Blackley, Secretary**  
Community Director  
Thorold

**Barbara Butters**  
Regional Councillor  
Port Colborne


**Leanne Villella**  
Regional Councillor  
Welland



**HIGHLIGHTS:**

**Application Activity**

**678** received & processed




**Work Orders**

**2,575** issued



**Capital Program**


42 purchase orders issued  
1 public tender closed  
1 project ongoing



**Rent Arrears**

**= \$71,135.25**

or **5.46%** of the monthly rent charges



**Community Resources & Partnerships**

offered supports to

**327** new referrals

**43** partners




**Non-Profit Housing Programs**

**62%** deemed HEALTHY



**Rent Supplement / Housing Allowance**

**1,457** units



**Niagara Renovates**


- Inspections on hold due to COVID-19
- 8 homeowners approved for funding



**Welcome Home Niagara**


**4** homeowners received assistance

**1** was an NRH tenant




**Housing First Project**

**13** Individuals / families housed



**Appeals**

**= 11** 7 upheld  
4 overturned



**New Development**

Hawkins/Dell

- Demolition complete
- Construction - spring 2020 but may be delayed due to COVID-19



## *VISION*

That the Niagara community will provide affordable, accessible and quality housing for all residents

## *MISSION*

To expand opportunities that make affordable housing an integral part of building healthy and sustainable communities in Niagara

As the administrator of social housing for Niagara Region, Niagara Regional Housing (NRH) works to fulfill our vision and mission through six main areas of responsibility:

1. [Public Housing \(NRH Owned Units\)](#)
2. [Non-Profit Housing Programs](#)
3. [Rent Supplement Program](#)
4. [Affordable Housing Program](#)
5. [Service Manager Responsibilities](#)
6. [Housing Access Centre and Centralized Waiting List](#)



**Definitions** can be found in the attached Reference Sheet.



**1. Public Housing (NRH Owned Units)**

**DAY-TO-DAY MAINTENANCE:**

In Q1, **2,575 work orders** were issued, representing \$905,371.35. \$39,965.18 of this amount was charged back to tenants who were held responsible for damages.

	2019-Q1	2019-Q2	2019-Q3	2019-Q4	2020-Q1
<b># of work orders issued</b>	2,500	3,084	3,111	3,675	2,575

**CAPITAL PROGRAM:**

The Capital Program is responsible for maintaining the Public Housing (NRH Owned Units) asset and planning for future sustainability.

In Q1, 42 purchase orders were issued, 1 public tender closed and purchase orders issued \$1,569,627.

The Capital Program was responsible for one capital project and 41 purchase orders valued at \$1,569,627:

- one project - replacement of balconies and railings
- 41 RFPs and RFQs - various investigations, health and safety repairs, structural repairs and pavement retrofits

As of March 31, 2020, \$ 1,569,627 of the \$11.7 budgeted (excluding emergency) has been committed and or actually spent (13.41%).

**TENANT MOVE OUTS:**

**Move Outs By Reason**

Health	3	NRH Transfer	14
Long Term Care Facility	12	Moved to Coop or Non-Profit	2
Deceased	12	Bought a House	1
Private Rental	4	Left Without Notice	1
Voluntarily Left Under Notice	1	Other/None Given	10
Eviction – Tribunal	2	Cease to Qualify	0
		<b>TOTAL</b>	<b>62</b>

In Q1, there were **62 move outs**. Two involved eviction orders granted under the Ontario Landlord Tenant Board (LTB) – Arrears (one), Disturbances N5 (one). One of the evictions was enforced by the Sherriff.

	2019-Q1	2019-Q2	2019-Q3	2019-Q4	2020-Q1
<b># of move outs</b>	51	86	57	71	62



### ARREARS:

NRH Housing Operations actively works to reduce rent arrears but saw an increase in 2020-Q1 due to COVID-19 and tenant job loss while they await provincial benefits.

	Mar 31, 2019	Jun 30, 2019	Sept 30, 2019	Dec 31, 2019	Mar 31, 2020
<b>Rent charges for the month</b>	\$1,203,317.00	\$1,257,090.00	\$1,267,460.00	\$1,286,793.00	\$1,302,721.00
<b>Accumulated rent arrears</b>	\$35,736.89	\$34,004.39	\$35,549.21	\$36,134.21	\$71,135.25
<b>Arrears %</b>	2.97%	2.71%	2.80%	2.81%	5.46%

### INSURANCE:

In Q1, there were four property damage claims awaiting final costs with payout pending.

### COMMUNITY RESOURCES AND PARTNERSHIPS:

In Q1, we had partnerships with **43 community agencies** across Niagara. As a result of these partnerships, more than 200 support and enrichment activities were offered to tenants at NRH sites. Each partnership contributes to tenant lives and, in turn, the success of the Public Housing community as a whole:

- NRH began working with local partners to bring the Ontario Seniors Dental Care Program to eligible low-income seniors in NRH communities. Quest Health Centres, Centre De Sante and Bridges Health Centre facilitated presentations and applications for the program, which will provide dental benefits to seniors who do not have access through other government programs such as Ontario Disability Support Program (ODSP), Ontario Works (OW) or Non-Insured Health Benefits (NIHB).

Also during Q1, NRH Community Programs Coordinators (CPCs) offered support to **327 new referrals of tenants in need of assistance**. Of those new referrals, **59% were considered medium-high need**, (e.g. child safety concerns, eviction, social issues, cognitive concerns). In particular, there was an increase in the number of tenants needing help with supports and referrals to other agencies.

## 2. Non-Profit Housing Programs

As administrator of social housing for Niagara Region, NRH provides legislative oversight for **60 Non-Profit Housing Programs (non-profit and co-operative)**. Operational Reviews are conducted to determine the overall health of each.

	2019-Q1	2019-Q2	2019-Q3	2019-Q4	2020-Q1
<b>Healthy</b>	40	40	40	39	37
<b>Routine Monitoring</b>	18	17	17	18	21
<b>Intensive Monitoring</b>	0	1	1	1	0
<b>Pre-PID (Project in Difficulty)</b>	1	1	1	1	1
<b>PID (Project in Difficulty)</b>	1	1	1	1	1
<b>TOTAL</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>

NRH Housing Programs staff continue to work with Housing Providers as they move toward End of Operating Agreements (EOA) / End of Mortgage (EOM).

## 3. Rent Supplement Program

In Q1, there were **1,457 Rent Supplement/Housing Allowance units** across Niagara. In the Rent Supplement program, tenants pay 30% of their gross monthly income directly to the private landlord and NRH subsidizes the difference up to the market rent for the unit. The Housing Allowance program is a short-term program that provides a set allowance to help applicants on the wait list.

	2019-Q1	2019-Q2	2019-Q3	2019-Q4	2020-Q1
<b>Fort Erie</b>	26	32	32	30	32
<b>Grimsby</b>	34	26	24	22	18
<b>Lincoln (Beamsville)</b>	11	11	11	13	14
<b>Niagara Falls</b>	235	239	240	239	237
<b>Niagara-on-the-Lake</b>	4	5	5	5	5
<b>Pelham</b>	20	19	19	19	17
<b>Port Colborne</b>	67	62	65	64	67
<b>St. Catharines</b>	741	780	773	778	798
<b>Thorold</b>	57	61	56	57	61
<b>Welland</b>	209	203	200	198	192
<b>West Lincoln</b>	15	15	15	16	16
<b>TOTAL</b>	<b>1,419</b>	<b>1,453</b>	<b>1,440</b>	<b>1,441</b>	<b>1,457</b>

Variance in the Rent Supplement program are a reflection of fluctuation between agreements ending and new agreements taken up with landlords.



An **In-Situ Rent Supplement Program** has been developed to engage new landlords and offer applicants on the Centralized Waiting List an opportunity to receive Rent-Geared-to-Income assistance where they currently live. This removes the need for moving related expenses and broadens the network of landlords in business with NRH.

In Q1, NRH initiated new agreements with **nine new landlords**.

## 4. Affordable Housing Program

### **NIAGARA RENOVATES PROGRAM:**

The Niagara Renovates program provides assistance to low-to-moderate income homeowners for home repairs, accessibility modifications and the creation of secondary suites in single family homes.

Niagara Renovates inspections for new applicants for the 2020-2021 funding cycle have been placed on hold due to COVID-19. Inspections of completed work are being verified by homeowner photographs and formal inspections will take place as soon as possible and will include all areas inside and outside of the home to ensure compliance with program guidelines. Issues will be identified and a detailed Inspection Report provided to the homeowner.

NRH received \$545,920 through the Ontario Priorities Housing Initiative (OPHI) for all three streams of the program (Homeowner, Secondary Suite and Multi-Unit).

**Eight homeowners** have been approved for funding at this time and NRH is working toward re-opening these programs as we become more proficient at working under the COVID-19 rules.

### **HOMEOWNERSHIP PROGRAM – “WELCOME HOME NIAGARA”:**

The Homeownership program assists low-to-moderate income rental households to purchase their first home by providing a down payment loan.

NRH received \$200,000 through the Ontario Priorities Housing Initiative (OPHI) program in September 2019 to be committed by March 2020.

In Q1, **four homeowners** received assistance through Welcome Home Niagara. **One of these was an NRH tenant.**

	2019-Q1	2019-Q2	2019-Q3	2019-Q4	2020-Q1
<b># of homeowners assisted</b>	0	4	6	7	4



**HOUSING FIRST PROGRAM:**

The Housing First program helps people move quickly from homelessness to their own home by providing supports to help difficult to house individuals find and keep housing.

In Q1, **13 individuals/families** were housed through the Housing First program. Since 2012, Housing First has helped 451 individuals/families.

	<b>2019- Q1</b>	<b>2019- Q2</b>	<b>2019- Q3</b>	<b>2019- Q4</b>	<b>2020- Q1</b>
<b># of individuals/families housed</b>	10	23	15	16	13
<b># of Housing First units (at quarter end)</b>	189	198	197	202	199

17 of these Housing First units were created with NRH’s new development at 527 Carlton Street in St. Catharines.

**RENTAL HOUSING (NEW DEVELOPMENT):**

**NRH New Development**

**Hawkins Street/Dell Avenue, Niagara Falls**

Ontario Priorities Housing Initiative (OPHI)	\$3,000,000	20
Regional Development Charges / NRH Reserves	\$17,090,000	53
<b>TOTAL</b>	<b>\$20,090,000</b>	<b>73</b>

**Hawkins Street/Dell Avenue**

- Demolition of 12 houses complete
- Updated Topographical Survey complete
- Pre-qualification Tender of General Contractors closed on February 20 – 16 submitted proposals, seven were pre-qualified, six are predicted to tender
- Class B Cost Report was completed and issued on March 2
- Development Committee Meeting held on March 12
- Drawings and specifications completed on March 16
- Permit Application submitted on March 24
- Site Plan Agreement approved then registered by the City of Niagara Falls on March 30
- Investigating receipt of building permit prior to April 4
- Construction Tender Package issued on March 16 and will close on April 21
- Nine addendums issued thus far
- Tender Committee Meeting to be determined and pending review, construction contract recommendation to the NRH board
- Construction scheduled to start in late May or early June but may be delayed due to COVID-19 and provincial restrictions

**AFFORDABLE HOUSING UNIT #'S BY MUNICIPALITY:**

<b>Fort Erie</b>		<b>Grimsby</b>		<b>Lincoln (Beamsville)</b>		<b>Niagara Falls</b>	
NRH Owned	116	NRH Owned	55	NRH Owned	61	NRH Owned	884
Housing Providers	389	Housing Providers	0	Housing Providers	41	Housing Providers	828
Rent Supplement	31	Rent Supplement	22	Rent Supplement	12	Rent Supplement	239
New Development	0	New Development	0	New Development	0	New Development	140
<b>NOTL</b>		<b>Pelham</b>		<b>Port Colborne</b>		<b>St. Catharines</b>	
NRH Owned	40	NRH Owned	0	NRH Owned	88	NRH Owned	1,017
Housing Providers	0	Housing Providers	0	Housing Providers	139	Housing Providers	1,666
Rent Supplement	5	Rent Supplement	19	Rent Supplement	64	Rent Supplement	775
New Development	0	New Development	0	New Development	35	New Development	346
<b>Thorold</b>		<b>Welland</b>		<b>West Lincoln (Smithville)</b>		<b>Region-wide</b>	
NRH Owned	29	NRH Owned	394	NRH Owned	0	NRH Owned	2,684
Housing Providers	85	Housing Providers	425	Housing Providers	86	Housing Providers	3,659
Rent Supplement	57	Rent Supplement	194	Rent Supplement	15	Rent Supplement	1,433
New Development	46	New Development	167	New Development	0	New Development	734

\* There are no affordable housing units in Wainfleet

December 31, 2019



## 5. Service Manager Responsibilities

### APPEALS:

In Q1, **11 appeals** were heard (one more than in 2019-Q1). Three appeals had to be postponed in March due to COVID-19 restrictions.

- Four related to ongoing RGI eligibility for failure to provide information (one with illegal occupants) – one UPHELD, three OVERTURNED (two with conditions)
- Two related to review of rent charge – both UPHELD
- Five for Urgent Status decisions made by Housing Access – four UPHELD, one OVERTURNED

	2019-Q1	2019-Q2	2019-Q3	2019-Q4	2020-Q1
<b># of appeals</b>	10	12	10	11	11

### INVESTMENTS:

See Appendix A – Investment Report

## 6. Housing Access Centre & Centralized Waiting List

### APPLICATION ACTIVITY:

# of Applications Received & Processed	678	# of Eligible Applications	656
# of Special Provincial Priority Status Applications	85	# of Ineligible Applications	22
# of Urgent Status Applications	103	# of Cancelled Applications	216
# of Homeless Status Applications	150	# of Applicants Housed	119

In Q1, **216 households were removed** from the Centralized Waiting List because they were no longer eligible, they found alternate housing or we were unable to make contact.



**CENTRALIZED WAITING LIST:**

2019- Q1	2019- Q2	2019- Q3	2019- Q4	2020- Q1
# of households				

<b>A</b>	<b>Rent-Geared-to-Income (RGI) waiting list:</b>					
	Niagara resident RGI waiting list	4,715	4,926	5,012	5,154	5,322
	Applicants from outside of Niagara	793	849	897	977	1,045
<b>TOTAL RGI waiting list:</b>		<b>5,508</b>	<b>5,775</b>	<b>5,909</b>	<b>6,131</b>	<b>6,367</b>

	<b>Housing Allowance:</b> a set allowance to help applicants on the waiting list with affordability in the private market until housed in an RGI unit	704	742	747	742	739
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<b>A1</b>	<b>RGI waiting list demographics:</b>					
	Seniors	2,257	2,344	2,362	2,455	2,514
	Adults no dependents	1,805	1,881	1,922	1,979	2,041
	Adults with dependents	1,446	1,550	1,625	1,697	1,812

<b>A2</b>	<b>RGI list further segmented (#'s included in A &amp; A1):</b>					
	<b>SPP – Special Provincial Priority (Ministry Priority):</b> helps victims of violence separate permanently from their abuser	128	148	165	148	146
	<b>URG – Urgent (Local Priority):</b> for applicants with mobility barriers and/or extreme hardship where their current accommodation puts them at extreme risk and/or causes hardship	117	109	130	142	152
	<b>HML – Homeless (Local Priority):</b> provides increased opportunity for placement to homeless households	971	1,012	1,007	1,075	1145
	<b>SUP – Supportive/Transitional:</b> provides targeted, provisional services to assist individuals to transition beyond basic needs to more permanent housing	15	11	12	16	23

<b>B</b>	<b>In addition, NRH manages:</b>					
	<b>Overhoused:</b> households who are living in subsidized accommodation with more bedrooms than they are eligible for	180	176	181	174	176
	<b>Transfer:</b> households who are currently living in subsidized accommodation and have requested a transfer to another provider	564	573	603	613	635
<b>TOTAL RGI households on waiting list managed by NRH:</b>		<b>6,252</b>	<b>6,524</b>	<b>6,693</b>	<b>6,918</b>	<b>7,178</b>

<b>C</b>	<b>NRH maintains a waiting list for market rent units (62 Non-Profit Housing Programs):</b>					
	<b>Market:</b> applicants who have applied for a market rent unit in the Non-Profit Housing Programs portfolio	667	723	752	784	810
<b>TOTAL households on waiting list managed by NRH:</b>		<b>6,919</b>	<b>7,274</b>	<b>7,445</b>	<b>7,702</b>	<b>7,988</b>

<b>TOTAL individuals on waiting list managed by NRH:</b>		<b>11,884</b>	<b>12,577</b>	<b>13,059</b>	<b>13,587</b>	<b>14,197</b>
----------------------------------------------------------	--	---------------	---------------	---------------	---------------	---------------

**Note:** the above chart includes only those who apply to the Centralized Waiting List and does not capture the full number of those in need of affordable housing in Niagara.

**ESTIMATED WAIT TIMES:**

CITY	SENIORS Age 55 and older		SINGLES Age 16-54		HOUSEHOLDS WITH DEPENDENTS			
	Bachelor	1 Bed	Bachelor	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
	YEARS							
Fort Erie	-	10	3	10	2	2	5	-
Grimsby	-	5	-	-	-	-	-	-
Lincoln	-	4	-	9	10	9	-	-
Niagara Falls	5	6	-	17	8	3	11	15
Niagara-on-the-Lake	-	5.5	-	-	-	-	-	-
Pelham	-	10	-	-	-	-	-	-
Port Colborne	-	5	-	11	4	4	3	-
St. Catharines	-	6.5	9	13	3.5	4	10	11
Thorold	-	9	-	11	6	10	-	-
Welland	-	5.5	6	15	7	2.5	7	6
West Lincoln	-	4.5	-	-	7	5	-	-

- no units of this size available in this community

January 2019

Please note:

- wait time information can fluctuate and is an approximation only
- wait times may not reflect the actual time one may wait for affordable housing

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May 22, 2020

CL 7-2020, May 21, 2020  
PEDC 4-2020, May 13, 2020  
PDS 22-2020, May 13, 2020

**LOCAL MUNICIPAL PLANNING DIRECTORS**

**SENT ELECTRONICALLY**

**RE:** Implications of the New Provincial Policy Statement, 2020

Regional Council, at its meeting of May 21, 2020, approved the following recommendation of its Planning and Economic Development Committee:

1. That Report PDS 22-2020, dated May 13, 2020, respecting Implications of the New Provincial Policy Statement, 2020, **BE RECEIVED**; and
2. That a copy of Report PDS 22-2020 **BE CIRCULATED** to Local Municipal Planning Directors.

A copy of Report PDS 22-2020 is enclosed for your information.

Yours truly,



Ann-Marie Norio  
Regional Clerk

:kl

CLK-C 2020-151

cc: A. Morrison, Planner  
R. Mostacci, Commissioner, Planning and Development Services  
N. Oakes, Executive Assistant to the Commissioner, Planning and Development Services

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**Subject:** Implications of the New Provincial Policy Statement, 2020

**Report to:** Planning and Economic Development Committee

**Report date:** Wednesday, May 13, 2020

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## Recommendations

1. That report PDS 22-2020 **BE RECEIVED** for information.
2. That a copy of report PDS 22-2020 **BE CIRCULATED** to Local Municipal Planning Directors.

## Key Facts

- This report provides an overview of the contents of the revised *Provincial Policy Statement, 2020* (“PPS”).
- On May 2, 2019, the Ministry of Municipal Affairs and Housing (“MMAH”) announced the Housing Supply Action Plan concurrently with *Bill 108: More Homes, More Choice Act, 2019* (“Bill 108”).
- On July 22, 2019, MMAH released a draft *PPS* as part of the same Housing Supply Action Plan program. Consultation was open until October 21, 2019.
- Staff submitted comments on the draft *PPS* to the MMAH through the Environmental Registry of Ontario (“ERO”). These comments are provided in report PDS 31-2019.
- On February 28, 2020, MMAH released the final version of the new *PPS*. This replaces the old *PPS*, 2014. A copy of the new *PPS* is attached as Appendix 1 and a comparison document of the old *PPS* and new *PPS* is attached as Appendix 2.
- The new *PPS* comes into effect on May 1, 2020. The *Planning Act, 1990*, states that Council's decision on any planning matter shall be consistent with the *PPS*.

## Financial Considerations

There are no financial considerations directly linked to this report.

## Analysis

The purpose of this report is to inform Council of the content of the new *PPS*.

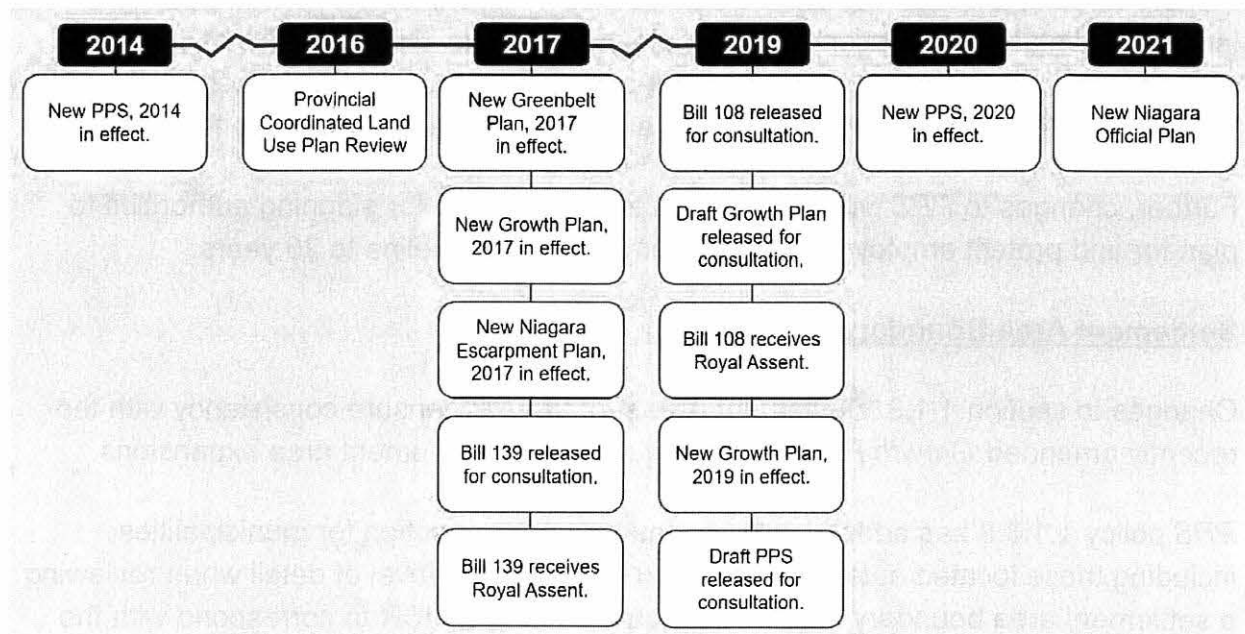
The *PPS* is the statement of Ontario's policies on land use planning. It is the foundational document that sets out how planning should be done in the Province.

The *Planning Act, 1990*, requires Council's decisions on planning matters to be consistent with the *PPS*. Similarly, comments or advice relating to a planning matter must be consistent with the *PPS*.

The *PPS* has had several iterations over the last few decades. The new *PPS, 2020* replaces the *PPS, 2014*. A comparison of *PPS, 2014* and *PPS, 2020* is provided in Appendix 2.

Many of the changes in the new *PPS* reflect recent amendments to other Provincial plans and legislation that have occurred through *Bill 108* and MMAH's Housing Supply Action Plan. A timeline of these changes to Provincial policy is shown in Figure 1.

Figure 1: A timeline of new Provincial plans and other changes since 2014.



The following sections of this report provides a description of the major *PPS* changes by theme. The specific policy changes are provided in the appendices.



## **Employment**

Changes to the *PPS* on employment-related matters reflect the new policy direction contained in the recently amended *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019* (the "*Growth Plan*").

The new *PPS* emphasizes land use compatibility through the protection of existing and planned employment uses from encroaching non-employment sensitive land uses.

Policy language added to sections 1.2 "Coordination" and 1.3 "Employment" are more specific about need requirements for proposing non-employment sensitive land uses near industrial and manufacturing employment uses.

Newly added language to policy 1.3.2.3 restricts the ability to locate non-employment uses within certain employment areas. Specifically, employment areas planned for industrial and manufacturing uses are required to prohibit residential uses, as well as prohibit or limit other sensitive land uses. Further, these areas should include an appropriate transition to adjacent non-employment uses.

Policy 1.2.3.5 has been added to address gaps between the *Growth Plan* and *PPS* on matters relating to the timing and ability to convert employment uses. This policy reflects language contained in section 2.2.5 "Employment" of the *Growth Plan* that allows for conversions in employment areas to occur outside of a municipal comprehensive review ("MCR") – unless located within a provincially significant employment zone ("PSEZ").

Further, changes to *PPS* policy 1.3.2.7 extends the ability for planning authorities to plan for and protect employment areas from a 20 year timeline to 25 years.

## **Settlement Area Boundary Expansions**

Changes to section 1.1.3 "Settlement Areas" of the *PPS* ensure consistency with the recently amended *Growth Plan* on matters relating to settlement area expansions.

*PPS* policy 1.1.3.8 has added language that provides direction for municipalities, including those located outside of the GGH, to adjust the level of detail when reviewing a settlement area boundary expansion request during a MCR to correspond with the complexity and scale of the request.

Additionally, policy 1.1.3.9 was added to recognize *Growth Plan* provisions that permit settlement area boundary expansions outside of a MCR. This policy ensures alignment with section 2.2.8 “Settlement Area Boundary Expansions” of the *Growth Plan*.

## **Housing**

The new *PPS* contains added policy language and terminology that recognize *Growth Plan* policy direction on matters relating to market-demand and housing options. Both the *Growth Plan* and *PPS* have been amended to define “housing options” as

*a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.*

The inclusion of this definition in the *PPS*, accompanied by new policy language throughout section 1 “Building Strong Healthy Communities” places greater emphasis on planning authorities to plan for and provide increased housing options, including both market-based and affordable development types.

Specifically, the new *PPS* speaks to satisfying market demand for housing options within strategic growth areas based on existing or planned municipal servicing and investments. For instance, changes to policy 1.2.1 directs planning authorities to plan for and integrate land uses with transit-supportive development to optimize municipal service and infrastructure investments.

Further, added language to policy 1.1.3.3 expands on policy 1.2.1 and requires planning authorities to identify and promote opportunities for transit-supportive development that accommodates a significant supply and range of housing options through intensification and redevelopment.

The new *PPS* also aims to increase the amount of available designated land for growth, depending on market-based demand and level of intensification within settlement areas. Specifically, changes to policy 1.4.1 require the municipal residential land supply to be

15 years, rather than 10 years, as well as provide for a 5-year supply for residential units through lands able to accommodate the units and in draft approved registered plans.

In regards to development application processes, a draft policy for “priority applications” was not included in the final version of the new *PPS*. Specifically, the October draft *PPS* included a policy to condense the development review and approval process for “priority applications”. In the Region’s submission (see PDS 31-2019), support was provided for the concept of a streamlined priority application process; however, the Region asked for clarity on how it would be applied and that authority be granted to municipalities to determine what would qualify.

In lieu of this, and comments from others, the Province did not proceed with a “priority application” policy.

Notwithstanding the absence of a priority application process, the Region remains committed to using available tools to expedite the development application review and approval process.

### **Municipal Infrastructure and Servicing**

Changes to section 1.6 “Infrastructure and Public Service Facilities” add provisions that encourage development and redevelopment to incorporate green infrastructure and design practices that will help communities prepare for impacts of a changing climate.

There also are substantive changes for planning authorities through added language to policies 1.6.6.4 and 1.6.6.5. The new *PPS* directs the Region to work with its local municipalities during its official plan review or update to assess the long-term impacts of individual on-site sewage services and water services on the environmental health and desired character of rural settlement areas and the feasibility of other forms of servicing.

Additionally, the new *PPS* now permits connections to existing partial servicing where it has been provided to address instances of failed individual on-site sewage and water services for infill development on existing lots of record. These connections must be logically and financially viable, and demonstrate that site conditions are suitable for the long-term of such services with no negative impacts.

The Region previously commented on the draft policy, which has not changed in the final version that this partial servicing connection policy may lead to negative Regional



outcomes. Specifically, the Region's Water and Wastewater Master Servicing Plan ("MSP") only considers municipal servicing needs and forecasts for lands within its *urban areas*, not those outside it as raised by this policy. Planning for and servicing existing lots of record can be difficult, more expensive, and remove capacity from existing settlement areas where growth is normally planned. The Region and its local municipalities will review this policy to determine its impact on servicing connections outside of urban areas.

### **Indigenous Consultation**

The new *PPS* encourages planning authorities to build constructive, cooperative relationships with Indigenous communities through meaningful consultation during land use planning processes. Added language clarifies instances where planning authorities are required to consult with Aboriginal communities on planning matters.

Specifically, section IV "Preamble" states that consultation is required when a planning matter may affect section 35 Aboriginal or treaty rights, or when identifying, protecting, and managing cultural heritage and archaeology resources. This is also reflected in policy 2.6.5 that requires planning authorities to engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

While added language clarifies instances of required municipal consultation with Aboriginal communities, it does not address the specific requirements or how practices, processes of these efforts should be carried out. The Region will engage with the Province to seek guidance on the intended process for engagement with Aboriginal communities.

### **Alternatives Reviewed**

The purpose of this report is to inform Council of changes to the new *PPS*. There are no alternatives to this report.

### **Commissioner Comments**

Essentially, the new *PPS* aims to increase the supply of land available for housing within settlement areas while at the same time reflecting current market-based demand and transit supportive intensification. As such, it is incumbent on the Region and the LAMs to continue to invest in the planning and support of District Plan and Secondary

Plan initiatives which proactively facilitate and expedite the delivery of significant housing supply.

### **Relationship to Council Strategic Priorities**

The *Planning Act, 1990*, states that Council's decision on any planning matter shall be consistent with the *PPS*, this includes the Region's ongoing planning initiatives, including background studies associated to the new Niagara Official Plan.

The new Niagara Official Plan will provide a comprehensive policy direction on matters relating to growth management (i.e. housing, affordability); sustainability (i.e. natural environment, climate change); vibrancy (i.e. urban design, secondary / district plans); competitiveness (i.e. employment, agriculture, aggregates); and connectedness (i.e. transportation, infrastructure).

Policies of the new *PPS* will be reflected in background studies being undertaken to inform and draft the new Niagara Official Plan policy framework. As such, changes to the *PPS* will influence the following Strategic Priorities:

- Business and Economic Growth;
- Healthy and Vibrant Community; and
- Responsible Growth and Infrastructure Planning.

### **Other Pertinent Reports**

- CWCD 289-2019
- PDS 31-2019
- CWCD 384-2019
- CWCD 70-2020

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**Appendices**

- Appendix 1 Provincial Policy Statement, 2020
- Appendix 2 Provincial Policy Statement (PPS): Blackline Comparison between PPS, 2014 and PPS, 2020



# Provincial Policy Statement, 2020

Under the *Planning Act*

## PROVINCIAL POLICY STATEMENT, 2020

Approved by the Lieutenant Governor in Council, Order in Council No. 229/2020

This Provincial Policy Statement was issued under section 3 of the *Planning Act* and came into effect May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014.

# Table of Contents

<b>PART I:</b>	<b>PREAMBLE</b>	<b>1</b>
<b>PART II:</b>	<b>LEGISLATIVE AUTHORITY</b>	<b>2</b>
<b>PART III:</b>	<b>HOW TO READ THE PROVINCIAL POLICY STATEMENT</b>	<b>2</b>
<b>PART IV:</b>	<b>VISION FOR ONTARIO'S LAND USE PLANNING SYSTEM</b>	<b>5</b>
<b>PART V:</b>	<b>POLICIES</b>	<b>7</b>
<b>1.0</b>	<b>BUILDING STRONG HEALTHY COMMUNITIES</b>	<b>7</b>
1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns	7
	Settlement Areas	8
	Rural Areas in Municipalities	10
	Rural Lands in Municipalities	11
	Territory Without Municipal Organization	12
1.2	Coordination	12
	Land Use Compatibility	14
1.3	Employment	14
	Employment Areas	15
1.4	Housing	16
1.5	Public Spaces, Recreation, Parks, Trails and Open Space	17
1.6	Infrastructure and Public Service Facilities	17
	Sewage, Water and Stormwater	18
	Transportation Systems	20
	Transportation and Infrastructure Corridors	20
	Airports, Rail and Marine Facilities	21
	Waste Management	21
	Energy Supply	22
1.7	Long-Term Economic Prosperity	22
1.8	Energy Conservation, Air Quality and Climate Change	22
<b>2.0</b>	<b>WISE USE AND MANAGEMENT OF RESOURCES</b>	<b>24</b>
2.1	Natural Heritage	24
2.2	Water	25
2.3	Agriculture	26
2.4	Minerals and Petroleum	28
2.5	Mineral Aggregate Resources	29
2.6	Cultural Heritage and Archaeology	31
<b>3.0</b>	<b>PROTECTING PUBLIC HEALTH AND SAFETY</b>	<b>32</b>
3.1	Natural Hazards	32
3.2	Human-Made Hazards	34
<b>4.0</b>	<b>IMPLEMENTATION AND INTERPRETATION</b>	<b>35</b>
<b>5.0</b>	<b>FIGURE 1</b>	<b>37</b>
<b>6.0</b>	<b>DEFINITIONS</b>	<b>40</b>



## Part I: Preamble

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

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

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

Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement.

Zoning and development permit by-laws are also important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement.

Land use planning is only one of the tools for implementing provincial interests. A wide range of legislation, regulations, policies and programs may apply to decisions with respect to *Planning Act* applications and affect planning matters, and assist in implementing these interests.

Within the Great Lakes – St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes – St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario and Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.

## **Part II: Legislative Authority**

The Provincial Policy Statement is issued under the authority of section 3 of the *Planning Act* and came into effect on May 1, 2020.

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

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

## **Part III: How to Read the Provincial Policy Statement**

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

### **Read the Entire Provincial Policy Statement**

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

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

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

### **Consider Specific Policy Language**

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

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

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

### **Geographic Scale of Policies**

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

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

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

### **Policies Represent Minimum Standards**

The policies of the Provincial Policy Statement represent minimum standards.

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

### **Defined Terms and Meanings**

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

### **Guidance Material**

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



## **Relationship with Provincial Plans**

The Provincial Policy Statement provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario, and applies province-wide, except where this policy statement or another provincial plan provides otherwise.

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

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

Where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the Provincial Policy Statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the Provincial Policy Statement. In contrast, where matters addressed in the Provincial Policy Statement do not overlap with policies in provincial plans, the policies in the Provincial Policy Statement must be independently satisfied.

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Policy Statement. Where provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.

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

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

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

The Province's rich cultural diversity is one of its distinctive and defining features. Indigenous communities have a unique relationship with the land and its resources, which continues to shape the history and economy of the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their section 35 Aboriginal or treaty rights. Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.

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

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. They support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. They also permit better adaptation and response to the impacts of a changing climate, which will vary from region to region.

Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.

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

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

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

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

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



## Part V: Policies

### 1.0 Building Strong Healthy Communities

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

Accordingly:

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

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting the integration of land use planning, growth management, *transit-supportive* development, *intensification* and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

- 1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

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

Nothing in policy 1.1.2 limits the planning for *infrastructure*, *public service facilities* and *employment areas* beyond a 25-year time horizon.

### 1.1.3 Settlement Areas

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

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

- 1.1.3.1 *Settlement areas* shall be the focus of growth and development.
- 1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:
- a) efficiently use land and resources;
  - b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
  - c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
  - d) prepare for the *impacts of a changing climate*;
  - e) support *active transportation*;
  - f) are *transit-supportive*, where transit is planned, exists or may be developed; and
  - g) are *freight-supportive*.

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *transit-supportive* development, accommodating a significant supply and range of *housing options* through *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.
- 1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.
- 1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:
- a) that specified targets for *intensification* and *redevelopment* are achieved prior to, or concurrent with, new development within *designated growth areas*; and
  - b) the orderly progression of development within *designated growth areas* and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.
- 1.1.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:
- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
  - b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
  - c) in *prime agricultural areas*:
    1. the lands do not comprise *specialty crop areas*;
    2. alternative locations have been evaluated, and



- i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
- ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
- e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

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

1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of *settlement area* boundaries outside a *comprehensive review* provided:

- a) there would be no net increase in land within the *settlement areas*;
- b) the adjustment would support the municipality's ability to meet *intensification* and *redevelopment* targets established by the municipality;
- c) *prime agricultural areas* are addressed in accordance with 1.1.3.8 (c), (d) and (e); and
- d) the *settlement area* to which lands would be added is appropriately serviced and there is sufficient reserve *infrastructure* capacity to service the lands.

## 1.1.4 Rural Areas in Municipalities

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

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

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

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of *brownfield sites*;
- c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
- d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
- e) using rural *infrastructure* and *public service facilities* efficiently;

- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.

1.1.4.2 In *rural areas*, *rural settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in *rural settlement areas* in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.1.4.4 Growth and development may be directed to *rural lands* in accordance with policy 1.1.5, including where a municipality does not have a *settlement area*.

## 1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

- 1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.
- 1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
- 1.1.5.8 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

## 1.1.6 Territory Without Municipal Organization

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

## 1.2 Coordination

- 1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:
  - a) managing and/or promoting growth and development that is integrated with *infrastructure* planning;
  - b) economic development strategies;



- c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
  - d) *infrastructure, multimodal transportation systems, public service facilities and waste management systems;*
  - e) ecosystem, shoreline, watershed, and Great Lakes related issues;
  - f) natural and human-made hazards;
  - g) population, housing and employment projections, based on *regional market areas;* and
  - h) addressing housing needs in accordance with provincial policy statements such as the Policy Statement: Service Manager Housing and Homelessness Plans.
- 1.2.2 Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters.
- 1.2.3 Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.
- 1.2.4 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:
- a) identify and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect *provincial plans* where these exist and informed by provincial guidelines;
  - b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;
  - c) identify targets for *intensification* and *redevelopment* within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8;
  - d) where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8; and
  - e) provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.
- 1.2.5 Where there is no upper-tier municipality, planning authorities shall ensure that policy 1.2.4 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.

## 1.2.6 Land Use Compatibility

1.2.6.1 *Major facilities and sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) *adverse effects* to the proposed *sensitive land use* are minimized and mitigated; and
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

## 1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ensuring the necessary *infrastructure* is provided to support current and projected needs.

## 1.3.2 Employment Areas

1.3.2.1 Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.

1.3.2.2 At the time of the official plan review or update, planning authorities should assess *employment areas* identified in local official plans to ensure that this designation is appropriate to the planned function of the *employment area*.

*Employment areas* planned for industrial and manufacturing uses shall provide for separation or mitigation from *sensitive land uses* to maintain the long-term operational and economic viability of the planned uses and function of these areas.

1.3.2.3 Within *employment areas* planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other *sensitive land uses* that are not ancillary to the primary employment uses in order to maintain land use compatibility.

*Employment areas* planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-*employment areas*.

1.3.2.4 Planning authorities may permit conversion of lands within *employment areas* to non-employment uses through a *comprehensive review*, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing *employment areas* may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- b) the proposed uses would not adversely affect the overall viability of the *employment area*; and
- c) existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses.

1.3.2.6 Planning authorities shall protect *employment areas* in proximity to *major goods movement facilities and corridors* for employment uses that require those locations.

1.3.2.7 Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.



## 1.4 Housing

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

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

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

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

1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing needs of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households* and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:
  - 1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and
  - 2. all types of *residential intensification*, including additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;

- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;
- e) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

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

1.5.1 Healthy, active communities should be promoted by:

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

## 1.6 Infrastructure and Public Service Facilities

1.6.1 *Infrastructure* and *public service facilities* shall be provided in an efficient manner that prepares for the *impacts of a changing climate* while accommodating projected needs.

Planning for *infrastructure* and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

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

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

1.6.3 Before consideration is given to developing new *infrastructure* and *public service facilities*:

- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
- b) opportunities for adaptive re-use should be considered, wherever feasible.

1.6.4 *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.

1.6.5 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

## 1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for *sewage and water services* shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
  - 1. *municipal sewage services* and *municipal water services*; and
  - 2. *private communal sewage services* and *private communal water services*, where *municipal sewage services* and *municipal water services* are not available or feasible;
- b) ensure that these systems are provided in a manner that:
  - 1. can be sustained by the water resources upon which such services rely;
  - 2. prepares for the *impacts of a changing climate*;
  - 3. is feasible and financially viable over their lifecycle; and
  - 4. protects human health and safety, and the natural environment;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process; and
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where *municipal sewage services* and *municipal water services* are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

1.6.6.2 *Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. Within *settlement areas* with existing *municipal sewage services* and *municipal water services*, *intensification* and *redevelopment* shall be promoted wherever feasible to optimize the use of the services.



1.6.6.3 Where *municipal sewage services* and *municipal water services* are not available, planned or feasible, *private communal sewage services* and *private communal water services* are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.

1.6.6.4 Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not available, planned or feasible, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, *individual on-site sewage services* and *individual on-site water services* may be used for infilling and minor rounding out of existing development.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of *individual on-site sewage services* and *individual on-site water services* on the environmental health and the character of rural *settlement areas*. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of *individual on-site sewage services* and *individual on-site water services* on the environmental health and the desired character of rural *settlement areas* and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

1.6.6.5 *Partial services* shall only be permitted in the following circumstances:

- a) where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing development; or
- b) within *settlement areas*, to allow for infilling and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

Where *partial services* have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in *rural areas* in municipalities may be permitted where this would represent a logical and financially viable connection to the existing *partial service* and provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In accordance with subsection (a), the extension of *partial services* into *rural areas* is only permitted to address failed *individual on-site sewage* and *individual on-site water services* for existing development.

1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. The determination of

sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.

1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for *sewage and water services* and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;
- c) minimize erosion and changes in water balance, and prepare for the *impacts of a changing climate* through the effective management of stormwater, including the use of *green infrastructure*;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

## 1.6.7 Transportation Systems

1.6.7.1 *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.7.2 Efficient use should be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.

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

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

## 1.6.8 Transportation and Infrastructure Corridors

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

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

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

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

- 1.6.8.4 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.
- 1.6.8.5 The co-location of linear *infrastructure* should be promoted, where appropriate.
- 1.6.8.6 When planning for corridors and rights-of-way for significant transportation, electricity transmission, and *infrastructure* facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.

### **1.6.9 Airports, Rail and Marine Facilities**

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

- a) their long-term operation and economic role is protected; and
- b) *airports*, *rail facilities* and *marine facilities* and *sensitive land uses* are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6.

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

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

### **1.6.10 Waste Management**

1.6.10.1 *Waste management systems* need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives.

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



## 1.6.11 Energy Supply

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

## 1.7 Long-Term Economic Prosperity

- 1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of *housing options* for a diverse workforce;
- c) optimizing the long-term availability and use of land, resources, *infrastructure* and *public service facilities*;
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;
- f) promoting the redevelopment of *brownfield sites*;
- g) providing for an efficient, cost-effective, reliable *multimodal transportation system* that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;
- h) providing opportunities for sustainable tourism development;
- i) sustaining and enhancing the viability of the *agricultural system* through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the *agri-food network*;
- j) promoting energy conservation and providing opportunities for increased energy supply;
- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- l) encouraging efficient and coordinated communications and telecommunications infrastructure.

## 1.8 Energy Conservation, Air Quality and Climate Change

- 1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the *impacts of a changing climate* through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;
- b) promote the use of *active transportation* and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
- c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;
- d) focus freight-intensive land uses to areas well served by major highways, *airports, rail facilities* and *marine facilities*;
- e) encourage *transit-supportive* development and *intensification* to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and *green infrastructure*; and
- g) maximize vegetation within *settlement areas*, where feasible.

## 2.0 Wise Use and Management of Resources

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

Accordingly:

### 2.1 Natural Heritage

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

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

2.1.3 *Natural heritage systems* shall be identified in Ecoregions 6E & 7E<sup>1</sup>, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.

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

- a) *significant wetlands* in Ecoregions 5E, 6E and 7E<sup>1</sup>; and
- b) *significant coastal wetlands*.

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

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

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

<sup>1</sup> Ecoregions 5E, 6E and 7E are shown on Figure 1.



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

## 2.2 Water

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

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

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

## 2.3 Agriculture

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

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

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

Planning authorities are encouraged to use an *agricultural system* approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the *agri-food network*.

### 2.3.3 Permitted Uses

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

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

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

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

## 2.3.4 Lot Creation and Lot Adjustments

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

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

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

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

## 2.3.5 Removal of Land from Prime Agricultural Areas

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

## 2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

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

- a) extraction of *minerals, petroleum resources and mineral aggregate resources*; or
- b) limited non-residential uses, provided that all of the following are demonstrated:



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

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

## 2.4 Minerals and Petroleum

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

### 2.4.2 Protection of Long-Term Resource Supply

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

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

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

### 2.4.3 Rehabilitation

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

## 2.4.4 Extraction in Prime Agricultural Areas

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

## 2.5 Mineral Aggregate Resources

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

### 2.5.2 Protection of Long-Term Resource Supply

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

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

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

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

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

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

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

### 2.5.3 Rehabilitation

- 2.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.
- 2.5.3.2 *Comprehensive rehabilitation* planning is encouraged where there is a concentration of mineral aggregate operations.
- 2.5.3.3 In parts of the Province not designated under the *Aggregate Resources Act*, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.

### 2.5.4 Extraction in Prime Agricultural Areas

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

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

- a) outside of a *specialty crop area*, there is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- b) in a *specialty crop area*, there is a substantial quantity of *high quality mineral aggregate resources* below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;
- c) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as *designated growth areas*, and resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: *specialty crop areas*, Canada Land Inventory Class 1, 2 and 3 lands; and
- d) agricultural rehabilitation in remaining areas is maximized.

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

- 2.5.5.1 *Wayside pits and quarries*, *portable asphalt plants* and *portable concrete plants* used on public authority contracts shall be permitted, without the need for an official plan

amendment, rezoning, or development permit under the *Planning Act* in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

## 2.6 Cultural Heritage and Archaeology

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 Planning authorities shall not permit *development and site alteration on adjacent lands to protected heritage property* except where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.



## 3.0 Protecting Public Health and Safety

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

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

Mitigating potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate, will require the Province, planning authorities, and conservation authorities to work together.

Accordingly:

### 3.1 Natural Hazards

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

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

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

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

3.1.3 Planning authorities shall prepare for the *impacts of a changing climate* that may increase the risk associated with natural hazards.

3.1.4 Despite policy 3.1.2, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard along river, stream and small inland lake systems*:

- a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or
- b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

3.1.5 *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:

- a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; or
- c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

3.1.6 Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources and Forestry.

3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) *development* and *site alteration* is carried out in accordance with *floodproofing standards*, *protection works standards*, and *access standards*;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

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

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

## 3.2 Human-Made Hazards

- 3.2.1 Development on, abutting or adjacent to lands affected by *mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
- 3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effects*.
- 3.2.3 Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.

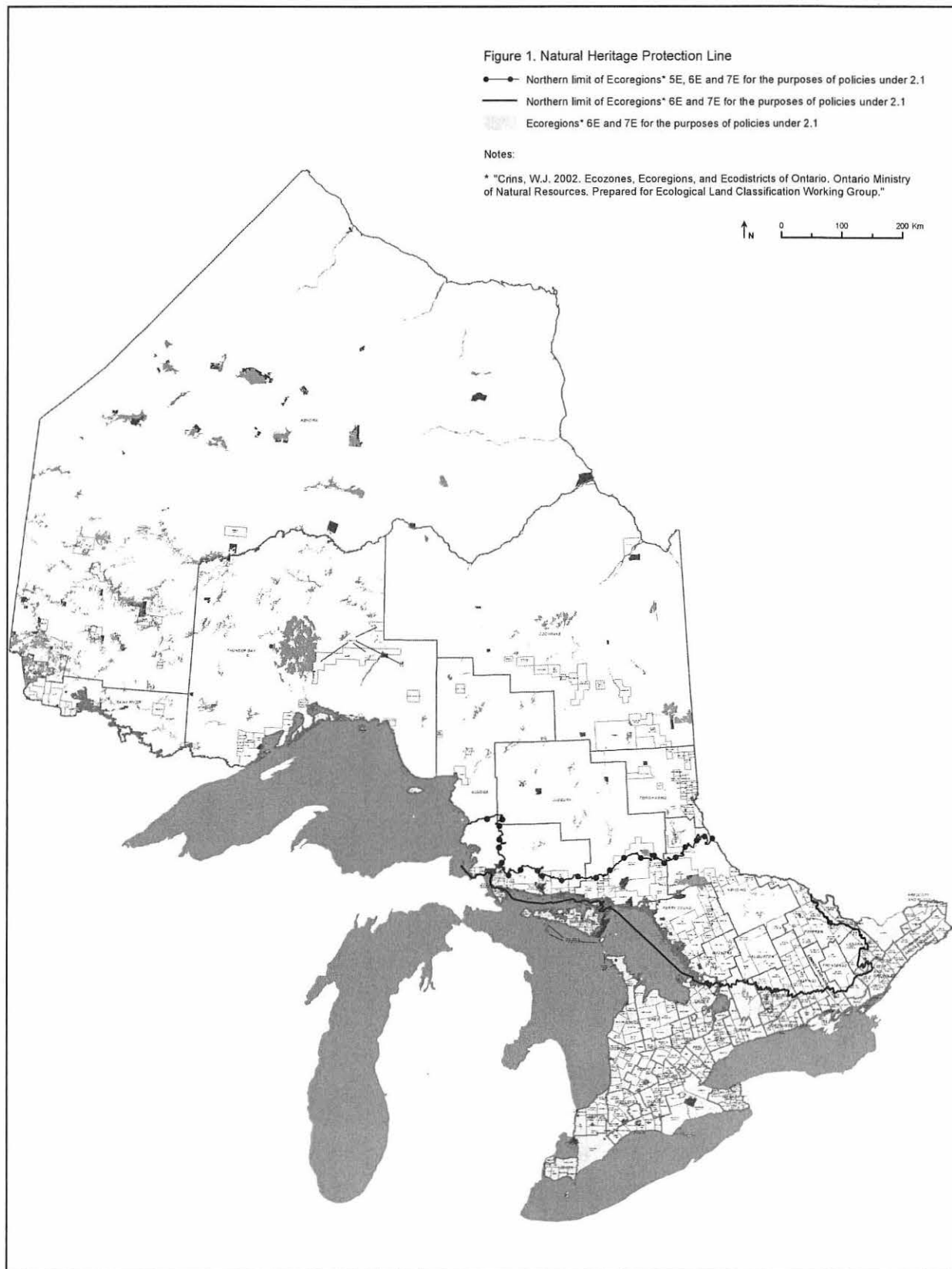
## 4.0 Implementation and Interpretation

- 4.1 This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after May 1, 2020.
- 4.2 This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.
- 4.3 This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.
- 4.4 This Provincial Policy Statement shall be implemented in a manner that is consistent with Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.
- 4.5 In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.
- 4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.
- Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.
- In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.
- 4.7 In addition to land use approvals under the *Planning Act*, *infrastructure* may also require approval under other legislation and regulations. An environmental assessment process may be required for new *infrastructure* and modifications to existing *infrastructure* under applicable legislation.
- Wherever possible and practical, approvals under the *Planning Act* and other legislation or regulations should be integrated provided the intent and requirements of both processes are met.
- 4.8 The Province, in consultation with municipalities, Indigenous communities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.



4.9 Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Minister.

## 5.0 Figure 1 Natural Heritage Protection Line



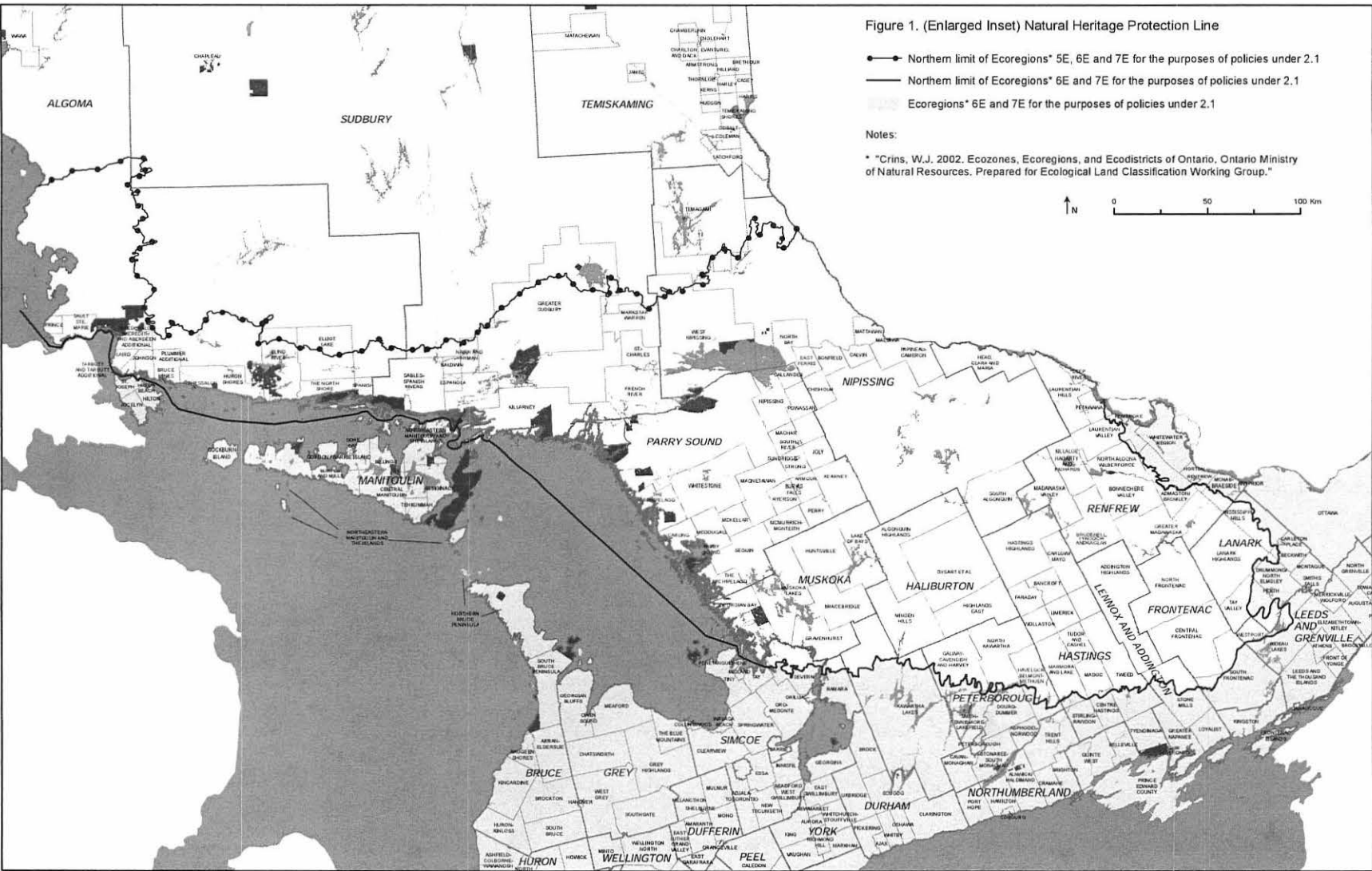


Figure 1. (Enlarged Inset) Natural Heritage Protection Line

- Northern limit of Ecoregions\* 5E, 6E and 7E for the purposes of policies under 2.1
- Northern limit of Ecoregions\* 6E and 7E for the purposes of policies under 2.1
- Ecoregions\* 6E and 7E for the purposes of policies under 2.1

Notes:  
 \* "Crins, W.J. 2002. Ecozones, Ecoregions, and Ecodistricts of Ontario, Ontario Ministry of Natural Resources. Prepared for Ecological Land Classification Working Group."



## 6.0 Definitions

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

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

**Adjacent lands:** means

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

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

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

**Affordable:** means

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

**Agricultural condition:** means

- a) in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where



applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and

- b) in regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

**Agricultural System:** A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands* that together create a continuous productive land base for agriculture; and
- b) An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

**Agricultural uses:** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**Agri-food network:** Within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

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

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

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

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

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

**Areas of archaeological potential:** means areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist.

**Areas of mineral potential:** means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

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

**Brownfield sites:** means undeveloped or previously developed properties that may be

contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

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

**Coastal wetland:** means

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

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

**Comprehensive review:** means

- a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
  1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best

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

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

**Conserved:** means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-

maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

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

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

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

*designated and available* for the purposes of this definition.

**Designated growth areas:** means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.

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

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

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

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

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

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

**Endangered species:** means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

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

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

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

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

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

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

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

- a) along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave uprush* and *other water-related hazards*;
- b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
  1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
  2. the *one hundred year flood*; and
  3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

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

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

**Floodway:** for *river, stream and small inland lake systems*, means the portion of the *flood*



*plain* where *development* and *site alteration* would cause a danger to public health and safety or property damage.

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

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

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

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

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

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

**Habitat of endangered species and threatened species:** means habitat within the meaning of Section 2 of the *Endangered Species Act, 2007*.

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

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

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

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

**Heritage attributes:** means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the

property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a *protected heritage property*).

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

**Housing options:** means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, housing for people with *special needs*, and housing related to employment, institutional or educational uses.

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

**Impacts of a changing climate:** means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

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

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

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

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

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

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

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

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

**Low and moderate income households:** means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or

- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

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

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

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

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

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

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

Non-metallic minerals means those minerals that are of value for intrinsic properties of the

minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

**Mineral aggregate operation:** means

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

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

**Mineral aggregate resource conservation:** means

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

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

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

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

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

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

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

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

**Natural heritage system:** means a system made up of *natural heritage features and areas*,

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

**Negative impacts:** means

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



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

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

**On-farm diversified uses:** means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in *prime agricultural areas*, including *specialty crop areas*, only as *on-farm diversified uses*.

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

**One hundred year flood level:** means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being

equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

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

**Partial services:** means

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

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

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

**Planned corridors:** means corridors or future corridors which are required to meet projected needs, and are identified through *provincial plans*, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor.

Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the Province.

**Portable asphalt plant:** means a facility

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

**Portable concrete plant:** means a building or structure

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

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

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

**Private communal sewage services:** means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

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

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

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

**Provincial and federal requirements:** means

- a) in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

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

**Public service facilities:** means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services.

*Public service facilities* do not include *infrastructure*.

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

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

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

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

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

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

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

**Reserve sewage system capacity:** means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

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

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

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

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

**River, stream and small inland lake systems:** means all watercourses, rivers, streams, and

small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

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

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

**Sensitive:** in regard to *surface water features* and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

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

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

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

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

**Significant:** means

- a) in regard to *wetlands, coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;
- c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

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

While some significant resources may already be identified and inventoried by official sources,



the significance of others can only be determined after evaluation.

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

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

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

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

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

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

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

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

**Threatened species:** means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

**Transit-supportive:** in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the *transportation system*. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

**Transportation demand management:** means a set of strategies that result in more efficient use of the *transportation system* by influencing travel behaviour by mode, time of day,

frequency, trip length, regulation, route, or cost.

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

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

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

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

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

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

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

**Wayside pits and quarries:** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

**Wetlands:** means lands that are seasonally or permanently covered by shallow water, as well

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

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

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

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

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

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## **Provincial Policy Statement (PPS):**

### **Blackline Comparison between the PPS, 2014 and PPS, 2020**

#### **Blackline Document Legend**

Text = Added text.

~~Text~~ = Removed text.

Text = Retained text.



## Part I: Preamble

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

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

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

Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement.

Zoning and development permit by-laws are also important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement. Land use planning is only one of the tools for implementing provincial interests. A wide range of legislation, regulations, policies and programs may also apply to decisions with respect to Planning Act applications and affect planning matters, and assist in implementing these interests.

Within the Great Lakes – St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes – St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario and Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.

## **Part II: Legislative Authority**

The Provincial Policy Statement is issued under the authority of section 3 of the *Planning Act* and came into effect on ~~April 30, 2014~~ May 1, 2020.

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

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

## **Part III: How to Read the Provincial Policy Statement**

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

### **Read the Entire Provincial Policy Statement**

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented. While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole. There is no implied priority in the order in which the policies appear.

### **Consider Specific Policy Language**

When applying the Provincial Policy Statement it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Provincial Policy Statement, and how it relates to other policies. Some policies set out positive directives, such as “settlement areas shall be the focus of growth and development.” Other policies set out limitations and prohibitions, such as “development and site alteration shall not be permitted.” Other policies use enabling or supportive language, such as “should,” “promote” and “encourage.” The choice of language is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.



## **Geographic Scale of Policies**

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

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

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

## **Policies Represent Minimum Standards**

The policies of the Provincial Policy Statement represent minimum standards.

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

## **Defined Terms and Meanings**

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

## **Guidance Material**

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

## **Relationship with Provincial Plans**

The Provincial Policy Statement provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario, and applies province-wide, except where this policy statement or another provincial plan provides otherwise.

Provincial plans, such as the Greenbelt Plan, ~~the~~A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Growth Plan for Northern Ontario, build upon the policy foundation

provided by the Provincial Policy Statement. They provide additional land use planning policies to address issues facing specific geographic areas in Ontario.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

Where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the Provincial Policy Statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the Provincial Policy Statement. In contrast, where matters addressed in the Provincial Policy Statement do not overlap with policies in provincial plans, the policies in the Provincial Policy Statement must be independently satisfied.

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Policy Statement. Where provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.



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

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

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

~~Ontario's~~The Province's rich cultural diversity is one of its distinctive and defining features. ~~The Provincial Policy Statement reflects Ontario's diversity~~Indigenous communities have a unique relationship with the land and its resources, which ~~includes~~continues to shape the ~~histories~~history and ~~cultures~~economy of Aboriginal peoples, and is based on good land use planning principles that apply in communities across Ontariothe Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their ~~rights and interests~~section 35 Aboriginal or treaty rights. Planning authorities are encouraged to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.

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

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. They ~~also~~ support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. They also permit better adaptation and response to the impacts of a changing climate, which will vary from region to region.

Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change. The Province's natural heritage resources, water resources, including the Great Lakes, agricultural

resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize environmental and social impacts, provide for recreational opportunities (e.g. fishing, hunting and hiking) and meet its long-term needs.

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

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

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

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



## Part V: Policies

### 1.0 Building Strong Healthy Communities

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

Accordingly:

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

1.1.1 Healthy, liveable and safe communities are sustained by:

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

- h) promoting development and land use patterns that conserve biodiversity; and ~~consider~~
- i) preparing for the regional and local impacts of a changing climate.

**1.1.2** Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to ~~2025~~ years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

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

Nothing in policy 1.1.2 limits the planning for *infrastructure* ~~and~~ *public service facilities* and *employment areas* beyond a ~~2025~~-year time horizon.

### 1.1.3 Settlement Areas

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

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

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

**1.1.3.2** Land use patterns within *settlement areas* shall be based on ~~the~~ densities and a mix of land uses which:

- a) ~~i~~ efficiently use land and resources;
- b) ~~ii~~ are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) ~~iii~~ minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) ~~iv~~ support *active transportation*;
- f) ~~v~~ are *transit-supportive*, where transit is planned, exists or may be developed; and
- g) ~~vi~~ are *freight-supportive*; ~~and~~.



~~b.~~ Land use patterns within settlement areas shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

**1.1.3.3** Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

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

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

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

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

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

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

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

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

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

~~In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.~~ In undertaking a *comprehensive review*, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.

1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of *settlement area* boundaries outside a *comprehensive review* provided:

- a) there would be no net increase in land within the *settlement areas*;
- b) the adjustment would support the municipality's ability to meet *intensification and redevelopment* targets established by the municipality;
- c) *prime agricultural areas* are addressed in accordance with 1.1.3.8 (c), (d) and (e); and
- d) the *settlement area* to which lands would be added is appropriately serviced and there is sufficient reserve *infrastructure* capacity to service the lands.

#### 1.1.4 Rural Areas in Municipalities

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

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



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

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of *brownfield sites*;
- c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
- d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
- e) using rural *infrastructure* and *public service facilities* efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 2.3.

1.1.4.2 In *rural areas*, rural *settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in rural *settlement areas* in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.1.4.4 Growth and development may be directed to *rural lands* in accordance with policy 1.1.5, including where a municipality does not have a *settlement area*.

### 1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) ~~limited~~ residential development, including lot creation, that is locally appropriate;
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;

- e) ~~h~~) home occupations and home industries;
- f) ~~e~~) cemeteries; and
- g) ~~f~~) other rural land uses.

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.1.5.8 ~~Agricultural uses, agriculture related uses, on farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.~~ New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

## 1.1.6 Territory Without Municipal Organization

1.1.6.1 On *rural lands* located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).

1.1.6.2 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

1.1.6.3 The establishment of new permanent townsites shall not be permitted.

1.1.6.4 In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if:

- a) the area forms part of a planning area;
- b) the necessary *infrastructure* and *public service facilities* are planned or available to support the development and are financially viable over their life cycle; and
- c) it has been determined, as part of a *comprehensive review*, that the impacts of development will not place an undue strain on the *public service facilities* and *infrastructure* provided by adjacent municipalities, regions and/or the Province.



## 1.2 Coordination

- 1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:
- a) managing and/or promoting growth and development that is integrated with infrastructure planning;
  - b) economic development strategies;
  - c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
  - d) ~~infrastructure, electricity generation facilities and transmission and distribution systems, multimodal transportation systems, public service facilities and waste management systems~~;
  - e) ecosystem, shoreline, watershed, and Great Lakes related issues;
  - f) natural and human-made hazards;
  - g) population, housing and employment projections, based on *regional market areas*; and
  - h) addressing housing needs in accordance with provincial policy statements such as the ~~Ontario Housing~~ Policy Statement: Service Manager Housing and Homelessness Plans.
- 1.2.2 Planning authorities ~~are encouraged to~~ shall engage with Indigenous communities and coordinate on land use planning matters ~~with Aboriginal communities~~.
- 1.2.3 Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.
- 1.2.4 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:
- a) identify, ~~coordinate~~ and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect *provincial plans* where these exist and informed by provincial guidelines;
  - b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;
  - c) identify targets for *intensification* and *redevelopment* within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8;

- d) where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8; and
- e) ~~identify and~~ provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.

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

## **1.2.6 Land Use Compatibility**

**1.2.6.1** *Major facilities* and *sensitive land uses* ~~should~~shall be planned ~~to ensure they are appropriately designed, buffered and/or separated from each other~~and developed to prevent avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

**1.2.6.2** Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

## **1.3 Employment**

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

- a) providing for an appropriate mix and range of employment ~~and~~, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;



- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) ~~e)~~ encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ~~d)~~ ensuring the necessary *infrastructure* is provided to support current and projected needs.

## 1.3.2 Employment Areas

**1.3.2.1** Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.

**1.3.2.2** At the time of the official plan review or update, planning authorities should assess *employment areas* identified in local official plans to ensure that this designation is appropriate to the planned function of the *employment area*.

*Employment areas* planned for industrial and manufacturing uses shall provide for separation or mitigation from *sensitive land uses* to maintain the long-term operational and economic viability of the planned uses and function of these areas.

**1.3.2.3** Within *employment areas* planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other *sensitive land uses* that are not ancillary to the primary employment uses in order to maintain land use compatibility.

*Employment areas* planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-*employment areas*.

**1.3.2.4** Planning authorities may permit conversion of lands within *employment areas* to non-employment uses through a *comprehensive review*, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

**1.3.2.5** Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing *employment areas* may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;

- b) the proposed uses would not adversely affect the overall viability of the *employment area*; and
- c) existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses.

1.3.2.36 Planning authorities shall protect *employment areas* in proximity to *major goods movement facilities and corridors* for employment uses that require those locations.

1.3.2.47 Planning authorities may plan beyond ~~20~~25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.

## 1.4 Housing

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

- a) maintain at all times the ability to accommodate residential growth for a minimum of ~~10~~15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

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

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

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

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households* and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the



lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

- b) permitting and facilitating:
  - 1. all ~~forms of~~ *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and
  - 2. all ~~form~~types of *residential intensification*, including ~~second~~additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) ~~e~~) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

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

1.5.1 Healthy, active communities should be promoted by:

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

## 1.6 Infrastructure and Public Service Facilities

1.6.1 ~~Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities~~ shall be provided in ~~a coordinated,~~an efficient ~~and cost-~~

~~effective~~ manner that ~~considers~~ prepares for the impacts from of a changing climate change while accommodating projected needs.

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

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

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

**1.6.3** Before consideration is given to developing new *infrastructure* and *public service facilities*:

- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
- b) opportunities for adaptive re-use should be considered, wherever feasible.

**1.6.4** *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.

**1.6.5** *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

## **1.6.6 Sewage, Water and Stormwater**

**1.6.6.1** Planning for *sewage and water services* shall:

- a) ~~direct and~~ accommodate ~~expected~~forecasted growth ~~or development~~ in a manner that promotes the efficient use and optimization of existing:
  1. *municipal sewage services* and *municipal water services*; and
  2. *private communal sewage services* and *private communal water services*, where *municipal sewage services* and *municipal water services* are not available or feasible;
- b) ensure that these systems are provided in a manner that
  1. can be sustained by the water resources upon which such services rely;
  2. prepares for the impacts of a changing climate;
  3. ~~is~~ is feasible; and financially viable ~~and complies with all regulatory requirements over their lifecycle~~;
  4. ~~3.~~ protects human health and safety, and the natural environment;



- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process; and
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where *municipal sewage services and municipal water services* are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

**1.6.6.2** *Municipal sewage services and municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. ~~Intensification and redevelopment~~ Within *settlement areas* ~~on~~with existing *municipal sewage services and municipal water services* ~~should~~, intensification and redevelopment shall be promoted, wherever feasible to optimize the use of the services.

**1.6.6.3** Where *municipal sewage services and municipal water services* are not ~~provided~~available, ~~municipalities may allow the use of~~planned or feasible, *private communal sewage services and private communal water services* are the preferred form of servicing for *multi-unit/lot development* to support protection of the environment and minimize potential risks to human health and safety.

**1.6.6.4** Where *municipal sewage services and municipal water services* or *private communal sewage services and private communal water services* are not ~~provided~~available, planned or feasible, *individual on-site sewage services and individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In *settlement areas*, ~~these~~individual on-site sewage services and individual on-site water services may ~~only~~ be used for infilling and minor rounding out of existing development.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of *individual on-site sewage services and individual on-site water services* on the environmental health and the character of rural *settlement areas*. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of *individual on-site sewage services and individual on-site water services* on the environmental health and the desired character of rural *settlement areas* and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

**1.6.6.5** *Partial services* shall only be permitted in the following circumstances:

- a) where they are necessary to address failed *individual on-site sewage services and individual on-site water services* in existing development; or
- b) within *settlement areas*, to allow for infilling and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

Where *partial services* have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in *rural areas* in municipalities may be permitted where this would represent a logical and financially viable connection to the existing *partial service* and provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*. In accordance with subsection (a), the extension of *partial services* into *rural areas* is only permitted to address failed *individual on-site sewage* and *individual on-site water services* for existing development.

**1.6.6.6** Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. The determination of sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.

**1.6.6.7** Planning for stormwater management shall:

- a) be integrated with planning for *sewage and water services* and ensure that systems are optimized, feasible and financially viable over the long term;
- b) ~~a)~~ minimize, or, where possible, prevent increases in contaminant loads;
- c) ~~b)~~ minimize erosion and changes in water balance, and ~~erosion~~prepare for the impacts of a changing climate through the effective management of stormwater, including the use of *green infrastructure*;
- d) ~~e) not increase~~ mitigate risks to human health and, safety and, property damage and the environment;
- e) ~~d)~~ maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

## **1.6.7 Transportation Systems**

**1.6.7.1** *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

**1.6.7.2** Efficient use ~~shall~~ should be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.

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



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

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

## 1.6.8 Transportation and Infrastructure Corridors

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

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

1.6.8.3 Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New *development* proposed on *adjacent lands* to existing or *planned corridors* and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

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

1.6.8.5 The co-location of linear *infrastructure* should be promoted, where appropriate.

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

## 1.6.9 Airports, Rail and Marine Facilities

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

- a) their long-term operation and economic role is protected; and
- b) *airports*, *rail facilities* and *marine facilities* and *sensitive land uses* are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6.

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

- a) prohibiting new residential *development* and other sensitive land uses in areas near *airports* above 30 NEF/NEP;
- b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP

only if it has been demonstrated that there will be no negative impacts on the long-term function of the *airport*; and

- c) discouraging land uses which may cause a potential aviation safety hazard.

### 1.6.10 Waste Management

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

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

### 1.6.11 Energy supply

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

~~1.6.11.2 Planning authorities should promote~~ *renewable energy systems* and *alternative energy systems*, ~~where feasible, in accordance with provincial and federal requirements~~ to accommodate current and projected needs.

## 1.7 Long-Term Economic Prosperity

**1.7.1** Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of *housing options* for a diverse workforce;
- c) ~~b)~~ optimizing the long-term availability and use of land, resources, *infrastructure*, ~~electricity generation facilities and transmission and distribution systems~~, and *public service facilities*;
- d) ~~e)~~ maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- e) ~~d)~~ encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;
- f) ~~e)~~ promoting the redevelopment of *brownfield sites*;



- g) ~~f)~~ providing for an efficient, cost-effective, reliable *multimodal transportation system* that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;
- h) ~~g)~~ providing opportunities for sustainable tourism development;
- i) ~~h)~~ sustaining and enhancing the viability of the *agricultural system* through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and ~~promoting~~ maintaining and improving the sustainability of *agri-food and agriproduct businesses by protecting agricultural resources, and minimizing land use conflicts* ~~network~~;
- j) ~~i)~~ promoting energy conservation and providing opportunities for ~~development of renewable~~ increased energy ~~systems and alternative energy systems, including district energy~~ supply;
- k) ~~j)~~ minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- l) ~~k)~~ encouraging efficient and coordinated communications and telecommunications infrastructure.

## 1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the *impacts of a changing climate* ~~change-adaptation~~ through land use and development patterns which:

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



~~2. maximizes opportunities for the use of renewable energy systems and alternative energy systems~~ green infrastructure; and

- g) maximize vegetation within settlement areas, where feasible.

## 2.0 Wise Use and Management of Resources

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

Accordingly:

### 2.1 Natural Heritage

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

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

**2.1.3** *Natural heritage systems* shall be identified in Ecoregions 6E & 7E<sup>1</sup>, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.

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

- a) *significant wetlands* in Ecoregions 5E, 6E and 7E<sup>1</sup>; and
- b) *significant coastal wetlands*.

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

- a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E<sup>1</sup>;
- b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;
- c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;
- d) *significant wildlife habitat*;
- e) *significant areas of natural and scientific interest*; and
- f) *coastal wetlands* in Ecoregions 5E, 6E and 7E<sup>1</sup> that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.

<sup>1</sup> Ecoregions 5E, 6E and 7E are shown on Figure 1.

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

## 2.2 Water

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



- h) ~~g~~) ensuring consideration of environmental lake capacity, where applicable; and
- i) ~~h~~) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

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

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

## **2.3 Agriculture**

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

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

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

Planning authorities are encouraged to use an *agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.*

### **2.3.3 Permitted Uses**

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

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

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

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



## 2.3.4 Lot Creation and Lot Adjustments

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

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

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

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

## 2.3.5 Removal of Land from Prime Agricultural Areas

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

## 2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

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

- a) extraction of *minerals, petroleum resources* and *mineral aggregate resources*; ~~in accordance with policies 2.4 and 2.5~~; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
  1. the land does not comprise a *specialty crop area*;
  2. The proposed use complies with the *minimum distance separation formulae*;

3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land ~~to be designated~~ to accommodate the proposed use; and
4. alternative locations have been evaluated, and
  - i. there are no reasonable alternative locations which avoid *prime agricultural areas*; and
  - ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

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

## 2.4 Minerals and Petroleum

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

### 2.4.2 Protection of Long-Term Resource Supply

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

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

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

### 2.4.3 Rehabilitation

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

### 2.4.4 Extraction in Prime Agricultural Areas

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

## 2.5 Mineral Aggregate Resources

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

### 2.5.2 Protection of Long-Term Resource Supply

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

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

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

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

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

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

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

### 2.5.3 Rehabilitation

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



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

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

## 2.5.4 Extraction in Prime Agricultural Areas

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

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

- a) outside of a *specialty crop area*, there is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- b) in a *specialty crop area*, there is a substantial quantity of *high quality mineral aggregate resources* below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;
- c) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as *designated growth areas*, and resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: *specialty crop areas*, Canada Land Inventory Class 1, 2 and 3 lands; and
- d) agricultural rehabilitation in remaining areas is maximized.

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

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

## 2.6 Cultural Heritage and Archaeology

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

- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 Planning authorities shall not permit *development and site alteration on adjacent lands to protected heritage property* except where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider ~~the~~their interests ~~of Aboriginal communities in conserving~~when identifying, protecting and managing cultural heritage and archaeological resources.

### 3.0 Protecting Public Health and Safety

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

Mitigating potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate, will require the Province, planning authorities, and conservation authorities to work together.

Accordingly:

#### 3.1 Natural Hazards

- 3.1.1** Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:
- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
  - b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
  - c) *hazardous sites*.
- 3.1.2** *Development and site alteration* shall not be permitted within:
- a) the dynamic beach hazard;
  - b) *defined portions of the flooding hazard along connecting channels* (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
  - c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
  - d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.
- 3.1.3** Planning authorities shall ~~consider~~ prepare for the ~~potential~~ impacts of a changing climate change that may increase the risk associated with natural hazards.
- 3.1.4** Despite policy 3.1.2, *development and site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river, stream and small inland lake systems*:
- a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area*



lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources [and Forestry](#) prior to the approval authority approving such changes or modifications; or

- b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

**3.1.5** *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:

- a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; or
- c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

**3.1.6** Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources [and Forestry](#).

**3.1.7** Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) *development* and *site alteration* is carried out in accordance with *floodproofing standards*, *protection works standards*, and *access standards*;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

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

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

### 3.2 Human-Made Hazards

- 3.2.1 Development on, abutting or adjacent to lands affected by *mine hazards; oil, gas and salt hazards*; or former *mineral mining operations, mineral aggregate operations* or *petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
- 3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effects*.
- 3.2.3 Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.

#### 4.0 Implementation and Interpretation

- 4.1 This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after ~~April 30, 2014~~May 1, 2020.
- 4.2 ~~In accordance with section 3 of the *Planning Act*, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” this Provincial Policy Statement~~This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.
- ~~Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.~~
- 4.3 This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.
- 4.4 This Provincial Policy Statement shall be ~~read~~implemented in ~~its entirety and all relevant policies are to be applied to each situation~~a manner that is consistent with Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.
- 4.5 In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.
- ~~4.6 This Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.~~
- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

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

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



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

- ~~4.8 — Zoning and development permit by laws are important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by laws up-to-date with their official plans and this Provincial Policy Statement.~~
- ~~4.9 — The policies of this Provincial Policy Statement represent minimum standards. This Provincial Policy Statement does not prevent planning authorities and decision makers from going beyond the minimum standards established in specific policies, unless doing so would conflict with any policy of this Provincial Policy Statement.~~
- ~~4.10 — A wide range of legislation, regulations, policies, and plans may apply to decisions with respect to *Planning Act* applications. In some cases, a *Planning Act* proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply.~~
- 4.117 In addition to land use approvals under the *Planning Act*, *infrastructure* may also require approval under other legislation and regulations. An environmental assessment process may be ~~applied to~~required for new *infrastructure* and modifications to existing *infrastructure* under applicable legislation.
- ~~There may be circumstances where land use~~Wherever possible and practical, approvals under the *Planning Act* ~~may be integrated with approvals under~~and other legislation, ~~for example, integrating the planning processes and approvals under the *Environmental Assessment Act* and the *Planning Act*, or regulations should be integrated~~ provided the intent and requirements of both ~~Acts~~processes are met.
- ~~4.12 — Provincial plans shall be read in conjunction with this Provincial Policy Statement and take precedence over policies in this Provincial Policy Statement to the extent of any conflict, except where legislation establishing provincial plans provides otherwise. Examples of these are plans created under the *Niagara Escarpment Planning and Development Act*, the *Ontario Planning and Development Act, 1994*, the *Oak Ridges Moraine Conservation Act, 2001*, the *Greenbelt Act, 2005* and the *Places to Grow Act, 2005*.~~
- ~~4.13 — Within the Great Lakes—St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes—St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario, Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.~~
- 4.148 The Province, in consultation with municipalities, Indigenous communities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their

implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.

- 4.159 Municipalities are encouraged to ~~establish performance indicators to~~ monitor and report on the implementation of the policies in their official plans in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Minister.

## 6.0 Definitions

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

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

**Adjacent lands:** means

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

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

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



**Affordable:** means

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

**Agricultural condition:** means

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

**Agricultural System:** A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands* that together create a continuous productive land base for agriculture; and
- b) An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

**Agricultural uses:** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**Agri-food network:** Within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as *regional infrastructure* and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

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

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

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

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

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

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

**Areas of mineral potential:** means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

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

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

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

**Coastal wetland:** means



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

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

**Comprehensive review:** means

- a) for the purposes of policies 1.1.3.8, [1.1.3.9](#) and ~~1.3.2.2~~[1.3.2.4](#), an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
  - 1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
  - 2. utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
  - 3. is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
  - 4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
  - 5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
  - 6. considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
  - 1. addresses long-term population projections, infrastructure requirements and related matters;
  - 2. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2; and
  - 3. considers cross-jurisdictional issues.



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

**Conserved:** means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes and archaeological resources* in a manner that ensures their cultural heritage value or interest is retained ~~under the *Ontario Heritage Act*~~. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an ~~Aboriginal~~Indigenous community. The area may ~~involve~~include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. ~~Examples may include, but are not limited to, heritage conservation districts designated~~Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by, or have been included on federal and/or international designation authorities (e.g. a National Historic Site or District designation registers, and/or a U.N.E.S.C.O. World Heritage Site)protected through official plan, zoning by-law, or other land use planning mechanisms.

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

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

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

**Designated growth areas:** means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1 (a), as well as lands required for employment and other uses.

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

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

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

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

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

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

**Endangered species:** means a species that is ~~listed or categorized~~ classified as an “Endangered Species” on the ~~Ontario Ministry of Natural Resources' official~~ Species at Risk in Ontario List, as updated and amended from time to time.

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

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

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

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



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

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

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

- a) along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water- related hazards;
- b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
  1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
  2. the *one hundred year flood*; and
  3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;
- c) except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

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

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

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

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



and/or property damage. Where the *two zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

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

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

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

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

**Habitat of endangered species and threatened species:** means

- ~~a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) habitat within the meaning of Section 2 of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species;~~
- ~~b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and~~
- ~~c) places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.~~

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

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



Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.

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

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

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

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

**Housing options:** means a range of housing types such as, but not limited to single- detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi- residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co- ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.

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

**Impacts of a changing climate:** means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

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

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

**Infrastructure:** means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities,

electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

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

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

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

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

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

**Low and moderate income households:** means

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

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

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

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



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

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

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

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

**Mineral aggregate operation:** means

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

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

**Mineral aggregate resource conservation:**  
means

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

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

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

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

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

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

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

**Natural heritage features and areas:** means features and areas, including *significant wetlands, significant coastal wetlands, other coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat, significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St.

Marys River), *habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

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

**Negative impacts:** means

- a) in regard to policy 1.6.6.4 and 1.6.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy 2.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development or site alteration* activities;



- c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
- d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

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

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

**On-farm diversified uses:** means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri- tourism uses*, and uses that produce value- added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

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

**One hundred year flood level:** means

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

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

**Partial services:** means



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

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

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

**Planned corridors:** means corridors or future corridors which are required to meet projected needs, and are identified through *provincial plans*, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor. Approaches for the protection of *planned corridors* may be recommended in guidelines developed by the Province.

**Portable asphalt plant:** means a facility

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

**Portable concrete plant:** means a building or structure

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

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

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

**Private communal sewage services:** means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

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

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

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

**Provincial and federal requirements:** means

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

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

**Public service facilities:** means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, [long-term care services](#), and cultural services. *Public service facilities* do not include *infrastructure*.



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

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

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

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

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

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

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

**Reserve sewage system capacity:** means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

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

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

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

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;



- d) development and introduction of new *housing options* within previously developed areas;
- e) ↻ the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) ↻ the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, ~~secondary suites and~~ additional residential units, rooming houses, and other *housing options*.

**River, stream and small inland lake systems:**

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

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

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

**Sensitive:** in regard to *surface water features* and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

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

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

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

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

**Significant:** means

- a) in regard to *wetlands, coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;
- c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for ~~the important contribution they make to our understanding of the history of a place, an event, or a people~~ determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

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

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

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

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

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



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

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

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

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

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

**Threatened species:** means a species that is ~~listed or categorized~~ [classified](#) as a "Threatened Species" on the ~~Ontario Ministry of Natural Resources' official~~ [Species at Risk in Ontario](#) List, as updated and amended from time to time.

**Transit-supportive:** in regard to land use patterns, means development that makes transit viable, [optimizes investments in transit infrastructure](#), and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, [including air rights development, in proximity to transit stations, corridors and associated elements within the transportation system](#). Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

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

**Transportation system:** means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*,



parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports*, *marine facilities*, ferries, canals and associated facilities such as storage and maintenance.

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

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

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

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

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

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

**Wayside pits and quarries:** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

**Wetlands:** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

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

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

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

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# Community Services

## Legislative Services

May 20, 2020

Sent via email: [christine.elliott@pc.ola.org](mailto:christine.elliott@pc.ola.org)

The Honourable Christine Elliott, Minister of Health  
Ministry of Health  
5th Floor, 777 Bay Street  
Toronto, ON M7A 2J3

Honourable and Dear Madam:

**Re: Support of the Medical Staff Association of Niagara Health and the Medical Academies of Lincoln, Niagara and Welland - Ministry of Health Billing Codes for the Provision of Virtual Care - COVID-19**

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of May 19, 2020 passed the following resolution for your action:

**Whereas** the Medical Staff Association of Niagara Health and the Medical Academies of Lincoln, Niagara and Welland, have collectively requested municipal support by way of a letter dated May 11, 2020, and

**Whereas** the Ministry of Health has implemented billing codes for the provision of virtual care, and

**Whereas** these billing codes will not be paid to physicians in a timely manner, and

**Whereas** this will result in office closures and patients losing their physicians and becoming orphaned;

**Now therefore be it resolved,**

**That:** The Municipal Council of the Town of Fort Erie supports the letter dated May 11, 2020 from the Medical Staff Association of Niagara Health and the Medical Academies of Lincoln, Niagara and Welland, and further

**That:** The Municipal Council of the Town of Fort Erie hereby requests the Ministry of Health to ensure physicians are paid in a timely manner and that they are supported in a manner that does not result in offices being closed and patients being orphaned, and further

.../2

Mailing Address:

The Corporation of the Town of Fort Erie  
1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 5:00 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: [www.forterie.ca](http://www.forterie.ca)

**That:** A copy of this resolution be circulated to The Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Minister of Health, Wayne Gates, MPP-Niagara Falls, Sam Oosterhoff, MPP-Niagara West-Glanbrook, Jennifer Stevens, MPP-St. Catharines, Jeff Burch, MPP-Niagara Centre, The Regional Municipality of Niagara, and all Niagara Area Local Municipalities, for their support.

Thank you for your attention to this matter.

Yours very truly,



Carol Schofield, Dipl.M.A.  
Manager, Legislative Services/Clerk  
[cschofield@forterie.ca](mailto:cschofield@forterie.ca)

CS:dlk

Cc:

Sent via email:

The Honourable Doug Ford, Premier of Ontario [premier@ontario.ca](mailto:premier@ontario.ca)

Wayne Gates, MPP-Niagara Falls, Legislative Assembly of Ontario [wgates-co@ndp.on.ca](mailto:wgates-co@ndp.on.ca)

Sam Oosterhoff, MPP-Niagara West-Glanbrook, Legislative Assembly of Ontario [sam.oosterhoff@pc.ola.org](mailto:sam.oosterhoff@pc.ola.org)

Jennifer Stevens, MPP-St. Catharines [JStevens-CO@ndp.on.ca](mailto:JStevens-CO@ndp.on.ca)

Jeff Burch, MPP-Niagara Centre [JBurch-QP@ndp.on.ca](mailto:JBurch-QP@ndp.on.ca)

The Regional Municipality of Niagara

Niagara Area Municipalities



JEFF BUNN  
Manager, Council & Committee Services & Deputy City Clerk  
Finance & Corporate Services Department  
Kitchener City Hall, 2<sup>nd</sup> Floor  
200 King Street West, P.O. Box 1118  
Kitchener, ON N2G 4G7  
Phone: 519.741.2200 x 7278 Fax: 519.741.2705  
[jeff.bunn@kitchener.ca](mailto:jeff.bunn@kitchener.ca)  
TTY: 519-741-2385

May 15, 2020

The Right Honourable Justin Trudeau, Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2



Dear Prime Minister Trudeau:

This is to advise that City Council, at a special electronic meeting held on May 11, 2020, passed the following resolution regarding universal basic income:

“WHEREAS The World Health Organization (WHO) on March 11, 2020 declared COVID-19 a pandemic, pointing to the growing number of cases of the coronavirus illness around the world and the sustained risk of further global spread; and,

WHEREAS in response to the COVID-19 pandemic, the Province of Ontario and the City of Kitchener have declared a state of emergency under the Emergency Management and Civil Protection Act; and,

WHEREAS the City of Kitchener has approved the Early Economic Support Plan, which provides financial and economic support measures to help reduce the financial strain on citizens and businesses during the COVID-19 pandemic; and,

WHEREAS Statistics Canada has reported that the unemployment rate has risen to 7.8 per cent, with 1,011,000 jobs lost in March 2020, and that the COVID-19 pandemic has impacted the employment of 3.1 million Canadians; and,

WHEREAS the Federal government has announced \$82 billion in relief funding for the COVID-19 Economic Response Plan, utilizing tax deferrals, subsidies, loans, and credits to support citizens, businesses, and industries; and,

WHEREAS according to a 2018 Parliamentary Budget Office report, a Canada-wide basic income of the type previously piloted in Ontario would have an annual net cost of \$44 billion; and,

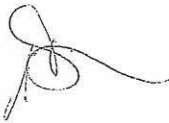
WHEREAS a universal basic income would likely have many positive effects, including reducing poverty, reducing strain on health care and social assistance systems, supporting businesses and the economy, reducing crime, as well as reducing administrative complexity and creating efficiencies for those in need of financial and economic support measures;



THEREFORE BE IT RESOLVED that the Council of the City of Kitchener urges the Ontario Provincial government to pursue a partnership with the Federal government for the establishment of a universal basic income;

BE IT FINALLY RESOLVED that this resolution be forwarded to the Right Honourable Prime Minister of Canada; the Honourable Premier of Ontario; the Minister of Children, Community and Social Services; the Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario; the Local Members of Provincial Parliament; the Region of Waterloo; all Municipalities within the Province of Ontario; and, the Federation of Canadian Municipalities.”

Yours truly,



J. Bunn  
Manager, Council & Committee Services/  
Deputy City Clerk

- c. Honourable, Doug Ford, Premier  
Honourable Amy Fee, M.P.P.  
Honourable Belinda Karahalios, M.P.P.  
Honourable Catherine Fife, M.P.P.  
Honourable Laura Mae Lindo, M.P.P.  
Honourable Mike Harris, M.P.P.  
Honourable Todd Smith, Minister of Children, Community & Social Services  
Honourable Steve Clark, Minister of Municipal Affairs and Housing  
Monika Turner, Association of Municipalities of Ontario  
Kris Fletcher, Regional Clerk, Region of Waterloo  
Bill Karsten, Federation of Canadian Municipalities  
Ashley Sage, Clerk, Township of North Dumfries  
Danielle Manton, City Clerk, City of Cambridge  
Dawn Mittelholtz, Director of Information and Legislative Services / Municipal Clerk, Township of Wilmot  
Grace Kosch, Clerk, Township of Wellesley  
Olga Smith, City Clerk, City of Waterloo  
Val Hummel, Director of Corporate Services/Clerk, Township of Woolwich  
All Ontario Municipalities

The Corporation of the City of Port Colborne

By-law No. 6785/34/20

Being a by-law to appoint a Treasurer and a Deputy Clerk

Whereas Subsection 286(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 provides that a municipality shall appoint a Treasurer who is responsible for handling all of the financial affairs of the municipality on behalf of and in the manner directed by the Council of the municipality;

Whereas Subsection 228(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 provides that a municipality shall appoint a Clerk;

Whereas Subsection 228(1) of the *Municipal Act, 2001* provides that the municipality may appoint a Deputy Clerk who shall have all the powers and duties of the Clerk.

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That Bryan Boles is hereby appointed Treasurer for the City of Port Colborne;
2. That Bryan Boles is hereby appointed a Deputy Clerk for the City of Port Colborne;
3. That the following by-laws are hereby repealed;
  - By-law No. 6679/43/19 (Appointment of a Treasurer: Brenda Garrett)
  - By-law No. 6680/44/19 (Appointment of a Deputy Clerk: Brenda Garrett)
4. That this by-law shall come into force and take effect on the day of passing;
5. That this by-law shall be repealed on the date the appointee ceases to be an employee of the City of Port Colborne.

Enacted and passed this 8th day of June, 2020.

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William C. Steele  
Mayor

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Amber LaPointe  
City Clerk

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The Corporation of the City of Port Colborne

By-law No. 6786/35/20

Being a by-law to amend by-law no. 89-2000, as amended, being a by-law regulating traffic and parking on city roads (Nickel Street)

Whereas the Council of the Corporation of the City of Port Colborne is desirous of amending the provisions of By-law 89-2000, as amended, in accordance with the recommendations of Planning & Development Department, By-law Enforcement Division, Report No. 2020-64, Parking & Traffic, Nickel Street.

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That By-law 89-2000, as amended, be further amended by adding to Schedule "E" thereto, "Limited Parking Restrictions", the following:

<u>Column 1</u>	<u>Column 2</u>	<u>Column 3</u>		<u>Column 4</u>	<u>Column 5</u>
Highway	Side	From	To	Times/Days	Maximum
Nickel Street	North	8m east of the east limit of Fares Street	5.5m east therefrom	7:30 a.m. to 10:00 p.m. Mon to Sun	2 hours

2. That By-law 89-2000, as amended, be further amended by adding to Schedule "C" thereto, "Parking Prohibitions", the following:

<u>Column 1</u>	<u>Column 2</u>	<u>Column 3</u>		<u>Column 4</u>
Highway	Side	From	To	Times/Days
Nickel Street	North	The east limit of Fares Street	8m east therefrom	Anytime

3. That this by-law shall come into force and take effect on the day of passing, subject to the display of official signs.

Enacted and passed this 8th day of June, 2020.

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William C. Steele  
Mayor

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Amber LaPointe  
City Clerk

The Corporation of the City of Port Colborne

By-law No. 6787/36/20

Being a by-law to amend by-law no. 89-2000, as amended, being a by-law regulating traffic and parking on city roads (Stanley Street at Wood Lane)

Whereas the Council of the Corporation of the City of Port Colborne is desirous of amending the provisions of By-law 89-2000, as amended, in accordance with the recommendations of Engineering and Operations Department, Engineering Division, Report No. 2020-69, Request for Stop Sign Installations – Stanley Street at Wood Lane.

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That By-law 89-2000, as amended, be further amended by adding to Schedule "P" thereto, "Stop Sign Locations", the following:

<u>Column 1</u>	<u>Column 2</u>	<u>Column 3</u>
<b>Highway</b>	<b>At</b>	<b>Facing Traffic</b>
Stanley Street	Wood Lane	East and West bound

2. That this by-law shall come into force and take effect on the day of passing, subject to the display of official signs.

Enacted and passed this 8th day of June, 2020.

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William C. Steele  
Mayor

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Amber LaPointe  
City Clerk

The Corporation of the City of Port Colborne

By-Law no. 6788/37/20

Being a by-law to amend the assessment schedule, to levy the actual costs incurred, for the maintenance of drainage works known as the Lyons Creek Municipal Drain

Whereas By-law No. 3890/35/00, Being a By-law to Provide for Drainage Works in the City of Port Colborne in the Regional Municipality of Niagara Lyons Creek Municipal Drain East Branch, was enacted the 20<sup>th</sup> day of March, 2000, and provided for the construction of the Lyons Creek Municipal Drain East Branch based on the estimates contained in the drainage report dated February 20, 2000, as submitted by Bryon Weibe P. Eng from the firm Weibe Engineering Group Inc.; and

Whereas Section 74, Chapter D.17 of the *Drainage Act, R.S.O. 1990* (the Act) compels each municipality to maintain that portion of a drainage works within its limits; and

Whereas Section 61(1) of the Act authorizes a municipality, upon the completion of the maintenance of the drainage works, to levy the final cost thereof to the lands and roads liable, as stated in the Engineer's Report, so as to recover the cost of said maintenance; and

Whereas in compliance with such duty, the municipality has from time to time carried out maintenance of said drainage works as per the design of the Engineer's Report, and the total actual cost incurred was \$97,651.18;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That the cost of the Lyons Creek Municipal Drain as provided for in By-law No. 3890/35/00, be levied against the lands and roads as set out in the assessment schedule in the Engineer's Report dated March 20, 2000, as amended, pro rata and as listed in the actual assessment column, more particularly shown on Schedule A attached hereto, to be levied and collected in the same manner as taxes.
2. That the last date for making a commuted payment in cash shall be the 4th of August, 2020.
3. That the payments that have not been received by this date will be added to the final tax bill of this year and accrue interest of 1.5%.
4. That By-law 3890/35/00 is hereby amended by replacing the assessment schedule with Schedule A appended hereto.
5. That this by-law shall come into force and take effect on the day of its final passing.

Enacted and passed this 8th day of June, 2020.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
City Clerk



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**2010-2018 MAINTENANCE  
LYONS CREEK DRAIN EAST BRANCH**

TOTAL CURRENT COST ----- **\$97,651.18**  
GL ACCOUNT No. 3-560-33242 (M33242)  
BY-LAW No. 3890/35/00

K:\DRAINAGE SUPERINTENDENT\DRAINS\Lyons Creek East\2015-2019 Maintenance Assessment Schedule.XLS

LAND USE	OWNER	CON or PLAN No.	LOT No.	ROLL NUMBER	AREA AFFECTED (ha)	CURRENT COST	OMAF GRANT	NET COST
		5	12	040 00619500	15.07	\$1,526.55	\$0.00	\$1,526.56
		5	12	040 00619300	7.29	\$782.31	\$0.00	\$782.32
		5	12	040 00619200	6.16	\$696.96	\$0.00	\$696.97
		5	12	040 00619100	2.50	\$353.08	\$0.00	\$353.09
		5	12	040 00619000	1.32	\$186.67	\$0.00	\$186.67
		5	12	040 00618800	5.18	\$507.21	\$0.00	\$507.22
		5	12	040 00618700	12.14	\$1,026.71	\$0.00	\$1,026.71
		5	13	040 00522606	1.18	\$166.41	\$0.00	\$166.41
		5	13	040 00522605	0.51	\$71.85	\$0.00	\$71.84
		5	13	040 00522600	11.06	\$1,531.47	\$0.00	\$1,531.45
		4	15	040 00515902	1.18	\$163.34	\$0.00	\$163.35
Ag		4	15	040 00515901	7.30	\$974.51	\$323.91	\$650.61
		4	15	040 00618100	0.15	\$20.88	\$0.00	\$20.88
Ag		4	16	040 00517001	8.73	\$1,233.03	\$409.84	\$823.20
		4	16	040 00517000	0.72	\$50.97	\$0.00	\$50.97
		4	16	040 00617005	0.41	\$57.72	\$0.00	\$57.72
		4	16	040 00618100	0.55	\$77.37	\$0.00	\$77.38
		5	14	040 00618100	0.26	\$36.84	\$0.00	\$36.84
		5	13	040 00522602	2.28	\$317.47	\$0.00	\$317.47
		5	13	040 00522601	1.05	\$146.15	\$0.00	\$146.15
		5	14	040 00618100	0.13	\$17.81	\$0.00	\$17.81
		5	13	040 00523300	0.14	\$19.04	\$0.00	\$19.03
		5	13	040 00523200	0.58	\$39.30	\$0.00	\$39.30
		5	13	040 00523100	5.58	\$415.10	\$0.00	\$415.11
		5	13	040 00523000	0.82	\$71.23	\$0.00	\$71.23
		5	13	040 00522900	1.13	\$92.11	\$0.00	\$92.11
		5	13	040 00522800	0.83	\$89.65	\$0.00	\$89.65
		5	13	040 00522700	6.23	\$522.57	\$0.00	\$522.56
		5	13	040 00522505	15.38	\$1,513.66	\$0.00	\$1,513.65
		5	14	040 00524400	8.66	\$639.24	\$0.00	\$639.23
		5	13, 14	040 00618100	52.38	\$5,910.95	\$0.00	\$5,910.95
Ag		5	14	040 00524300	2.05	\$192.20	\$63.88	\$128.32
		5	14	040 00524200	2.02	\$153.52	\$0.00	\$153.52
		5	14	040 00524900	6.50	\$641.08	\$18.09	\$622.99
		5	15	040 00524905	0.94	\$95.18	\$0.00	\$95.19
		4	17	040 00517405	1.85	\$186.67	\$0.00	\$186.67
Ag		4	17	040 00517403	1.77	\$146.15	\$48.58	\$97.58
Ag		4	18	040 00518501	5.48	\$553.88	\$184.10	\$369.79
		5	15	040 00525002	11.95	\$1,447.95	\$0.00	\$1,447.95
		5	15	040 00618100	0.02	\$1.84	\$0.00	\$1.84
		5	15	040 00618100	1.34	\$129.57	\$0.00	\$129.57
		5	15-19	040 00618100	60.15	\$5,839.10	\$0.00	\$5,839.11
		5	15	040 00525002	11.95	\$1,447.34	\$0.00	\$1,447.34
		5	15	040 00525100	0.79	\$71.23	\$0.00	\$71.23
		5	15	040 00525004	1.98	\$178.08	\$0.00	\$178.07
		5	15	040 00525003	2.76	\$248.08	\$0.00	\$248.07
		5	15	040 00524802	0.81	\$73.07	\$0.00	\$73.08
		5	15	040 00524000	2.31	\$208.17	\$0.00	\$208.16
		5	15, 16	040 00618100	1.90	\$170.71	\$0.00	\$170.71
		5	15	040 00524600	0.40	\$35.62	\$0.00	\$35.61
		5	15	040 00524800	3.24	\$287.38	\$0.00	\$287.38
		5	15	040 00524001	7.08	\$607.92	\$3.05	\$604.87
Ag		5	16	040 00525805	10.93	\$796.44	\$264.72	\$531.72
		5	16	040 00525500	9.59	\$703.71	\$0.00	\$703.72
Ag		4	19	040 00518600	7.56	\$554.50	\$184.31	\$370.19
Ag		4	20	040 00519900	2.67	\$195.89	\$65.11	\$130.76
		4	20	040 00519800	0.60	\$44.21	\$0.00	\$44.22
		5	16	040 00525800	7.08	\$490.02	\$16.29	\$473.74
		5	16	040 00525600	2.64	\$182.99	\$0.00	\$182.98
		5	16-19	040 00526500	154.22	\$10,889.13	\$0.00	\$10,889.14
				040 00526500				\$884.88
		5	16-19	040 00526500	53.61	\$3,837.88	\$0.00	\$3,837.88
		5	18-19	040 00526505	11.34	\$811.79	\$0.00	\$811.78
		5	18	040 00526506	4.05	\$289.84	\$0.00	\$289.84
		5	18	040 00526507	4.10	\$293.52	\$0.00	\$293.53
		5	17	040 00526508	1.98	\$141.85	\$0.00	\$141.84

Special Fee for Drainage Reapportionment

	5	17	040	00526509	2.39	\$171.32	\$0.00	\$171.32
	5	17	040	00526510	1.87	\$133.87	\$0.00	\$133.86
	5	17	040	00526511	1.85	\$132.64	\$0.00	\$132.65
	5	17-19	040	00526512	14.57	\$1,043.29	\$0.00	\$1,043.30
	5	19	040	00526513	0.11	\$7.98	\$0.00	\$7.98
	5	19	040	00526514	1.60	\$114.83	\$0.00	\$114.83
	5	19	040	00526515	2.67	\$190.97	\$0.00	\$190.97
	5	19	040	00526516	0.04	\$3.07	\$0.00	\$3.08
	5	19	040	00526517	5.36	\$383.79	\$0.00	\$383.78
	5	19	040	00526518	9.84	\$704.33	\$0.00	\$704.33
	5	18	040	00526519	3.02	\$216.15	\$0.00	\$216.15
	5	18	040	00526520	2.91	\$208.17	\$0.00	\$208.16
	5	18	040	00526521	7.05	\$504.76	\$0.00	\$504.74
	5	17-18	040	00526522	6.69	\$478.97	\$0.00	\$478.98
	5	17	040	00526523	5.60	\$400.98	\$0.00	\$400.97
	5	17	040	00526524	4.06	\$290.45	\$0.00	\$290.45
	5	17	040	00526525	5.86	\$419.40	\$0.00	\$419.39
	5	16	040	Smith Road	1.53	\$109.30	\$0.00	\$109.29
	4	20	040	00519801	5.35	\$239.48	\$0.00	\$239.47
	5	18	040	00525701	0.90	\$39.91	\$0.00	\$39.91
	4	21	040	00519905	0.83	\$36.23	\$0.00	\$36.23
	4	21	040	00520200	11.63	\$472.83	\$0.00	\$472.83
	4	21	040	00520000	10.91	\$399.14	\$0.00	\$399.14
	4	21	040	00618100	3.22	\$133.87	\$0.00	\$133.86
	4	22	040	00618100	0.38	\$15.97	\$0.00	\$15.97
	4	21	040	00522201	1.78	\$65.09	\$0.00	\$65.10
	4	22	040	00522100	15.84	\$411.42	\$13.67	\$397.75
	4	22	040	00522000	7.91	\$182.38	\$0.91	\$181.46
	4	22	040	00521700	7.81	\$158.43	\$0.00	\$158.42
	5	18	040	00526200	2.94	\$63.25	\$0.00	\$63.24
	4	22	040	00521900	0.15	\$3.07	\$0.00	\$3.08
	4	22	040	00521800	0.18	\$3.68	\$0.00	\$3.69
	4	22	040	00521603	2.48	\$26.40	\$0.00	\$26.42
	4	22	040	00521600	0.76	\$11.05	\$0.00	\$11.07
Ag	4	23	040	00522400	6.47	\$89.65	\$29.80	\$59.85
	4	23	040	00618100	72.90	\$902.05	\$0.00	\$902.06
				White Road	0.90	\$573.53	\$0.00	\$573.53
PORT COLBORNE CITY				Yaeger Road	2.80	\$1,134.17	\$0.00	\$1,134.16
PORT COLBORNE CITY				Kleinsmith Road	2.00	\$578.44	\$0.00	\$578.45
PORT COLBORNE CITY				Babion Road	0.70	\$137.55	\$0.00	\$137.54
PORT COLBORNE CITY				Snider Road	2.20	\$210.01	\$0.00	\$210.01
PORT COLBORNE CITY				Horton Road	0.30	\$28.86	\$0.00	\$28.86
PORT COLBORNE CITY				Forkes Road	3.72	\$354.31	\$0.00	\$354.31
PORT COLBORNE CITY				Forkes Road	3.50	\$1,417.25	\$0.00	\$1,417.25
PORT COLBORNE CITY	3	14&15		Unopened Road	2.40	\$1,136.63	\$0.00	\$1,136.61
NIAGARA REGIONAL MUNICIPALITY				Reg. Road 84	5.90	\$3,760.51	\$0.00	\$3,760.50
Special Accessment to the Region for the installation of new culvert								\$24,231.02
TRANSPORTATION MINISTRY				Hwy 140	11.92	\$3,891.30	\$0.00	\$3,891.30
CANADIAN NATIONAL RAILWAY					15.15	\$5,939.81	\$0.00	\$5,939.81
INCO LIMITED	4, 5		040	00699500	10.94	\$4,289.21	\$0.00	\$4,289.22
TOTAL NON-AGRICULTURAL ASSESSMENT					813.49	\$67,656.50		\$92,772.40
TOTAL AGRICULTURAL ASSESSMENT					52.96	\$4,878.78	\$1,626.26	\$3,252.52
TOTAL ASSESSMENT					866.45	\$73,481.78		\$96,024.92
<b>O.M.A.F. GRANT</b>							<b>\$1,626.26</b>	
<b>LANDOWNERS PAYMENTS</b>								<b>\$86,019.46</b>
<b>CITY OF PORT COLBORNE ASSESSMENT</b>								<b>\$10,005.46</b>



The Corporation of the City of Port Colborne

By-law no. 6789/38/20

Being a By-law to regulate open air burning and recreational fires in the City of Port Colborne and to repeal by-law no. 6280/106/15

Whereas Section 7.1 (1)(b) of the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c.4, as amended provides that a council of a municipality may pass by-laws regulating fire prevention, including the prevention of the spreading of fires and the setting of open air fires, including establishing the times during when open air fires may be set; and

Whereas Section 7.1 (3) of the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c.4, as amended provides a by-law under this section may deal with different areas of the municipality differently; and

Whereas Section 7.1 (4) of the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c.4, as amended provides a Municipality may appoint an officer to enter upon land and into structures at any reasonable time to inspect the land and structures to determine whether by-laws enacted in accordance with this section are being complied with, and

Whereas Section 7.1 (5) of the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c.4, as amended provides the exercise of powers by an officer appointed under this section shall be carried out in accordance with Part XIV of *Municipal Act, 2001*, other than clause 431 (a) of that Act; and

Whereas Section 13 (1.2) of the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c.4, as amended provides a fire fighter or such other person as may be authorized by the Fire Chief may, without a warrant enter on lands or premises on which a fire is occurring, or that are adjacent to those lands or premises, for the purposes of pulling down or removing buildings, structures or things on or attached to the lands or premises on which a fire is occurring or that are adjacent to those lands or premises if, in the opinion of the Fire Chief, it is necessary to do so to prevent the spread of fire; and

Whereas Section 425 (1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended (the Act), provides by-laws may be passed by all municipalities for providing that any person who contravenes any by-law of the municipality passed under the Act, is guilty of an offence; and

Whereas Section 429 (1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality may establish a system of fines for offences under a by-law of the municipality passed under this Act. 2006, c. 32, Sched. A, s. 184; and

Whereas Section 2.4.4.4 of the *Ontario Fire Code* provides as follows:

- (1) Open air burning shall not take place unless:
  - (a) it has been approved, or
  - (b) the open air burning consists of a small, confined fire that is:
    - (i) used to cook food on a grill, barbecue or spit,
    - (ii) commensurate with the type and quantity of food being cooked, and;
    - (iii) supervised at all times.
- (2) Sentence (1) does not apply to the use of an appliance that:
  - (a) meets the requirements of the *Technical Standards and Safety Act, 2000*, or
  - (b) is for outdoor use,

- if assembled, has been assembled in accordance with the manufacturer's instructions, and
- (c) if installed, has been installed in accordance with the manufacturer's instructions.

Whereas Section 19 (2) of the *Fire Protection and Prevention Act, 1997, S.O. 1997, c.4*, provides an inspector may, without a warrant, enter and inspect land and premises for the purposes of assessing fire safety; and

Whereas it is deemed desirable to regulate open air burning in the City of Port Colborne;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

### Part 1 – Definitions and Administration

#### 1.1 Definitions

For the purpose of this By-law:

- (a) "Appliance" means a device which meets the requirements of the *Technical Standards and Safety Act 2000*;
  - (i) is for outdoor use;
  - (ii) if assembled, has been assembled in accordance with the manufacturer's instructions, and;
  - (iii) if installed, has been installed in accordance with the Manufacturer's instructions.

Note: Meaning propane or natural gas fuel.
- (b) "Approved" shall mean the Fire Chief or his/her designate.
- (c) "Barbecue/Pizza Oven" means an appliance, including a hibachi or permanent structure, designed and intended solely for the cooking of food in the open air and other similar devices designed and intended solely for the cooking of food in the open air, but does not include devices predominantly designed for personal warmth, fire burn areas or camp fires.
- (d) "Chiminea/Fireplace" means a free standing device, with a vertical smoke vent or chimney, with an enclosed hearth in which a fire may be set.
- (e) "City" shall mean The Corporation of the City of Port Colborne.
- (f) "Cooking Fire" shall mean a small confined fire that is:
  - (i) used to cook food on a grill, barbecue or spit;
  - (ii) commensurate with the type and quantity of food being cooked;
  - (iii) minimum distance from buildings or part thereof and property lines shall be 3 m ( 10' ).
  - (iv) supervised at all times.
- (g) "Seasoned Wood" shall mean the moisture content in the wood has been reduced to an appropriate level for the intended use of the wood (this excludes painted, treated, stained wood).

- (h) "Camp Fire" shall mean a small open air fire not larger than 1 m by 1 m and height of .6 metres
- (i) "Fire Chief" shall mean the Fire Chief for the City of Port Colborne or designate including members of the Port Colborne Fire and Emergency Services Department.
- (j) "Fire and Emergency Services Department" means the Fire and Emergency Services Department for The Corporation of the City of Port Colborne, and any member thereof.
- (k) "Officer" means a person commissioned or authorized to fill a public situation or to perform any public duty: appointed for the purpose of enforcing by-laws of the Municipality, and it includes any Municipal Law Enforcement Officer appointed by the City of Port Colborne, Fire Chief, Deputy Fire Chief, and any police constable who is a member of the Niagara Regional Police Service or the Ontario Provincial Police Service.
- (l) "Open Air Burning" means any fire that is approved by the Fire Chief or their designate.
- (m) "Recreational Fires" means any fire that meets the requirements of the Open Air Burning and Recreational Fires By-law as identified herein.

## 1.2 Administration

The Fire Chief shall administer this By-law.

## 1.3 Fire Services – Exempt

The Port Colborne Fire and Emergency Services Department shall be exempt from the provisions of this By-law with respect to open air burning set for the purposes of education and training individuals.

## Part 2 – General Provisions

### 2.1 Open Air Burning – Regulations

Subject to Sections 2.2 and 2.3 herein, no person shall conduct or permit to be conducted, an Open Air Burning within the boundaries of the City of Port Colborne unless permission has first been granted by the Fire Chief or their designate.

### 2.2 (a) Exception – Recreational Fires

Every person is permitted to conduct a camp fire providing it meets the following criteria:

- i) Minimum distance from buildings, property lines and combustible materials of not less than 3 m (10').
- ii) Minimum of 5 m (16.5') vertical clearance from the top of the fire pit to combustibles.
- iii) Not be larger than 1 m (3') in diameter and a height of .6 m (2').
- iv) Shall be contained at all times.
- v) Shall be supervised by a person at least eighteen (18) years of age at all times.
- vi) Shall be totally extinguished by 11 p.m.
- vii) Only clean seasoned wood can be burned (this excludes painted, treated, stained wood).



- viii) Shall have means to extinguish the fire readily available.
  - ix) Wind direction and intensity shall be taken into consideration.
- b) Every person is permitted to conduct a camp fire in a campground zoned as Vacation Residential Zone (VR) in the City of Port Colborne's Zoning By-law, as amended.

### 2.3 Response to Complaints

- (a) Should the Fire and Emergency Services Department be dispatched to a complaint regarding public safety due to a hazard created by a cooking fire, camp fire or upon notification of prohibited open air burning not authorized under this by-law within Sections 2.1 or 2.2 (a), the Fire Chief or their designate will take action to have the fire extinguished, and the person who owns or occupies the land on which burning or prohibited Open Air Burning is located shall be responsible for any and all costs incurred by the City of Port Colborne in its efforts to extinguish the fire, as provided for within the City's Fee Schedule.
- (b) Should the Fire and Emergency Services Department be called to the same property more than once within a twelve (12) month period and the owner/occupant is found to be burning outside of the requirements of this by-law, they will be charged, as provided for within the City's Fee Schedule.
- (c) Should the Fire and Emergency Services Department respond to a fire and the Fire Chief or their designate determine that a fire possess a risk to life or property they can immediately take all necessary action to control and extinguish the fire. Section "(c)" of Section 2.3. of this By-law will supersede Sections (a) and (b) of this Section.

### 2.4 Exception – Barbecues/Pizza Ovens

Despite Section 2.1 herein the following regulations shall apply for the use of barbecues/pizza ovens to cook food:

- (a) Every person must place the barbecue/pizza oven on non-flammable material and in a location other than on a balcony, porch or veranda of a building, inside any garage, tent, vehicle or structure, in or near dry vegetation that is conducive to the development or spread of fire or explosion;
- (b) Every person must supervise the barbecue/pizza oven at all times;
- (c) Every person must use fuel that is clean dry natural wood or a commercially produced fuel for the purpose of cooking such as charcoal or briquette, natural gas or propane.

### 2.5 Failure to Extinguish – Liable for Costs

Should any landowner or occupant fail to extinguish a prohibited Open Air Burning in a rural area and the Fire Department invokes (c) of Section 2.3. The person who owns or occupies the land on which the Open Air Burning is located shall be responsible for any and all costs incurred by the Fire and Emergency Services Department in its efforts to extinguish the fire, as set out in the City's Fee Schedule.

## Part 3 – Fire Bans

- 3.1 Notwithstanding any provision in this or any other By-law, the Fire Chief may declare a complete ban of any burning of any kind in the City.

- 3.2 When determining whether to declare a complete ban on burning, the Fire Chief may take into consideration any or all of the following factors:
- (a) the air quality index;
  - (b) levels of recent precipitation;
  - (c) water shortages or restrictions;
  - (d) availability of fire fighters and firefighting equipment; and
  - (e) the overall fire danger.
- 3.3 No person shall build, ignite or allow any kind of fire when a complete ban on burning has been declared by the Fire Chief and is in effect.
- 3.4 A member of the Fire and Emergency Services Department or an Officer shall direct a person to extinguish any fire when a fire ban is in place.
- 3.5 A person who fails to comply with the direction of the Fire Chief or designate to extinguish a fire during a fire ban commits an offence Fire and Emergency Services shall extinguish the fire.
- 3.6 The property owner or tenant shall be liable for all costs incurred by the City of Port Colborne in its efforts to extinguish the fire, as provided for within the City's Fee Schedule.

Part 4 – Administration, Enforcement, and Right of Access

- 4.1 This By-law shall be administered and enforced by the City, the Municipal By-law Enforcement Officer, Fire Chief or any person appointed or otherwise delegated the authority of administration and enforcement.

Part 5 – Repeal Former By-law

- 5.1 By-law No. 6280/106/15 be and it is hereby repealed.

Enacted and passed this 8<sup>th</sup> day of June, 2020.

\_\_\_\_\_  
William Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
City Clerk

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The Corporation of the City of Port Colborne

By-Law no. 6790/39/20

Being a by-law to adopt, ratify and confirm  
the proceedings of the Council of The  
Corporation of the City of Port Colborne at  
its Regular Meeting of June 8, 2020

Whereas Section 5(1) of the *Municipal Act, 2001*, provides that the powers of a municipality shall be exercised by its council; and

Whereas Section 5(3) of the *Municipal Act, 2001*, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the City of Port Colborne be confirmed and adopted by by-law;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. Every action of the Council of The Corporation of the City of Port Colborne taken at its Regular Meeting of June 8, 2020 upon which a vote was taken and passed whether a resolution, recommendations, adoption by reference, or other means, is hereby enacted as a by-law of the City to take effect upon the passing hereof; and further
2. That the Mayor and Clerk are authorized to execute any documents required on behalf of the City and affix the corporate seal of the City and the Mayor and Clerk, and such other persons as the action directs, are authorized and directed to take the necessary steps to implement the action.

Enacted and passed this 8th day of June, 2020.

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William C. Steele  
Mayor

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Amber LaPointe  
City Clerk

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**City of Port Colborne  
Regular Council Meeting 11-20  
Minutes**

- Date:** May 25, 2020
- Time:** 6:30 p.m.
- Place:** Council Chambers, Municipal Offices, 66 Charlotte Street, Port Colborne
- Members Present:** M. Bagu, Councillor (via Zoom)  
E. Beauregard, Councillor (via Zoom)  
R. Bodner, Councillor (via Zoom)  
G. Bruno, Councillor (via Zoom)  
F. Danch, Councillor (via Zoom)  
A. Desmarais, Councillor (via Zoom)  
D. Kalailieff, Councillor (via Zoom)  
W. Steele, Mayor (presiding officer)  
H. Wells, Councillor (via Zoom)
- Staff Present:** D. Aquilina, Director of Planning and Development Department (via Zoom)  
T. Cartwright, Fire Chief (via Zoom)  
C. Lee, Director of Engineering and Operations (via Zoom)  
A. LaPointe, Acting Director of Corporate Services/City Clerk  
S. Luey, Chief Administrative Officer  
C. Madden, Deputy Clerk  
D. Suddard, Environmental Compliance Supervisor (via Zoom)

Also in attendance was one member of WeeStream.

**1. Call to Order:**

Mayor Steele called the meeting to order and then proceeded into Roll Call.

Mayor Steele delivered his Mayor's Report, a copy of which is attached.

Regional Councillor Butters provided Council with municipal information on the COVID-19 virus and indicated some of the statistics in the Region. She proceeded in expressing gratitude towards paramedic service workers in honour of Paramedic Services Appreciation Week. Councillor Butters concluded her report by informing residents that anyone can now make an appointment to get tested for COVID-19 and that self-referrals are now permitted. She encouraged residents to maintain social distancing and to follow the news provided on the Region of Niagara's website. She provided confirmation to a question received by Council with regards





2020-59, Subject: Mineral Aggregate Operation Zone) as they could affect the value of his property. Councillor Wells refrained from discussing and voting on items 2 and 7.

Councillor Wells declared a pecuniary interest regarding item 13 (Memorandum from Nancy Giles, EA to CAO and Mayor and Staff Liaison to the Grant Policy Committee Re: Recommendations of Grant Policy Committee), more specifically with respect to the approval for donation to Women's Place of South Niagara as his daughter is employed by Women's Place of South Niagara. Councillor Wells refrained from discussing and voting on item 13.

Councillor Bodner declared a pecuniary interest regarding item 1 (Fire and Emergency Services Department, Report 2020-35, Subject: Open Burning By-law) as his business sells firewood. Councillor Bodner refrained from discussing and voting on item 1.

Councillor Danch declared a pecuniary interest regarding item 7 (Planning and Development Department, Planning Division, Report 2020-59, Subject: Mineral Aggregate Operation Zone) as Rankin Construction Inc. is a customer of the Councillor's business. Councillor Danch refrained from discussing and voting on item 7.

5. **Adoption of Minutes:**

**No. 65** Moved by Councillor M. Bagu  
Seconded by Councillor D. Kalailieff

(a) That the minutes of the regular meeting of Council 10-20, held on April 27, 2020, be approved as presented.

CARRIED

6. **Determination of Items Requiring Separate Discussion:**

The following items were identified for separate discussion:

Item 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, and 13.

7. **Approval of Items Not Requiring Separate Discussion:**

**No. 66** Moved by Councillor E. Beauregard  
Seconded by Councillor A. Desmarais

That Items 1 to 28 on the agenda be approved, with the exception of items that have been deferred, deleted or listed for separate discussion, and the recommendation contained therein adopted.

**Items:****5. Engineering and Operations Department, Engineering Division, Report 2020-62, Subject: Project No.: 2015-04, City Wide Grass Mowing Contract, Extension**

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Council Resolved:

That the current City Wide Roadside Grass Mowing Contract No. 2015-04 with The Greenfield Group be extended for another year, at a 0% increase over the 2019 unit rates;

That staff be directed to utilize the bid items as listed within the existing Tender Document in such manner as to complete all works as may be required for each year, all as approved in the annual budget by Council, for each of those years;

That a by-law, whereby the City enters into a Contract Agreement with the contractor be prepared to extend the contract as stated and the City Clerk and Mayor be authorized to execute the Contract Agreement.

That funding for the extension of Project No. 2015-04, be financed under the following GL Account number for annual roadside grass mowing, GL#0-500-73410-3328.

**8. Planning and Development Department, Planning Division, Report 2020-67, Subject: Recommendation Report on Removing 3620 Second Concession from the Municipal Registry of Heritage Properties**

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Council Resolved:

That Council of the City of Port Colborne removes from the Municipal Registry of Heritage Properties the lands legally known as Humberstone Plan Concession 3 Part of Lots 9 and 10, in the City of Port Colborne, Regional Municipality of Niagara; municipally known as 3620 Second Concession.

**12. Memorandum from Karen Walsh, Executive Assistant to Director of Community & Economic Development, Re: Senior Advisory Council – Proclamation of June 2020 as Seniors' Month**

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Council Resolved:



That June 1 – 30, 2020 be proclaimed as “Seniors’ Month” in the City of Port Colborne in accordance with the request received from Karen Walsh, Executive Assistant, on behalf of the Senior Advisory Council.

**14. Region of Niagara Re: Report CSD 30-2020 COVID-19 Preliminary Overview of Financial Impacts**

Council Resolved:

That the correspondence received from the Region of Niagara Re: Report CSD 30-2020 COVID-19 Preliminary Overview of Financial Impacts, be received for information.

**15. Region of Niagara Re: Memorandum CHR 2-2020 COVID-19 Government Relations Strategy**

Council Resolved:

That the correspondence received from the Region of Niagara Re: Memorandum CHR 2-2020 COVID-19 Government Relations Strategy, be received for information.

**16. Region of Niagara Re: Report PDS 19-2020 2019 End of Year Growth Report**

Council Resolved:

That the correspondence received from the Region of Niagara Re: Report PDS 19-2020 2019 End of Year Growth Report, be received for information.

**17. Region of Niagara Re: Report PDS 13-2020 2019 Reserve Water and Wastewater Treatment Capacities**

Council Resolved:

That the correspondence received from the Region of Niagara Re: Report PDS 13-2020 2019 Reserve Water and Wastewater Treatment Capacities, be received for information.

**18. Region of Niagara Re: Report CSD 23-2020 2020 Property Tax Policy, Ratios and Rates**

Council Resolved:

That the correspondence received from the Region of Niagara Re: Report CSD 23-2020 2020 Property Tax Policy, Ratios and Rates, be received for information.

**19. Region of Niagara Re: Report 8-2020 Optional Tax on Vacant Residential Units**

Council Resolved:

That the correspondence received from the Region of Niagara Re: Report 8-2020 Optional Tax on Vacant Residential Units, be received for information.

**20. CN Rail Re: CN Right of Way Vegetation Control**

Council Resolved:

That the correspondence received from CN Rail Re: CN Right of Way Vegetation Control, be received for information.

**21. City of Welland Re: COVID-19 Financial Impact Report**

Council Resolved:

That the resolution received from the City of Welland Re: COVID-19 Financial Impact Report, be received for information.

**22. City of St. Catharines Re: COVID-19 Update**

Council Resolved:

That the resolution received from the City of St. Catharines Re: COVID-19 Update, be received for information.

**23. Town of Lincoln Re: Request for Emergency Funding for Municipalities from the Government of Canada**

Council Resolved:

That the resolution received from the Town of Lincoln Re: Request for Emergency Funding for Municipalities from the Government of Canada, be received for information.

**24. Town of Oakville Re: Rent Relief Advocacy Letter**

Council Resolved:

That the Rent Relief Advocacy Letter received from the Town of Oakville requesting changes to the Canada Emergency Commercial Rent Assistance (CERCA) program, be supported; and

That the Mayor be directed to contact the Provincial and Federal Ministers of Finance to provide support for this request.

**25. Town of Grimsby Re: Support for Commercial Rent Assistance Program**

Council Resolved:

That the resolution received from the Town of Grimsby Re: support for Commercial Rent Assistance Program, be received for information.

**26. City of Hamilton Re: Request to Regulate and Enforce Odour and Lighting Nuisances Related to the Cultivation of Cannabis Plants**

Council Resolved:

That the resolution received from the City of Hamilton Re: Request to Regulate and Enforce Odour and Lighting Nuisances Related to the Cultivation of Cannabis Plants, be received for information.

**27. Town of Fort Erie Re: Niagara Parks Commission Development of Miller's Creek Marina**

Council Resolved:

That the resolution received from the Town of Fort Erie Re: Niagara Parks Commission Development of Miller's Creek Marina, be received for information.

**28. Township of Armour Re: High Speed Internet Connectivity in Rural Ontario**

Council Resolved:

That the resolution received from the Township of Armour Re: High Speed Internet Connectivity in Rural Ontario, be received for information.

CARRIED.

**8. Consideration of Items Requiring Separate Discussion:**

**1. Fire and Emergency Services Department, Report 2020-35, Subject: Open Burning By-law**



**No. 67**

Moved by Councillor F. Danch  
Seconded by Councillor H. Wells

That Fire and Emergency Services Department Report No. 2020-35, Open Air Burning By-law, be received for information; and

That Council of The Corporation of the City of Port Colborne approve Option No. 2 – Continue to Enforce the Existing Open Air Burning By-law.

Moved in Amendment by Councillor F. Danch  
Seconded by Councillor G. Bruno

That the main motion be amended by striking out the second paragraph and adding thereto the following:

“That Council of The Corporation of the City of Port Colborne approve Option No. 4 – Modify Existing By-law.”; and

That the main motion be further amended by adding the following as the third paragraph:

“That section 2.2 of the draft modified Open Burning By-law be amended by striking out subsection b) and adding thereto the following:

- “b) Every person is permitted to conduct a campfire in all campgrounds located in the City of Port Colborne.””

CARRIED

Moved in Amendment to the Amendment by Councillor G. Bruno  
Seconded by Councillor F. Danch

That the main motion be amended by adding the following as the fourth paragraph:

“That section 2.2 a) of the draft modified Open Burning By-law be amended by striking out subsection i) and adding thereto the following:

- “i) Minimum distance from buildings, property lines and combustible materials of not less

than 3 m (9.8') horizontally and 5 m (16.4') vertically.”

CARRIED

The vote was then called on the main motion, as amended, as follows:

That Fire and Emergency Services Department Report No. 2020-35, Open Air Burning By-law, be received for information;

That Council of The Corporation of the City of Port Colborne approve Option No. 4 – Modify Existing By-law;

That section 2.2 of the draft modified Open Burning By-law be amended by striking out subsection b) and adding thereto the following:

“b) Every person is permitted to conduct a campfire in all campgrounds located in the City of Port Colborne.”

That section 2.2 a) of the draft modified Open Burning By-law be amended by striking out subsection i) and adding thereto the following:

“i) Minimum distance from buildings, property lines and combustible materials of not less than 3 m (9.8') horizontally and 5 m (16.4') vertically.”

CARRIED

**2. Chief Administrative Officer Department, Report 2020-66, Subject: Carl Road road allowance – Proposed Sale**

**No. 68** Moved by Councillor M. Bagu  
Seconded by Councillor R. Bodner

That Chief Administrative Officer Report No. 2020-66, Carl Road road allowance – Proposed Sale, be received for information.

CARRIED

**3. Chief Administrative Officer Department, Report 2020-70, Subject: COVID-19 Update #2**

**No. 69** Moved by Councillor D. Kalailieff

Seconded by Councillor G. Bruno

That Chief Administrative Officer Report No. 2020-70, COVID-19 Update #2, be received for information.

CARRIED

4. **Engineering and Operations Department, Operations Division, Report 2020-58, Subject: Drinking Water Quality Management System Part 1 Management Review Summary**

**No. 70**

Moved by Councillor M. Bagu

Seconded by Councillor A. Desmarais

That Engineering and Operations Department, Operations Division Report No. 2020-58, Drinking Water Quality Management System, Part 1 Management Review Summary, be received for information.

CARRIED

5. **Engineering and Operations Department, Engineering Division, Report 2020-62, Subject: Project No.: 2015-04, City Wide Grass Mowing Contract, Extension**

**No. 71**

Moved by Councillor E. Beaugard

Seconded by Councillor R. Bodner

That the current City Wide Roadside Grass Mowing Contract No. 2015-04 with The Greenfield Group be extended for another year, at a 0% increase over the 2019 unit rates;

That staff be directed to utilize the bid items as listed within the existing Tender Document in such manner as to complete all works as may be required for each year, all as approved in the annual budget by Council, for each of those years;

That a by-law, whereby the City enters into a Contract Agreement with the contractor be prepared to extend the contract as stated and the City Clerk and Mayor be authorized to execute the Contract Agreement.

That funding for the extension of Project No. 2015-04, be financed under the following GL Account number for annual roadside grass mowing, GL#0-500-73410-3328.

CARRIED



**6. Planning and Development Department, Report 2020-51, Subject: Community Improvement Plan Incentives – 118 West Street (SouthPort Condos Inc.)**

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**No. 72** Moved by Councillor R. Bodner  
Seconded by Councillor M. Bagu

That the Tax Increment Grant application submitted by SouthPort Condos Inc. for the property at 118 West Street be approved along with a three (3) year tax freeze in accordance with the Downtown CIP and Brownfield CIP; and

That the Mayor and City Clerk be directed to execute the Grant Agreement attached hereto as Appendix A.

CARRIED

**7. Planning and Development Department, Planning Division, Report 2020-59, Subject: Mineral Aggregate Operation Zone**

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**No. 73** Moved by Councillor A. Desmarais  
Seconded by Councillor R. Bodner

That Planning and Development Department, Planning Division, Report No. 2020-59, Subject: Mineral Aggregate Operation Zone, be received for information.

Moved in amendment by Councillor A. Desmarais  
Seconded by Councillor R. Bodner

That the main motion be amended by adding the following as the second paragraph:

“That the Director of Planning and Development be directed to bring forward a Zoning By-law amendment application to include the following:

- Leave the Uses Prohibited in all Zones as is.
- Leave Section 39 Noxious Uses definition as is.
- Leave the definition of MAO as is.
- Leave Section 28 MAO Zone – 28.2 Permitted Uses as is,

except add to:

- a) Mineral Aggregate Operations, “except the manufacturing of asphalt, cement and secondary related products and, processing or recycling of asphalt, cement and secondary related products within 2m of the ground water table of the aquifer(s) and where runoff may enter the aquifer(s).”

CARRIED

The vote was then called on the main motion, as amended, as follows:

That Planning and Development Department, Planning Division, Report No. 2020-59, Subject: Mineral Aggregate Operation Zone, be received for information; and

That the Director of Planning and Development be directed to bring forward a Zoning By-law amendment application to include the following:

- Leave the Uses Prohibited in all Zones as is.
- Leave Section 39 Noxious Uses definition as is.
- Leave the definition of MAO as is.
- Leave Section 28 MAO Zone – 28.2 Permitted Uses as is,

except add to:

- a) Mineral Aggregate Operations, “except the manufacturing of asphalt, cement and secondary related products and, processing or recycling of asphalt, cement and secondary related products within 2m of the ground water table of the aquifer(s) and where runoff may enter the aquifer(s).”

CARRIED

**9. Planning and Development Department, By-law Enforcement Division, Report 2020-64, Subject: Parking and Traffic – Nickel Street**

**No. 74**

Moved by Councillor E. Beauregard  
Seconded by Councillor A. Desmarais

That the Council of the City of Port Colborne approve the following amendment to By-law No. 89-2000, Being a By-law regulating traffic and parking on City roads;

1. That Schedule "E" Limited Parking Restrictions, to By-law 89-2000 as amended, be amended by adding thereto the following:

Column 1	Column 2	Column 3		Column 4	Column 5
Highway	Side	From	To	Times/Days	Maximum
Nickel Street	North	8m east of the east limit of Fares Street	11m east therefrom	7:30 a.m. to 10:00 p.m. Mon to Sun	2 hours

2. That Schedule "C" Parking Prohibitions, to By-law 89-2000 as amended, be amended by adding thereto the following:

Column 1	Column 2	Column 3		Column 4
Highway	Side	From	To	Times/Days
Nickel Street	North	The east limit of Fares Street	8m east therefrom	Anytime

Moved in amendment by Councillor E. Beauregard  
 Seconded by Councillor A. Desmarais

That the main motion be amended by striking out amendment 1 to By-law No. 89-2000, Being a By-law regulating traffic and parking on City roads and adding thereto the following:

"1. That Schedule "E" Limited Parking Restrictions, to By-law 89-2000 as amended, be amended by adding thereto the following:"

Column 1	Column 2	Column 3		Column 4	Column 5
Highway	Side	From	To	Times/Days	Maximum
Nickel Street	North	8m east of the east limit of Fares Street	5.5m east therefrom	7:30 a.m. to 10:00 p.m. Mon to Sun	2 hours

CARRIED



The vote was then called on the main motion, as amended, as follows:

That the Council of the City of Port Colborne approve the following amendment to By-law No. 89-2000, Being a By-law regulating traffic and parking on City roads;

1. That Schedule "E" Limited Parking Restrictions, to By-law 89-2000 as amended, be amended by adding thereto the following:

Column 1	Column 2	Column 3		Column 4	Column 5
Highway	Side	From	To	Times/Days	Maximum
Nickel Street	North	8m east of the east limit of Fares Street	5.5m east therefrom	7:30 a.m. to 10:00 p.m. Mon to Sun	2 hours

2. That Schedule "C" Parking Prohibitions, to By-law 89-2000 as amended, be amended by adding thereto the following:

Column 1	Column 2	Column 3		Column 4
Highway	Side	From	To	Times/Days
Nickel Street	North	The east limit of Fares Street	8m east therefrom	Anytime

CARRIED

**10. Corporate Services Department, Finance Division, Report 2020-61, Subject: 2020 Final Tax Rates**

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**No. 75**

Moved by Councillor M. Bagu  
 Seconded by Councillor A. Desmarais

That Council approves the rates of taxation for the year 2020; and

That the 2020 tax rate by-law be executed by the Mayor and City Clerk; and

That the 2020 final billing for the residential, multi-residential, commercial, industrial, pipeline, farmland, managed forest and farmland awaiting development tax

classes have a demand (mailing) date of June 11, 2020 with due dates of July 2 and October 1, 2020.

CARRIED

**11. ADR Chambers Integrity Commissioner Office for the City of Port Colborne Re: Complaint Reference Number IC-184-0220 (filed February 28, 2020) Ron Baarda and Councillor Ron Bodner**

**No. 76** Moved by Councillor G. Bruno  
Seconded by Councillor A. Desmarais

That Integrity Commission Report IC-184-0220, be received for information.

CARRIED

**13. Memorandum from Nancy Giles, EA to CAO and Mayor and Staff Liaison to the Grant Policy Committee Re: Recommendations of Grant Policy Committee**

**No. 77** Moved by Councillor G. Bruno  
Seconded by Councillor A. Desmarais

That the memorandum from Nancy Giles, EA to CAO and Mayor and Staff Liaison to the Grant Policy Committee Re: Recommendations of Grant Policy Committee, be received for information;

That the following donation/sponsorship requests be approved for a total of \$12,200:

- Education Foundation of Niagara - \$1,800
- Habitat for Humanity - \$3,400
- Port Colborne Lions Club - \$5,000
- Women's Place of South Niagara - \$2,000

That the following donation/sponsorship requests be approved if the program operates in 2020 for a total of \$3,800:

- YMCA of Niagara - \$2,000
- Community Living Port Colborne Wainfleet - 1,800

That the Grant Policy be amended to include:

1. That funds be used within one year of approval.

2. That 3 estimates be provided with the application for requests for capital improvements.

CARRIED

9. **Proclamations:**

(a) **Seniors' Month. June 1-30, 2020**

**No. 78**

Moved by Councillor F. Danch  
Seconded by Councillor G. Bruno

That June 1 – 30, 2020 be proclaimed as “Seniors' Month” in the City of Port Colborne in accordance with the request received from Karen Walsh, Executive Assistant to the Director of Community & Economic Development, on behalf of the Senior Advisory Council.

CARRIED

**Councillors' Items:**

(a) **Thank you to Councillor Bagu (Wells)**

Councillor Wells expressed appreciation towards Councillor Bagu for being present in Ward 4 and for his valuable contributions.

(b) **Thank you to Operations Division (Wells)**

Councillor Wells expressed gratitude towards the Operations Division for addressing the road ends issues by installing gates.

(c) **Truck Speed at King and Sugarloaf Streets (Kalailieff)**

Councilor Kalailieff expressed concern regarding the speed of trucks driving southbound on King Street near the intersection of King and Sugarloaf Streets. In response to Councillor Kalailieff's inquiry regarding whether his department had ever considered putting a stop sign on the north end of King Street at the intersection of King and Sugarloaf Streets, the Director of Engineering and Operations indicated that this area has been studied in the past and a decision was made not to put a stop sign at this location due to the trucks experiencing difficulty stopping when going uphill.

(d) **Railroad Crossing at Sugarloaf and Elm Streets (Kalailieff)**

In response to Councillor Kalailieff's request for an update as well as an approximate date of completion on the repairs to be conducted on the railroad crossing at Sugarloaf and Elm Streets, the Director of Engineering and



Operations confirmed that the panels that are to be built for this construction have been ordered and are expected to be delivered the first week in June. He further reported that staff hasn't received a concrete date from Gia Rail as to when they plan to be on site to perform the repairs but that staff are in constant communication with them in order to ensure the equipment and materials that they require can be accommodated when they arrive.

**(e) Safety Concerns at the end of Stanley Street (Kalailieff)**

In response to Councillor Kalailieff's request for an update on the investigation of the safety concerns at the end of Stanley Street, the Director of Engineering and Operations confirmed that a staff report has been prepared which addresses these concerns and will be brought forward at the next meeting.

**(f) Speeding on Lakeshore Road West (Kalailieff)**

Councillor Kalailieff expressed concern about cars speeding along Lakeshore Road West and Cement Plant Road. The Director of Engineering and Operations confirmed that the speed limits in this area will be addressed by a consultant that will conduct an in-depth analysis and traffic study in a number of areas around the City.

**(g) Virtual Tours (Kalailieff)**

Councillor Kalailieff offered her suggestion of performing virtual tours that could be posted on the City's website in lieu of in-person tours which have been cancelled as a result of COVID-19 precautionary measures. The Chief Administrative Officer informed Council that he will take this suggestion back to staff.

**(h) Fireworks (Desmarais)**

Councillor Desmarais expressed concern about people putting off fireworks/firecrackers in the City over the holiday weekend and informed staff that this issue keeps getting worse.

**(i) Road Closure on Davis Street (Desmarais)**

Councillor Desmarais expressed frustration with the road closure at Davis and Durham Streets as it was preventing a lot of packages from being delivered to residents on Davis Street. The Director of Engineering and Operations informed Council that this closure was facilitated by Canadian Niagara Power in order to install underground duct work and that he will reach out to them to find out when their work will be completed in this area.

**(j) Transit Issues (Desmarais)**

In response to Councillor Desmarais' inquiry regarding when the transit system will be up and running its regularly scheduled routes, the Chief Administrative Officer informed Council that a financial decision was made to follow suit with Welland and hold off on re-starting the transit system while the pandemic is still ongoing.

**(k) Thank you for allowing residents to start fishing (Desmarais)**

Councillor Desmarais thanked staff for getting the processes in place to allow residents to start fishing again.

**(l) Farmers' Market Reopening (Desmarais)**

In response to Councillor Desmarais' request for an update regarding when the farmers' market will be reopening, the Chief Administrative Officer informed Council that staff is currently investigating and preparing safety measures recommended by Public Health that are required to be put in place when the market reopens. He further reported that the goal is to reopen the farmers' market for harvest season with precautions in place that are approved by Public Health.

**(m) Long grass on Main Street West by the Weir (Danch)**

In response to Councillor Danch's concern regarding the long grass and garbage located on the south side of Main Street West by the weir, the Director of Engineering and Operations confirmed that he will have staff investigate the property where the long grass is located to determine if it is City property or property owned by Seaway who would therefore be responsible for cutting the grass.

**(n) Bollards for Main Street West (Danch)**

In response to Councillor Danch's request for bollards to be placed along Main Street West for protection of the businesses since there was recently a car accident in that area, the Chief Administrative Officer said he will ask staff to investigate the issue at their upcoming Directors' meeting.

**(o) Street Light out on west end of Barrick Road (Danch)**

Councillor Danch reported that there is a street light out on Barrick Road towards the west end and asked staff to repair it.

**(p) Thank you to non-medical essential workers (Bruno)**

Councillor Bruno expressed appreciation towards non-medical essential workers that have been servicing residents throughout the COVID-19 pandemic. He further suggested that these workers be recognized in City Hall News.

**(q) Thank you to Staff (Bodner)**

Councillor Bodner expressed gratitude towards staff for continuing to do a great job during COVID-19 and encouraged staff to keep up the great work.

**(r) Gates at the end of Johnston Street (Beauregard)**

In response to Councillor Beauregard's request for an update on the gate to be installed at the Johnston Street road end, the Director of Engineering and Operations informed Council that staff are waiting to have a public meeting in order to get feedback from the public before bringing a report forward to Council. He further reported that due to COVID-19 restrictions not allowing for large groups to meet at this time, he has asked staff to prepare the report as much as possible so that when restrictions are lifted, a public meeting can be arranged as soon as possible thereafter.

**(s) Old Bakery on Mitchell Street (Beauregard)**

In response to Councillor Beauregard's concern regarding potential squatters inhabiting the old abandoned bakery on Mitchell Street, the Chief Administrative Officer reported that he will forward along this concern to staff to investigate.

**(t) Mask Mates (Bagu)**

Councillor Bagu thanked a local group who have been making and donating mask mates for essential workers to use when they are wearing masks in the workplace.

**(u) Garbage Cans on West Street and at H.H. Knoll Park (Bagu)**

Councillor Bagu informed Council that he has been in contact with staff regarding the overflow of garbage in garbage cans located along West St. and at H.H. Knoll Park during the weekends and confirmed that this will be addressed.

**10. Minutes of Boards, Commissions & Committees:**

None.



**11. Consideration of By-laws:**

**No. 79** Moved by Councillor R. Bodner  
 Seconded by Councillor H. Wells

That the following by-laws be enacted and passed:

6781/30/20	Being a By-law to Authorize Entering Into a Contract Agreement with The Greenfield Group Re: Project No. 2015-04, City Wide Grass Mowing Contract Extension
6782/31/20	Being a By-law to Authorize Entering Into a Grant Agreement with SouthPort Condos Inc. for Community Improvement Plan Incentives
6783/32/20	Being a By-law to Set and Levy the Rates of Taxation for City Purposes for the Year 2020
6784/33/20	Being a By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne at its Regular Meeting of May 25, 2020

CARRIED

**12. Adjournment:**

Mayor Steele adjourned the meeting at approximately 10:18 p.m.

\_\_\_\_\_  
 William C. Steele  
 Mayor

\_\_\_\_\_  
 Amber LaPointe  
 City Clerk

AL/cm

Mayor and Members of Council of the City of Port Colborne

Re: Planning and Development Department Report 2020-59

May 24, 2020

I am responding to the above Report included at pages 115 – 118 of the Council Package of May 25, 2020.

It should be noted at the outset that there has to my knowledge never been a suggestion that asphalt and concrete recycling be banned in all zones. The contention has always been that the location/zone should be appropriately designated, including and particularly **the proximity to the ground water table and sensitive land uses**.

In the quoting of the Section 39, Noxious Uses of the Consolidated Zoning By-Law, I am both curious and concerned about the definition of Noxious Uses in particular d):

**“Noxious Use:** means

a) a use which creates an adverse effect through the generation of noise, vibration, dust, fumes, gas, odour, waste, hazardous waste, emissions, smoke, glare, radiation, electrical interference; or

b) any use involving the use or storage of hazardous, toxic or contaminant substances which constitutes a threat to public health and safety; or

c) any use that is not lawfully permitted in the Province of Ontario; or

c) a combination thereof; but

d) excluding normal agricultural and livestock operations and normal aggregate resource operations in a licensed pit or quarry”

The duplicate c) is taken from P&DD Report 2020-59. The d) exclusion **allows** “normal aggregate resource operations”. The Aggregate Resources Act (ARA) has included aggregate recycling as a promoted use in aggregate operations. So recycling of asphalt and concrete is a normal aggregate resource operation. We support recycling of asphalt and concrete if done appropriately, as it decreases the demand for virgin aggregate.

In Section 28 Mineral Aggregate Operation Zone of the CZBL, **permitted** uses includes MAO Operations, and the MAO definition also includes aggregate recycling:

**“Mineral Aggregate Operation:** means

a) An operation other than wayside pits and quarries, conducted under a license or permit under the Aggregate Resources Act or successors thereto; and

b) Associated accessory facilities used in extraction, transport, beneficiation, processing, or recycling of mineral aggregate resources.”

The Consolidated Zoning By-Law must be read and applied as a whole. I would ask that the precedence of the various Sections and clauses be established because of conflicting clauses allowing or prohibiting particular activities, particularly in the MAO Zone.

I would suggest the priority of clauses is usually understood to be:

- Definitions
- Exceptions/Exemptions within clauses
- specific clauses and Sections
- general clauses and Sections

On this basis, aggregate recycling and asphalt production and concrete batching are not prohibited uses.

But as stated at the outset, it has never been suggested that certain activities be banned completely. The emphasis is and has always been on ensuring the protection of the environment including the high vulnerable aquifer which becomes more vulnerable when the overburden is removed, and when quarrying extends into the aquifer.

Going back to the recommendations made on April 23, 2018, it was concern over the location of particular potentially contaminating operations and the adverse environmental effects from those operations. It was for this reason the Council of the day passed the Interim Control By-Law (ICBL). It is for this reason we have been seeking to ensure that the Consolidated Zoning By-Law reflect the ICBL to precisely identify permitted and prohibited uses. In this instance, the simple solution for amendment of the CZBL is:

- Leave the Uses Prohibited in all Zones as is.
- Leave Section 39 Noxious Uses definition as is.
- Leave the definition of MAO as is.
- Leave Section 28 MAO Zone - 28.2 Permitted Uses as is,

except **add** to:

- a) Mineral Aggregate Operations, "**except the manufacturing of asphalt, cement and secondary related products and, processing or recycling of asphalt, cement and secondary related products within 2m of the ground water table of the aquifer(s) and where runoff may enter the aquifer(s).**"

Lastly, if asphalt recycling is a Noxious Operation, and it is prohibited with the CZBL, why was no action taken in 2018 and 2019 when this process was being conducted on the floor of Pit 1?

Respectfully Submitted,  
Jack S Hellinga  
770 Highway 3, Port Colborne



MAYOR'S REPORT

MAY 25, 2020 COUNCIL MEETING

## **COVID-19 UPDATE**

Good evening and welcome to our second virtual council meeting.

I am here in the council chambers with our CAO Scott Luey, Clerk Amber LaPointe, Deputy Clerk Charlotte Madden and a member of Wee Stream who are live streaming this meeting for us. I would like to welcome our eight city councillors and various city directors who are each attending from home.

City Hall and almost all of our facilities remain closed to the public.

Staff have been working with members of our Emergency Operations Centre on recovery plans for a safe and gradual reopening once we get the go ahead from the Province of Ontario and our Emergency Operations Centre determines that it is safe to open our facilities to staff and members of the public.

In the meantime, we will continue to find new ways to deliver services to you.

We ask for your patience while we all work together for a safe and gradual return of services.



I know these times are trying on everyone, and recently there were some attacks on social media against our by-law enforcement officers who were out in the community trying to enforce the provincial orders.

Our staff deserve respect and I ask that you allow them to do their jobs in a respectful manner.

### **Activities that have reopened in Phase One**

As the provincial government entered Phase One of its recovery plan, some restrictions were lifted allowing our municipality to reopen some amenities.

- Our boat launch reopened but not our marina or docks.
- Our tennis/pickle ball courts reopened – however, washrooms have not.
- The Elm Street leash free dog park is open.
- Our beaches continue to be open for passive use only – meaning you can walk the beach, not sit on the beach.

Parks remain open for passive use only. Last Friday we expanded some of the amenities included in passive use in our parks to include:

- Shoreline fishing, including H.H. Knoll Lakeview Park
- Bringing a chair or blanket to relax in parks
- Kicking a ball, playing catch, flying a kite and other such activities with members of your own household

- Use of basketball and soccer nets with members of your own household at community parks (excluding the Vale Health & Wellness Centre/T.A. Lannan Sports Complex)
- Individual activities such as yoga or exercising provided not in a group or class

All this, while still abiding by restrictions limiting groups to no more than five people.

Anyone taking advantage of these spaces are to follow the best practices as outlined by Niagara Region Public Health to limit the spread of COVID-19 in our community.

These include frequent washing/sanitizing of hands, physical separation, avoid touching of shared surfaces and staying home if displaying symptoms or having been in contact with cases of the virus.

Organized sports are still restricted on municipal fields, given their necessity for gathering in groups.

At this time, park and outdoor amenities such as playground equipment, benches, outdoor fitness equipment, municipal beaches, washroom facilities, and the Algoport Skateboard and BMX Park will remain closed.

By-law enforcement will continue to enforce gatherings larger than five people, dogs off-leash, and anyone using closed park amenities.

## **Letter to Provincial and Federal Government**

This week Niagara Region and the mayors of the 12 municipalities sent a letter to Ministers of Finance for the Province of Ontario and Government of Canada outlining the financial impact of COVID-19 on Niagara area municipalities.

We have offered 6 recommendations for financial relief and look forward to their response. The sustainability of our municipal operations is of the utmost importance as we continue to bring essential services to our residents and businesses.

The Mayors and CAOs in the region continue to hold weekly teleconferences to discuss issues related to COVID-19 in our communities and how we are dealing with them.

The Mayors of Welland, Thorold and myself continue to speak with MP Badawey on a weekly basis as he keeps us apprised of developments and assistance offered by the federal government.

## **Business Recovery**

Our economic development officer, Julian Douglas-Kameka has been meeting with her colleagues in the region as well as businesses in Port Colborne and are developing a Regional Economic Recovery Plan.

Julian also continues to meet with local businesses via virtual meetings to assist with individual recovery business plans.

## **Curbside Pick-up**

In order to assist with curbside deliveries, beginning last week City staff started installing 15-minute curbside pick-up zone temporary signage in the downtown core for residents and visitors supporting local businesses to use.

Since Main Street has no on-street parking, curbside pick up locations have been created in parking lots along Main Street.

Please watch for these signs when parking and be mindful they are there to help your local businesses.

Residents and visitors interested in supporting local businesses are also encouraged to visit <https://resilient.portcolborne.ca/> to learn which Port Colborne businesses are open and how they are adapting services.

Port Colborne businesses are also encouraged to visit this website to add their business and service offerings.

## **Outdoor Patios**

We have heard from several restaurant owners requesting the creation or expansion of outdoor patios once restaurants and bars are allowed to open. We have also heard that many are facing significant red tape from the AGCO with respect to these temporary license expansion requests.

We urge the provincial government to ease some of these restrictions but also let the municipalities administer their by-laws and work with the businesses to find appropriate places for these expanded patios.



## **Public Health Statistics**

Last week Niagara Region Public Health released COVID-19 statistics as they relate to each municipality. They can be viewed on the Niagara Region website at their COVID-19 link.

Statistics for Port Colborne remain very low with only 1 active case as of last Friday, but we need to remain focused on proper precautions.

## **ATVs and off-road motorcycles around the City**

Earlier this month city officials met with staff from Gio Railways, The St. Lawrence Seaway Management Corporation and Niagara Regional Police to further discuss the issue of ATVs and off-road motorcycles on private and city property.

We are developing a plan of improved signage, restricted access and increased enforcement to deal with these individuals as they continue to access private property.

We ask that you continue to report violators to our by-law enforcement office via email at [bylawenforcement@portcolborne.ca](mailto:bylawenforcement@portcolborne.ca) or by calling 905-835-2900 Ext 207.

## **Closing**

In closing, we must remain vigilant in fighting this virus.

Our number one priority is the health and safety of our citizens as we begin a safe and gradual reopening of services and business activities.

Please stay safe.



## Anonymous grocery donor set to sail into Port Colborne

**Port Colborne, ON (May 25, 2020)** – The residents of Port Colborne will be the next beneficiaries of Niagara's anonymous grocery donor on Wednesday, May 27, 2020 from 1-3:30 p.m., when the next truckload of free groceries will be unloaded in the Vale Health & Wellness Centre parking lot.

All are welcome to come to the Vale Health & Wellness Centre to receive free groceries, while quantities last. Staff and volunteers from the City of Port Colborne and Port Cares will be on hand to assist in distributing the groceries. Items will be distributed following the best practices outlined by Niagara Region Public Health to limit the spread of COVID-19. These include physical distancing, use of hand wash stations/sanitization of hands, and all volunteers will be wearing personal protection equipment. Those attending who have face coverings are also asked to wear them when picking up food.

Since the Port Colborne community bus is currently not operating due to COVID-19, City staff are currently coordinating a bus route for residents who require transportation to the Vale Health & Wellness Centre. Route details will be available in the next day.

This donation comes at a time of need when individuals and families across Niagara are struggling with financial concerns amid the COVID-19 pandemic. Anonymous food donations have already been made in St. Catharines, Welland, Thorold, and Niagara Falls.

For City COVID-19 updates, visit [www.portcolborne.ca/page/covid-19](http://www.portcolborne.ca/page/covid-19).

-30-

**For more information, contact:**

Michelle Idzenga  
Corporate Communications Officer  
City of Port Colborne  
905-835-2900 ext. 307  
[michelleidzenga@portcolborne.ca](mailto:michelleidzenga@portcolborne.ca)

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October 21, 2019  
**MEETING OF THE GRANT POLICY COMMITTEE**

Minutes of the Grant Policy Committee held on July 31, 2019 at 5:15p.m. in the Committee Room 3 at City Hall, 66 Charlotte Street, Port Colborne.

The following Committee Members and Staff were present:

Committee Members      Chairman Bea Kenny  
                                 Mayor William Steele  
                                 Councillor Eric Beauregard  
                                 Councillor Gary Bruno  
                                 Nancy Giles, Executive Assistant to the Mayor/CAO

Regrets: Brenda Haymes

**CALL TO ORDER:**

Chairman Kenny called the meeting to order at 5:25 p.m.

**APPROVAL OF THE AGENDA**

Moved by e. Beauregard  
Seconded by G. Bruno

That the agenda as presented be approved.  
CARRIED.

**APPROVAL OF THE MINUTES OF THE JULY 31, 2019 MEETING**

Moved by B. Steele  
Seconded by G. Bruno

That the minutes of the February 13, 2019 meeting be approved as presented.  
CARRIED.

**CORRESPONDENCE**

Thank you letters were received from Niagara Nutrition Partners, 2019 Air Race Classic Terminus and Arabella's Tea Room.

**REVIEW OF GRANT POLICY AND APPLICATION FORM**

The purpose of the meeting was to review the grant policy and application form.

Proposed changes are attached to these minutes and will be forwarded to council for consideration.



Moved by G. Bruno  
Seconded by E. Beauregard

That the proposed changes be forwarded to council for consideration.

CARRIED.

**OTHER BUSINESS**

None

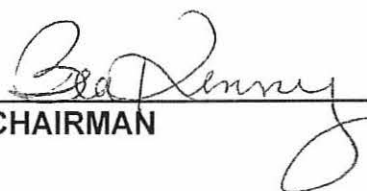
**NEXT MEETING**

At the call of the Chair.

**ADJOURNMENT:**

Moved by G. Bruno  
Seconded by E. Beauregard

That we do now adjourn. Time of adjournment 6:40 p.m.  
CARRIED.

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
SECRETARY

## REPORT FROM GRANT POLICY COMMITTEE

Clause	POLICY CHANGES REQUESTED
Clause 1.0 (2)	Remove: "terms and conditions"
Clause 2.0 (6)	Change: "Port Colborne Hydro Inc." to "Corporation of the City of Port Colborne"
Clause 2.0 (8)	Add: "Terms and conditions" means the information given on the application in which the Committee/Council relied upon in determining the amount of funds to be granted to the applicant.
3.0 1 (a)	Change: "objects" to "objectives"
3.1	<p>Add: EXCLUSIONS</p> <p><b>1. The following entities are not eligible for funding:</b></p> <ul style="list-style-type: none"> <li>• Individuals</li> <li>• For-profit organizations</li> <li>• Organizations whose purpose is related to political activity as defined by the Canada Revenue Agency</li> <li>• Private Foundations</li> <li>• Organizations that discriminate, or that seek to limit the legal rights and activities of people</li> </ul> <p><b>2. The following initiatives are not eligible for funding:</b></p> <ul style="list-style-type: none"> <li>• Financing of deficits</li> <li>• Payment of City fees, taxes or other City costs</li> <li>• Purchase of alcohol or cannabis</li> <li>• Political and/or advocacy activities, such as furthering the aims of a political party; promoting a political doctrine; or persuading the public to adopt a particular political view</li> <li>• Religious activities, including capital renovations or repairs for facilities used for the specific purpose of religious observance</li> <li>• Contributions to annual fund drives or capital campaigns</li> <li>• Dollar-for-dollar replacement of government funding</li> <li>• Programs or services outside Ontario</li> <li>• Activities completed or costs incurred before the approval of the request</li> <li>• Flow-through funding (i.e., funds that will be reallocated to a third party organization)</li> <li>• Discriminatory Activities, as defined by the Ontario Human Rights Code</li> </ul>

<b>Clause</b>	<b>POLICY CHANGES REQUESTED</b>								
4.0 2	Add: after screening process "by a staff member of the committee's choosing"								
4.1 2 (iv)	Remove: "The Applicant has a proven track record for success."								
4.1 2 (b) (i)	Add: after financial projections "and are able to articulate why its financial reports are not consistent with funding the requests(s) with its own dollars"								
12.0 1	Change: "The Corporation prefers not to provide funds" to "The Corporation will not provide funds"								
<b>Clause</b>	<b>APPLICATION CHANGE REQUESTED</b>								
12	Change: "How many volunteers assist your organization and in what capacities" to "Do volunteers assist your organization"								
14	Change: "Are you an incorporated non-profit organization" to <table border="1" data-bbox="432 692 1396 882"> <thead> <tr> <th>Type of Organization</th> <th>Check</th> </tr> </thead> <tbody> <tr> <td>Not-for-profit</td> <td></td> </tr> <tr> <td>Registered Charity – include number</td> <td></td> </tr> <tr> <td>Other</td> <td></td> </tr> </tbody> </table>	Type of Organization	Check	Not-for-profit		Registered Charity – include number		Other	
Type of Organization	Check								
Not-for-profit									
Registered Charity – include number									
Other									
Attachment	Change format to a table – wording remains the same								



# PORT COLBORNE

**Meeting  
Environmental Advisory Committee  
January 8, 2020, 6:00 p.m.**

City of Port Colborne  
**RECEIVED**

APR 15 2020

CORPORATE SERVICES  
DEPARTMENT

**The following were in attendance:**

Staff: Darlene Suddard  
Janice Peyton

Council: Councillor Mark Bagu  
Councillor Harry Wells

Public Members: Beth Palma  
Ryan Waines  
Jack Hellinga  
George McKibbon  
Norbert Gieger  
Trent Doan  
Steven Rivers  
Clayton Nadeau

Guest: Mae Lannan, Climate Change Coordinator

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**1. Call to Order**

Chair Beth Palma called the meeting to order at 6:05 p.m.

**2. Adoption of the Agenda**

Moved by Jack Hellinga  
Seconded by Harry Wells

That the agenda dated January 8, 2020 be accepted as circulated.  
CARRIED.

**3. Disclosures of Interest**

Nil.

**4. Approval / Review of Previous Meeting Minutes**

Moved by Ryan Waines  
Seconded by Norbert Gieger



This report is going before Council on January 13, 2020. George advised that he will be in attendance.

**d) Site Alteration Permit Review and Costing**

This report is going before Council on January 13, 2020.

**e) Vale CBRA Community Status Report/Questions & Acquired Responses**

George gave a review of the report, which was drafted by Harry, Trent, Jack, Norbert and George. A copy of the report is attached to the minutes.

The purpose of the report is to summarize objectively the status of Vale's Community Based Risk Assessment (CBRA) and Community Based Action Plan (CBAP). It is intended for Port Colborne Council and staff's use. If it is thought to be helpful, the committee recommends that the City make it available to Port Colborne residents.

The report is based on reviews of historical documentation, the current CBRA and Ministry of the Environment, Conservation and Parks (MECP) and Region of Niagara Health comments on the CBRA and CBAP as well as recent correspondence between MECP and the City of Port Colborne. Clarification was sought on selected points with Greg Washuta (MECP), Eric Azzopardi (Vale) and Siobhan Kearns (Public Health, Niagara Region).

Moved by George McKibbin  
Seconded by Jack Hellinga

That the Community Status Report: Vale's Community Based Risk Assessment Questions and Acquired Responses be submitted to Council for consideration.

And, that if approved by Council, the report be made available to the public on the City social media, on the City website and at the City Hall information desk.

CARRIED.

**7. New/Other Business**

**a) Tree Planting Rebate Program**

Terms and conditions of the tree planting rebate program were discussed regarding the limit of one tree rebate per property.

Moved by Beth Palma  
Seconded by Harry Wells

be amended to allow one rebate application *per property per year*.  
CARRIED.

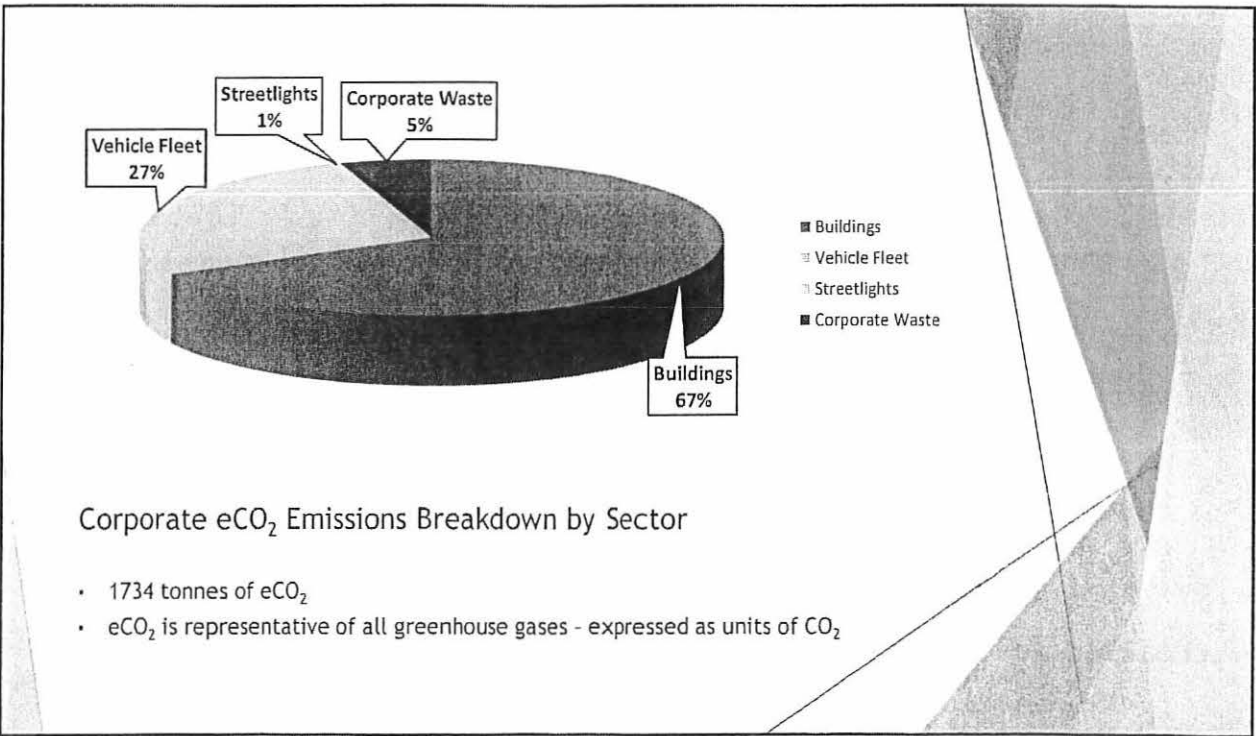
8. **Next Meeting/Adjourn**

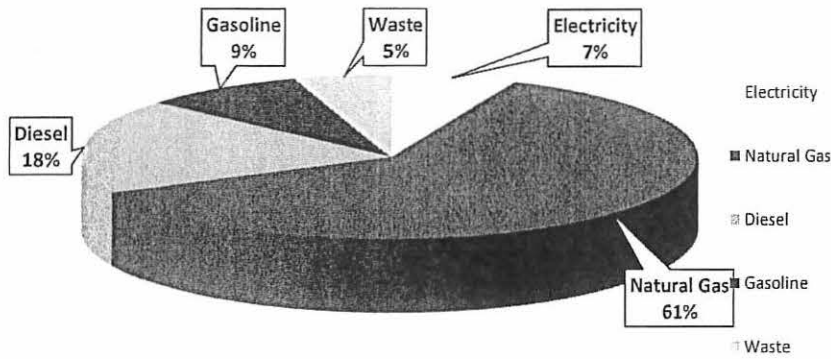
The next EAC meeting will be on March 11, 2020 at 6:00 pm.

With no further business to discuss, the meeting adjourned at 7:45 p.m.

# 2017\* Emissions Inventory

City of Port Colborne Corporate Activity





### Corporate eCO<sub>2</sub> Emissions by Source

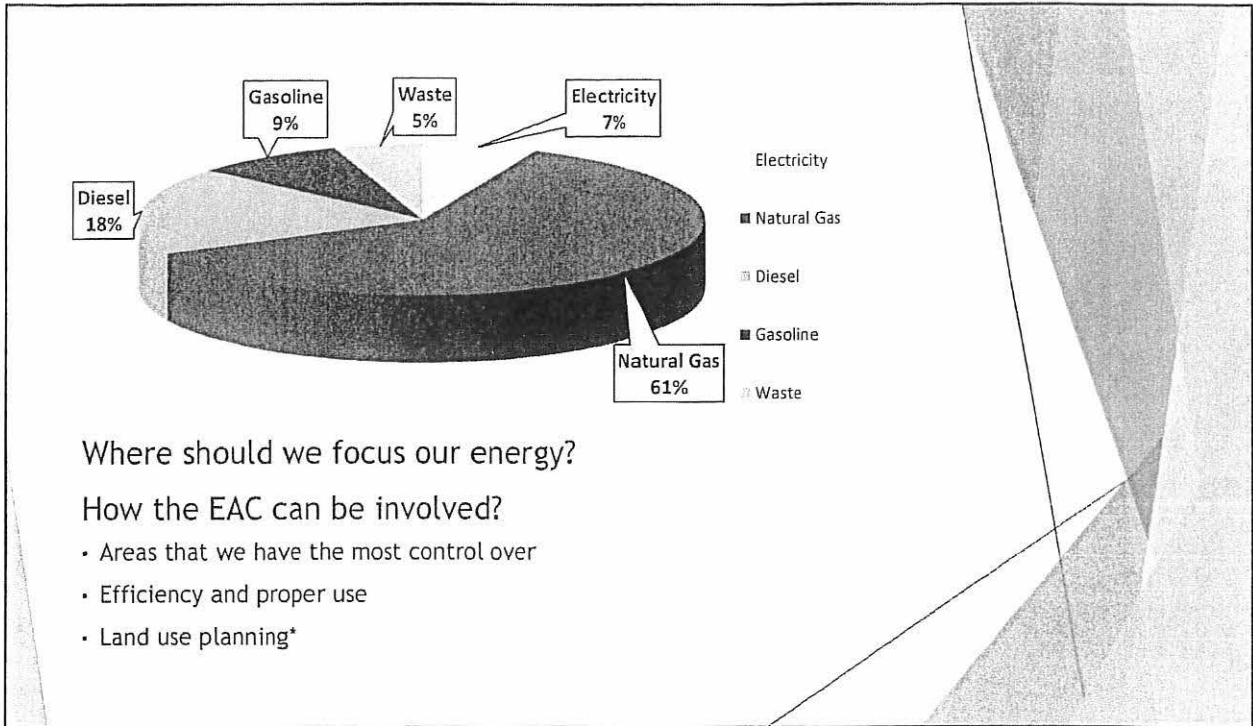
1734 tonnes of eCO<sub>2</sub>

Consider the energy sources we use

### Comparative Use, Pricing, and Emissions

Energy Type	Total Use	Energy (GJ)	Total Cost (\$)	Total eCO <sub>2</sub> (t)
Electricity	5,739,720 kWh	20,663	668,389.04	114.79
Natural Gas	557,380 m <sup>3</sup>	21,755	61,459.95	1,058.81
Diesel	116,648 L	4,468	0.00	320.81
Gasoline	60,339 L	2,112	0.00	148.28





Where should we focus our energy?

How the EAC can be involved?

- Areas that we have the most control over
- Efficiency and proper use
- Land use planning\*

**Community Status Report**  
**Vale's Community Based Risk Assessment**

January 8, 2020

**Introduction:** The purpose of this document is to summarize objectively the status of Vale's Community Based Risk Assessment (CBRA) and Community Based Action Plan (CBAP). This summary is intended for Port Colborne Council and staff's use. If it is thought to be helpful, we recommend the City make it available to Port Colborne residents.

This report is based on reviews of historical documentation, the current CBRA and Ministry of the Environment, Conservation and Parks (MECP) and Region of Niagara Health Department comments on the CBRA and CBAP as well as recent correspondence between MECP and the City of Port Colborne. We sought clarification on selected points with Greg Washuta (MECP), Eric Azzopardi (Vale) and Siobhan Kearns (Public Health, Niagara Region). Each was provided an opportunity to confirm facts contained in this report. To date, Siobhan Kearns confirmed we have accurately reflected Public Health's responses to clarifying questions. Both Eric Azzopardi (Vale) and Greg Washuta (MECP) have provided detailed comments. Where possible many have been incorporated into the report. Further discussions will be required on some comments.

Harry Wells, Trent Doan, Jack Hellinga, Norbert Geiger and George McKibbon met, reviewed documentation and drafted this report. The report was reviewed by the Environmental Advisory Committee on January 8 2020. We thank the staff of the MECP, Vale and Public Health Niagara Region for providing documents and answering questions during the production of this report.

The Community Based Risk Assessment commenced 20 years ago. For the first 10 years, a Public Liaison Committee comprised of Port Colborne community members helped review, comment and make recommendations on the research undertaken in the CBRA. In 2010, the Public Liaison Committee disbanded and filed its final report in July 2010. Since that time, the CBRA and its review has been conducted by Vale, MECP and Public Health Niagara with limited input from the City of Port Colborne and its residents.

Recent reporting from Vale, MECP and Public Health Niagara represent important actions to conclude the CBRA. Some of those actions reported in the following series of questions and answers have material implications for Port Colborne, its property owners and residents. This report can be used to help develop responses where local permissions are required to conclude the actions recommended by MECP and Vale and to address municipal, property owner and resident's concerns.

In order to make recommendations as objective as possible, a statement of where matters sit is crucial. The Environmental Advisory Committee's aim is to provide such a statement for Council's use.

**1) Are there a series of maps which describe where each of the tiers in the tiered approach contained in the CBRA is to be applied?**

*Yes, there appears to be a map that shows where the application of the tiered approach is to be undertaken. It appears to cover the area within the East Village streets bounded by Louis Street to Rodney Street and Fares Street to Davis Street. The boundaries have been delineated using nickel sampling undertaken by both the MECP and Vale. Vale generated a list of properties that are within each tier and where the focus on additional testing and confirmation are occurring. Vale is not releasing the mapping due to privacy concerns.*

*The area was determined after sampling throughout Port Colborne by MECP and Vale's consultant. MECP has asked Vale to prepare a final CBAP that incorporates MECP, Port Colborne and stakeholder feedback which would also be expected to include a rationale for property selection.*

**2) What measures are proposed to be implemented on residential lots outside the area bounded by Louis Street to Rodney Street and Fares Street to Davis Street in the East Village?**

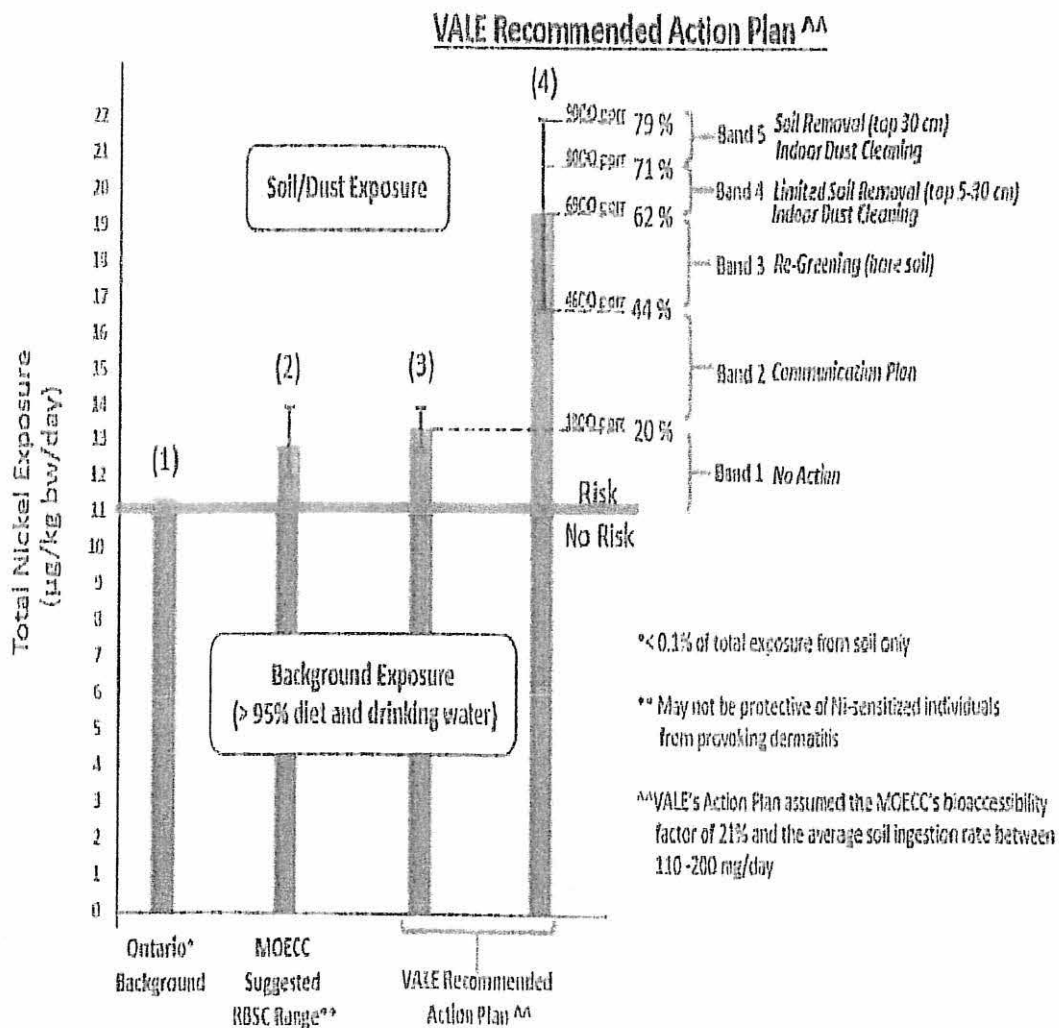
*No actions are proposed to be undertaken at this time. There appear to be a few properties that fall within nickel contour concentrations that trigger one or more of the 5 bands and are eligible for actions proposed by Vale's CBAP. The MECP has asked Vale to prepare a final CBAP that incorporates MECP, Port Colborne and stakeholder feedback which may also include actions for additional properties.*

3) What are the principle areas of disagreement between Vale and MECP? What are the possible outcomes that are under consideration?

Both MECP and Vale appear to agree with the tiered approach and the use of 8,000 ppm used by MECP in its original order with some reservations. The mapping of houses within the area bounded by Louis Street to Rodney Street and Fares Street to Davis Street is structured around bands established by Vale in its CBAP Table 4: Tiered Remedial Action Plan for Residential Properties - Human Health and further elaborated on in MECP Figure 1 entitled: Total Oral Nickel Exposure: Toddler (e.g., Fill Soil Type).

## Total Oral Nickel Exposure: Toddler (e.g. Fill Soil Type)

(% Additional Soil/Dust Exposure, MOECC Assumptions)



The areas of disagreement have to do with which estimated daily nickel intake should be applied where toddlers are concerned. Vale uses a toxicity reference value of 20 micrograms per kilogram of body weight per day to assess risk where toddlers are concerned. Since the CBRA research commenced, MECP has become aware of newer research that sets out 11 micrograms per body weight per day. MECP identified other risk concerns associated with risk calculations associated with nickel and which Vale is being asked to consider in the CBAP.

*The other areas of concern include: the agricultural risks and the identification and evaluation of alternatives, and the effectiveness of all these measures and the proposed measures within each of the five bands where nickel exposure to toddlers is concerned. With respect to the municipal drains and the identification and treatment of woodlots, Vale is clarifying a work plan and identifying consultants to do the work. The work plans will be provided to MECP for comment before they are finalized.*

**4) Given the disagreements over the science and its application, on what basis is the decision being made to implement the CBAP?**

*There is nothing in the Environmental Protection Act or Ontario Regulation 153/04 that speaks to Community Based Risk Assessments. However, the MECP considers Community Based Risk Assessments (CBRA) a viable option to address risks to human health, ecological health and the natural environment arising from the migration of contaminants from a source site to an entire community. Single affected properties that are to be converted to a more sensitive use under Ontario Regulation 153/04 may have to be cleaned up to MECP site condition standards or be subject to Site Risk Assessment (SRA).*

*CBRAs are used to:*

- *Evaluate the soil and groundwater quality over an entire community a ;*
- *Assess potential health concerns for people and ecological systems within that community ( wildlife and aquatic habitat);*
- *Define mitigation objectives, soil and ground water management procedures and long term environmental protection requirements;*
- *Are based on well-established processes outlined in guidance from the MECP that consider contaminants, receptors and exposure pathways; and*
- *Are a collaborative, iterative and voluntary process.*

*The letter from Kim Groombridge states the Niagara Region Public Health Department “has not detected any specific adverse effects to exposure to soils in Port Colborne.” On that basis it was decided that Vale should commence discussions with the community to obtain feedback in order to finalize the CBAP and continue research on further matters to address outstanding MECP and community concerns. MECP has asked Vale to prepare a final CBAP that incorporates MECP, Port Colborne and stakeholder feedback.*

*A major challenge with studying environmental health contamination is that the diseases they cause are generally diseases that can be caused in many other ways, and so those diseases already exist in the population—the risk to the public is never zero anywhere in the world.*

*When a physician sees a skin rashes, reproductive issues, cancers, or other illnesses that might be caused by nickel contamination, they are not going to be able to attribute that illness to nickel exposure, versus other causes, versus general unfortunate luck that leads a percentage of our population to suffer from those illnesses. Therefore, it is impossible ever to know definitively if environmental contamination is causing illness or not. All Public Health can do is look for indirect evidence: if there are an unusually high number of illnesses that might be caused by environmental contamination, or if those who have the most exposure (and therefore the most risk) have been affected.*

*The CHAP studies circa 2004 attempted to look for this sort of evidence, using the best research and evidence available at the time. Fortunately, Public Health did not find evidence that residents of Port Colborne, including those living near the Vale plant were suffering ill health. The depth of this assessment, and that Public Health did four different assessments all of which returned similar results gives us confidence in the conclusion.*

*Ongoing surveillance has not identified any new evidence of risk to health, which is further reassuring.*

*The CBRA included a Human Health Risk Assessment which concluded that the nickel contamination has not resulted in unacceptable risks to health in Port Colborne. This is consistent with all the earlier Public Health findings.*

*Notwithstanding there being no evidence of unacceptable health risks, Vale with the input of MECP and Public Health, are taking precautionary actions within their CBAP (Community-Based Action Plan) to further protect the people of Port Colborne, especially those nearest to the Vale plant, from any risk that may have resulted from nickel contamination.*



Public Health believes that given consistent findings of research and health assessments, as well as proactive measures announced by MECP and Vale to protect residents, there is little reason for ongoing concern for the people of Port Colborne, including those living nearest to the Vale plant.

**5) How many, if any orders has the MECP Director issued under the Environmental Protection Act to INCO/Vale for cleanups off site?**

*One order was issued to clean up 25 properties with nickel concentrations in soil at levels greater than 8,000 ppm. Of those 25 properties all but one has been cleaned up. These properties are situated within the area bounded by Louis Street to Rodney Street and Fares Street to Davis Street.*

**6) Which areas were remediated earlier by INCO/Vale and to which standards? Are those standards the same as those being applied in the tiered CBAP approach?**

*See the answer to question 5 above. Areas above 8,000 ppm lie within the area presently covered under the CBAP. The same standard appears to be incorporated in the CBAP's fifth tier.*

For properties having soils with nickel contamination over 100 ppm, changes in land use to sensitive uses require phase 1 environmental site assessments (ESA) in order to obtain a Record of Site Condition. The owner will have to retain the services of a Qualified Person to conduct the phase 1 assessment. Depending upon the results of the phase 1 ESA, a Phase 2 ESA may be required. The Phase 2 ESA involves soil and groundwater testing. Based on the Phase 2 ESA, the owner may choose to remove the contaminated soils such that the soil contaminants are below the appropriate site condition standards. Subsequently the Qualified Person can proceed to file a Record of Site Condition.

If the Owner chooses not to remediate the property, the Qualified Person can prepare a Site Risk Assessment (SRA). The SRA must consider any contaminants associated with the property which could be more than the four contaminants that Vale identified. The Qualified Person can use the materials in the Vale documents in preparation of the SRA but ultimately the SRA is property specific and developed by that Qualified Person using current MECP legislation and policy to guide him/her.

The SRA will be reviewed in detail by MECP and the MECP will provide feedback. If the MECP's concerns are addressed (see concerns raised by usage of toxicity reference values in the answer to question 4 above) the Ministry will then accept the Risk Assessment.

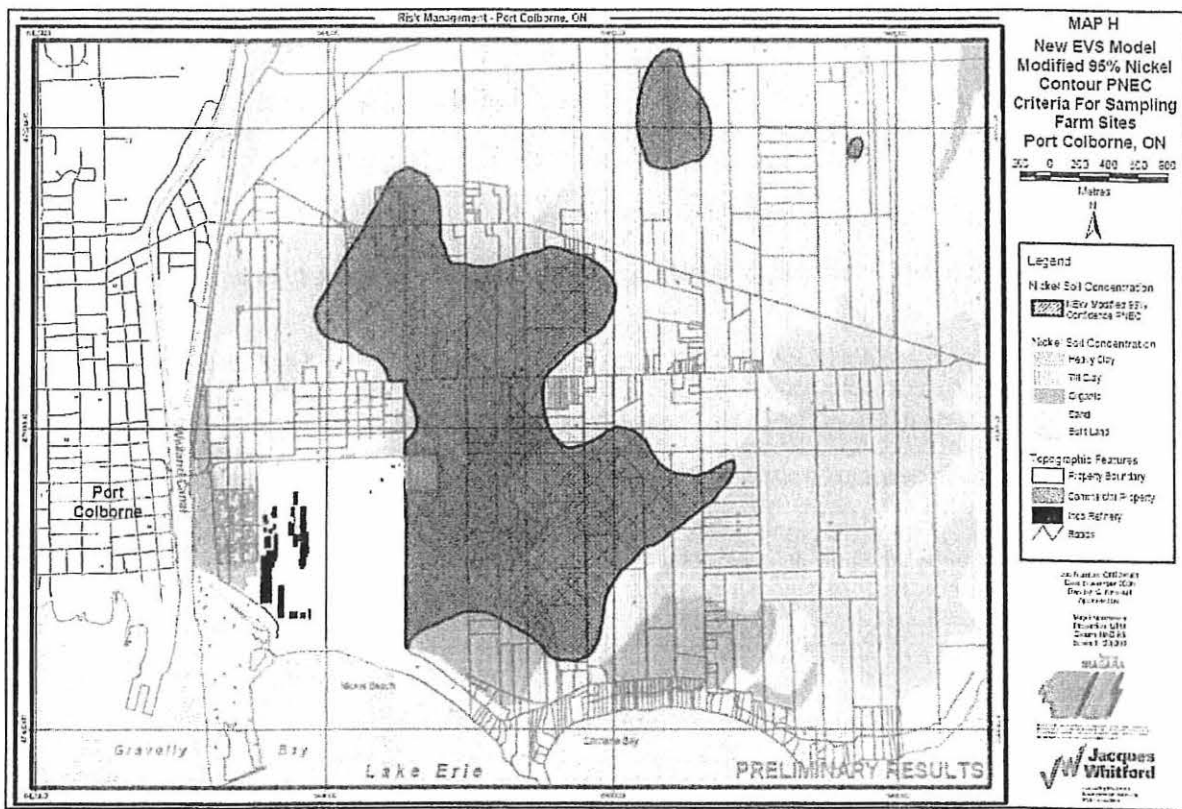
Any SRA management measures identified in the SRA will be detailed in a Certificate of Property Use which will bind current and future owners to follow. The SRA measures will ensure that human health and the environment are protected.

**7) What other research is being undertaken: e.g., where rural residences are concerned: where agriculture is concerned: and where the agricultural drains are concerned?**

*Where rural and urban residences are concerned outside the area bounded by Louis Street to Rodney Street and Fares Street to Davis Street, no action is recommended. There are residences outside the area mentioned previously which fall within Bands 2 of the CBAP's tiered approach to risk assessment (see attached Figure 2-5 of Jacques Whitford's Nickel in Soils the Human Health Assessment. Vale's action plan includes working with farmers to evaluate agricultural practices to reduce risk to crop yields (see Map H attached). However, MECP is seeking the identification and evaluation of agricultural remediation alternatives. Further research is also to be undertaken on the municipal drains and those woodlots, particularly those owned by Vale east of Reuter Road. No mapping is available of the woodlots proposed to be examined.*

*Where vegetable and flower gardens are concerned and located within the bounded area described above, advice has been provided to gardeners on how to address nickel in the soils.*

*MECP has asked Vale to prepare a final CBAP that incorporates MECP, Port Colborne and stakeholder feedback, which would be expected to include rationale for selection of properties for action and proposed communication to property owners.*



8) What is the status of the research for items listed in #7 above?

Consultants have not been hired for the woodlot and municipal drain studies. The identification of work plans to be reviewed with MECP and the search for consultants is underway.

With respect to the CBAP, Vale's document which we are using for this analysis is dated March 2017. The MECP comments are dated August 10, 2018. There is no subsequent amended Vale CBAP that addresses these MECP comments. That document may be forthcoming as the additional research is undertaken. It appears that this CBAP is incomplete and several further steps may unfold. No contact with municipal staff has been made where the municipal drains and where records of site condition are concerned. Where the mapping of woodlots is concerned, the work will begin with the Reuter Road woodlots but may be extended to other woodlots.

9) What steps are being planned going forward and what are the key decisions to be made and time frames?

This is unknown at this time: the work programs and consultants have not been selected. That appears to be something that will emerge as the research work unfolds. Within the residential area bounded by Louis Street to Rodney Street and Fares Street to Davis Street, that work is unfolding quickly, it seems.

10) What measures will Vale undertake to assist the municipality in implementing the planned uses contained in its Official Plan and Zoning Bylaw when planning approvals are sought for uses which are more sensitive than those presently existing?

A record of site condition or SRA will be required when a land use changes to a more sensitive use where nickel exceeds 100 ppm. There may also be restrictions required depending upon the outcome of the woodlot study.

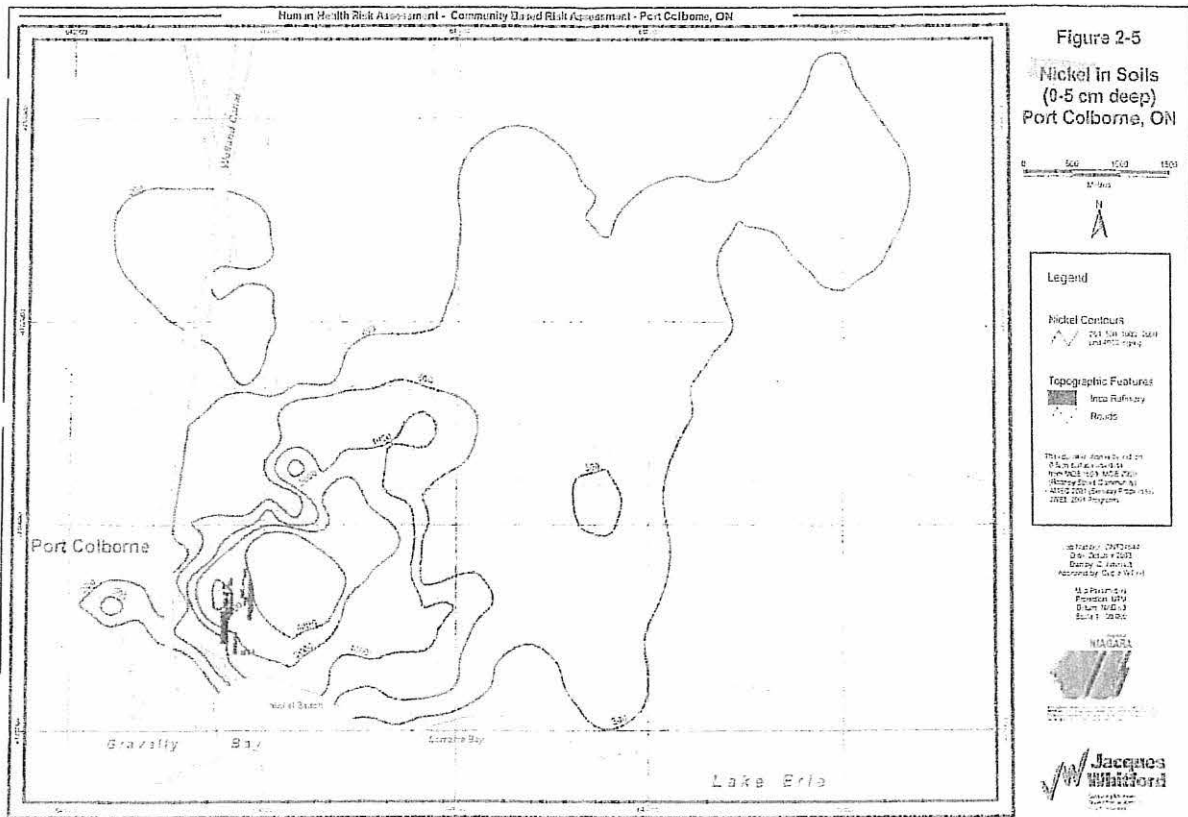
Planning approvals at the municipal and regional levels routinely require phase 1 environmental studies. These studies may trigger requirements for a record of site condition as the levels found in the soils within the plume area are well above the triggers established in Ontario Regulation 153/04.

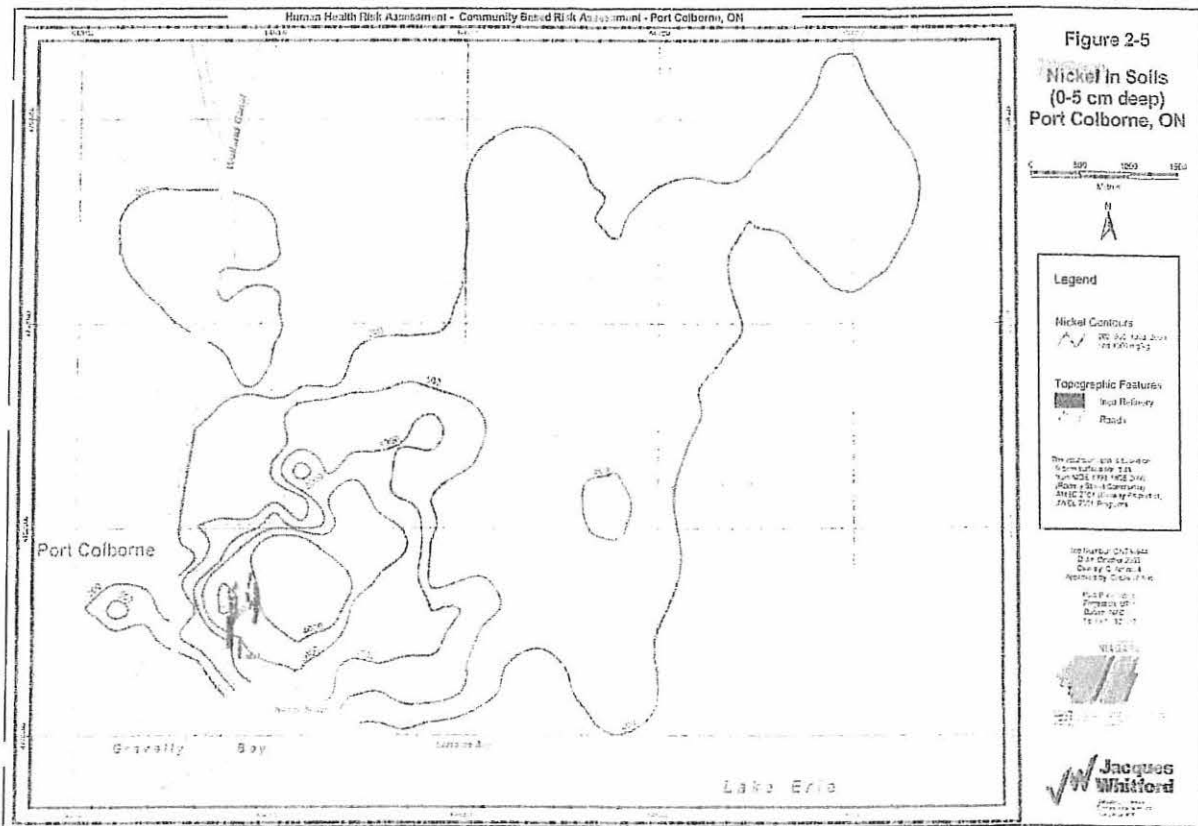
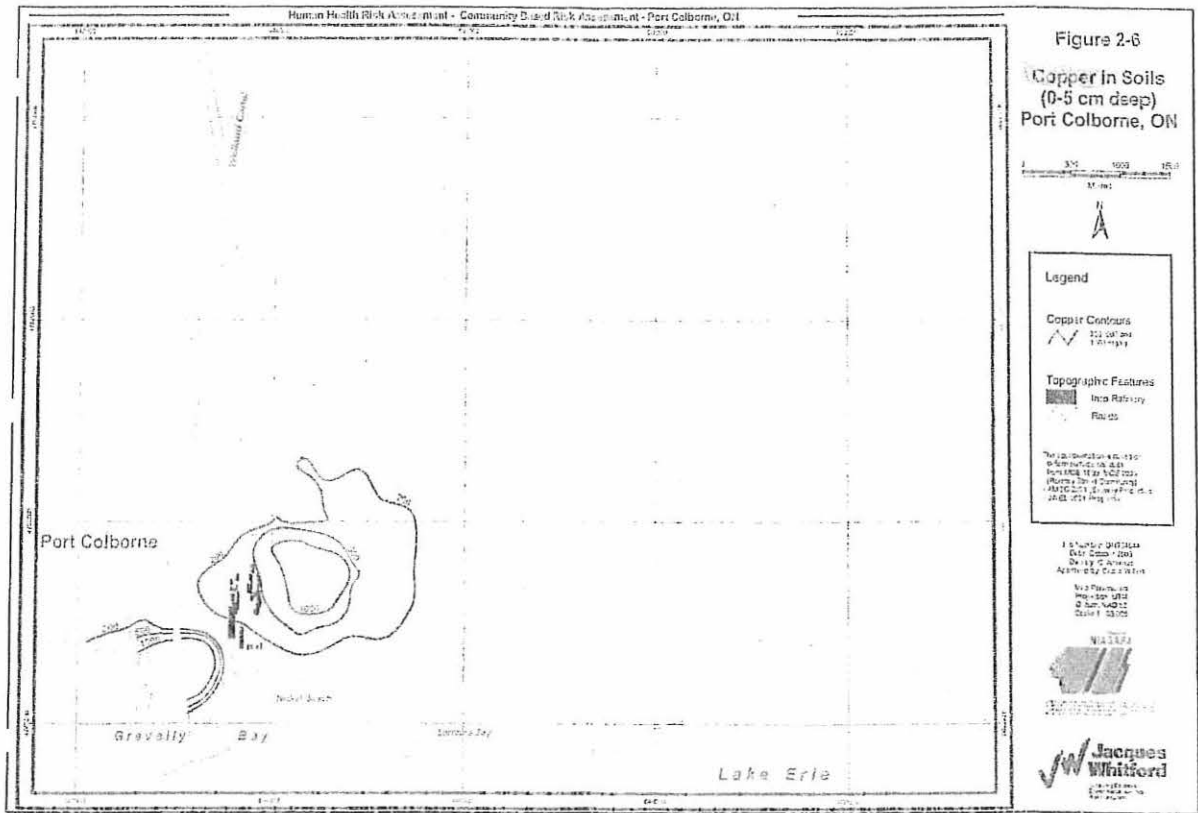
There is an understanding between Vale and MECP that documents that Vale has made available publicly can be used by a Qualified Person when site specific work is undertaken for the purposes of preparing a SRA. MECP staff have pointed out that the Municipality can assist landowners by offering CIP and/or tax incremental relief for the necessary brownfield remediation or capping where phase 2 studies require these measures. MECP has asked Vale to prepare a final CBAP that incorporates MECP comments, which include a recommendation to consider sites that are subject to the requirements of Ontario Regulation 153/04 with the development community.

But who pays for these measures, the landowner and/or the municipality?

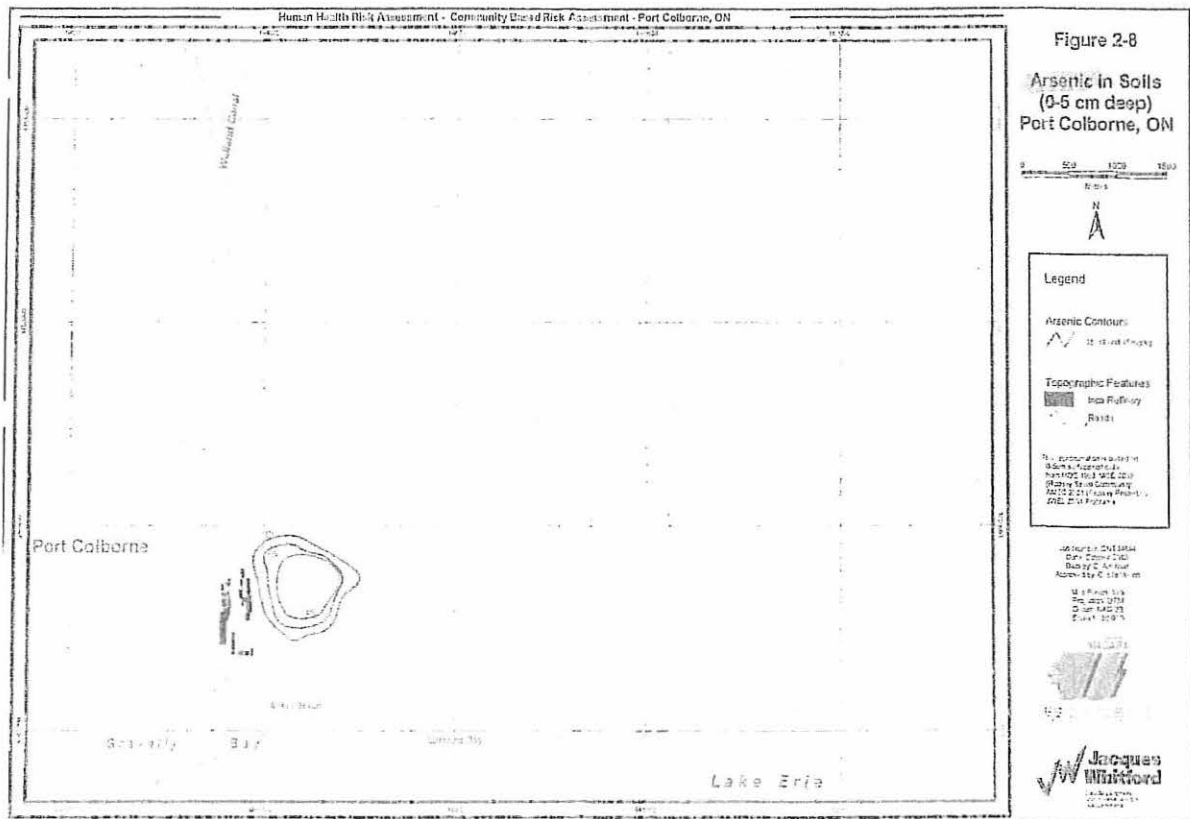
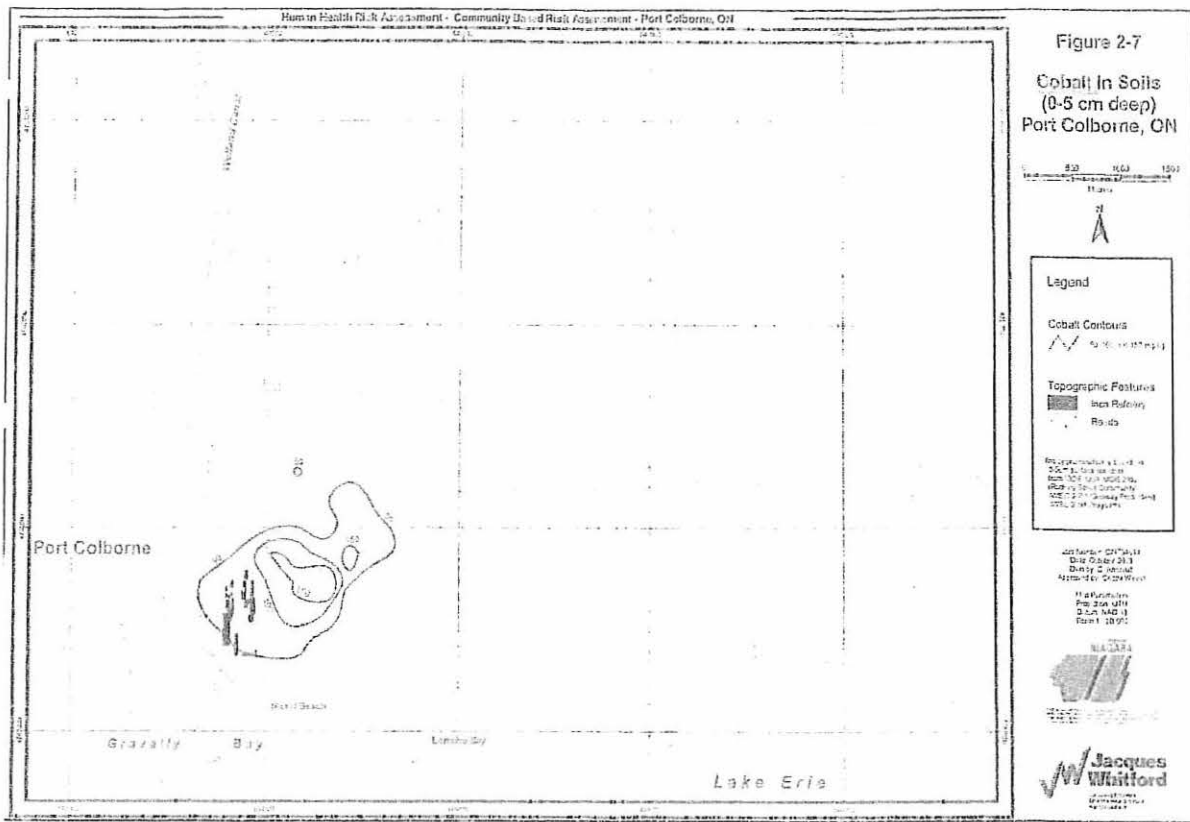
**11) What is the best outcome we can reasonably expect when the actions proposed to be undertaken are completed?**

It is prudent to minimize exposure to nickel contamination to minimize toddler health risk as these measures should also be preventative of health risk to other age categories. To that extent implementation of the steps agreed to between Vale and MECP appears reasonable. Where there are gaps in the analysis of risk and challenges imposed on landowners and the municipality's ability to plan land uses to provide for its growth and citizen's needs, additional action is needed. One gap that needs to be closed is the treatment of grassed sections of municipal right of ways within bands 4 and 5. If remediation involves soil removal in the adjacent lots, the soil should also be removed within the right of ways where those portions are grassed. Further thought needs to be given to the management of these operations on the right of ways when removal is undertaken.











**MINUTES of the 2<sup>nd</sup> Regular Board Meeting of 2020**

Tuesday, February 4, 6:15 p.m.

Port Colborne Public Library, Auditorium

310 King St., Port Colborne, ON

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**Present:**

Michael Cooper (Chair)

Bryan Ingram (Vice-Chair)

Valerie Catton

Harmony Cooper

Jeanette Frenette

Ann Kennerly

Cheryl MacMillan

Susan Therrien (Director of Library Services/Board Secretary)

Rachel Tkachuk (Librarian)

**Regrets:**

Councilor Mark Bagu

Brian Beck

Scott Luey (CEO)

Peter Senese (Treasurer)

**1. Call to Order:**

The Chair called the meeting to order at 6:24 p.m.

**2. Chair's Remarks:**

Mr. Cooper welcomed the Board.

**3. Declaration of Conflict of Interest:**

Nil.

**4. Adoption of the Agenda:**



Moved by C. MacMillan

Seconded by H. Cooper

20:006 That the agenda be adopted as circulated.

CARRIED

5. Approval of the Minutes of the Previous Meeting:

Moved by A. Kennerly

Seconded by J. Frenette

20:007 That the minutes of the January 7, 2020 meeting be adopted as circulated.

CARRIED

6. Business Arising from the Minutes:

Moved by A. Kennerly

Seconded by J. Frenette

20:008 That Bylaw **BL-03: Meetings of the Board**, Section 2, Clause 2, be amended to reflect recent changes to the *Public Libraries Act* regarding the minimum number of meetings required from ten (10) to seven (7) as follows:

*"In accordance with the Public Libraries Act, section 16(1), the library board shall hold regular meetings once a month at least 7 months each year and at such other times as it considers necessary."*

7. Delegations and Presentations:

Nil.

8. Consent Items:

8.1. Circulation Reports

- December 2019
- 4<sup>th</sup> Quarter 2019
- Final Summary 2019

8.2. Financial Statement

- January 20, 2020



### 8.3. Public Relations Report

Librarian R. Tkachuk reported on library programming and Pop-Up Library Outreach.

### 8.4. Media Items

- February 2020 Newsletter
- City Hall News, February 2020

Moved by A. Kennerly

Seconded by B. Ingram

20:009 That Consent Items 8.1 to 8.4 be received for information purposes.

CARRIED

## 9. Discussion Items

### 9.1. Director's Report

#### a. In Memorium: Alex Luey

Library staff have donated money to purchase a selection of hockey books to be added to the children's collection in memory of Alex Luey. A memorial plaque will also be added to the Donor Recognition Wall in his memory.

#### b. In Memorium: Trevor Cobain

The Board was notified of the passing of former Board Chair, Trevor Cobain. A card will be sent to his family and a memorial plaque added to the Donor Recognition Wall in his memory.

#### c. CUPE Negotiations

Negotiation dates are in the process of being scheduled.

#### d. "Let's Talk About..." Series

The Niagara Poverty Reduction Network, in partnership with the Niagara Community Legal Clinic, will present an information session on "Renting in Niagara: Housing Supports and Tenant Rights" on February 26, 2020 at the Port Colborne Library.





e. John Howard Society Partnership

Kara-Lee Carson-Simpson from the John Howard Society will be onsite at the library every Monday from 2-3:00 p.m. She will also coordinate two programs for the public: "Self Care" in March and "Parenting 101" in April.

f. Co-Op Student Placement

The first semester placement has been completed.

g. #PortColborneProud Photo Contest

The contest deadline of January 31, 2020 has passed with 109 entries received. The next step in the timeline will be judging to determine finalists. The library will host a display of the finalists' photographs after the online public vote.

h. Meetings, Workshops, Training

- *Leadership Program.* J. Sider and K. Lascelles selected to participate
- *OLA Super Conference,* Jan. 31, 2020. Attended by S. Therrien, R. Tkachuk and J. Sider

i. Health and Safety

Library staff selected for the Multi-Workplace Joint Health and Safety Committee:

- S. Therrien, Management Representative
- C. Tice, Worker Representative

j. Evergreen: Migration Update

The Director presented the preliminary quote for migration to the new integrated library system. The final quote will be presented for approval at the March meeting.

Moved by H. Cooper

Seconded by C. MacMillan

20:010 That the Director's Report be received for information purposes.

CARRIED



**9.2. Signing Authority and Appointment of Interim Treasurer**

Moved by B. Ingram

Seconded by H. Cooper

20:011 That Stephen Corr, *Manager of Revenue and Taxation*, be appointed Interim Treasurer.

CARRIED

**9.3. Distribution of Board Package and Documents**

The Board will receive draft policies seven (7) days prior to the meeting. The agenda, minutes, and remaining documents will be distributed on the Thursday prior to the meeting.

**9.4. Strategic Plan Implementation Report**

The Board received updates on implementation of the strategic plan.

**9.5. Revised 2020 Capital Budget**

The 2020 capital budget was revised as per instructions received at the January 2020 meeting.

**9.6. Capital Projects Update**

The official opening of the universal accessible washroom is scheduled for February 10, 2020, with MP Vance Badawey and Mayor Steele in attendance. Members of the Accessibility Committee will also be invited. The project was funded in part by the Enabling Accessibility Fund for Small Projects in the amount of \$29,402.00. The total cost of the project was \$41,998.00.

**9.7. King Street Sign**

The Board identified the replacement of the aging and damaged King Street Sign as a capital project in its 2020 5-Year Capital Plan. Funding for the replacement of the sign will come mostly from the library's reserves. The Board discussed other funding opportunities to help fund the project.



**9.8. Pelham Public Library Board**

The Board reviewed news articles concerning the Pelham Public Library Board's conflict with the Town of Pelham regarding the appointment of a Library CEO.

**9.9. Board Self-Evaluation**

Discussion of the evaluation results is scheduled for the April 2020 Board meeting.

**10. Decision Items**

**10.1. Policy Table and Review Schedule**

The Board reviewed the schedule received from the Director.

**10.2. Policy Review—Deferred to the March 2020 meeting.**

**11. Board Members' Items:**

Nil.

**12. Notices of Motion:**

Nil.

**13. Date of the Next Meeting:**

Tuesday, March 3, 2020 at 6:15 p.m.  
Port Colborne Public Library, Auditorium  
310 King St., Port Colborne, ON

**14. Adjournment:**

Moved by J. Frenette  
Seconded by B. Ingram

20:012 That the meeting be adjourned at 7:16 p.m.  
CARRIED



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Michael Cooper  
Board Chair  
March 3, 2020

Susan Therrien, Director of Library Services  
Board Secretary  
March 3, 2020



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City of Port Colborne  
**RECEIVED**  
APR 12 2020  
CORPORATE SERVICES  
DEPARTMENT

**2019 Downtown Port Colborne BIA  
Board Meeting Agenda  
Wednesday, May 22, 2019 - 6:30 PM  
3rd Floor Library, City of Port Colborne - 66 Charlotte Street**

**Attendance:** Norbert Gieger, Betty Konc, Frank Beres, Robert Phillips, Jesse Boles, and Donna Kalailieff.

**Staff:** Mary-Lou Ambrose-Little **Guest:** Bonnie Beres.

**Regrets:** Michelle Benest-Tananer, Elizabeth Madronich and Dawn McIntyre.

**Call to Order:** 7:15 PM

**Additions to the Agenda**

None

**Declaration of Pecuniary Interest**

None

**Business Arising from the Minutes**

None

**Adoption of the Minutes – April 24, 2019**

*Motion:* “to approve the minutes of the April 24, 2019 meeting as presented.” Motion: Frank Beres; Seconded: Jesse Boles.

**Correspondence (Betty Konc)**

Betty reported that the draft audit has been received and distributed. Members have not had time to review it.

*Motion:* “to defer to the next Board Meeting for approval.” Motion: Frank Beres; Seconded: Robert Phillips.

**Treasurer’s Report**

No report available tonight.

**Event Reports**

*Fair Trade:* Jane at Ten Thousand Villages reported to staff that the 10<sup>th</sup> annual event went well. There were some minor issues with getting the gift basket ballots out and back to the ballot box. Slow growth with this event.

*Art Crawl:* In Elizabeth’s absence Mary-Lou reported her behalf that things are coming together. Sponsors letters are out. Some concerned expressed by the Board that this event is not growing. Therefore, it was recommended that staff be assigned to assist in future.

*Canal Days Update:* The annual event will run as in previous years but has undergone a review. This may mean changes to the 2020 event. Most businesses find it to be very disruptive and some just close for the weekend.

*Harvest Festival (Jesse Boles):*

Jesse reported that the committee is meeting this Thursday, May 23<sup>rd</sup> to get things underway.

### **Staff Report (Mary-Lou Ambrose-Little)**

Office Set Up: The office is a work in progress as we settle into our new home. Regular office hours are Monday, Tuesday and Thursday 9:00 AM to 12 Noon and 1:00 PM to 3:00 PM. Call to make sure someone is in the office as staff will be on the move and setting up meetings with community partners. Looking into having a phone in the Office so there is a direct point of contact with the BIA. In the meantime, we are using a cell phone. To use a line already in the Office, it would be an additional charge of \$34 per month on the rent. This would provide the BIA with a dedicated line at a reasonable cost. To be approved by the Steel Workers Union tonight. Learning MailChimp mail thanks to Juli's coaching and patience. Have done a newsletter and agenda mailout. Action: need to complete a list of complete board contacts. Mary-Lou to take the lead.

General Information: Personally, visiting our business area to introduce myself, the reception has been very positive. Some negative feedback but not enough at this point to draw any conclusions. Working on the new business directory which will be available by the end of May/early June. To be launch on the web-site and hard copies may also be created. Betty Konc to update the Board. Social Media is taking off more with several people contributing to the success. IN the last month we have received. Have a meeting set up with Julien Douglas-Kameka, City Economic Development Officer to discuss working in partnership with them. Doing a bit of coaching with the Art Crawl Committee to find new sources of funding and sponsorship, not so much for this year but more for 2020. Meeting with Natalie Hutchison this week. Have had meetings with TD/Canada Trust and Meridian CU regarding partnerships, volunteering and support downtown initiatives. Harvest Festival Committee will be meeting Thursday to plan the Fall event. Vacancies on the Board, Dawn McIntyre, TD/Canada Trust has put her name forward and would serve as Treasurer.

### **Marketing & Promotion (All)**

Mary-Lou reported that likes on social media are increasing and drawing attention to the downtown. Business are posting more regularly as well. The web-site is in need of an update as are regular postings on Instagram and Twitter. Action: Mary-Lou will investigate if accounts are set up.

### **Beautification/Streetscape Updates - Pop Ups**

Breakwall has their pop-up patio in place. Jesse is awaiting some contract paperwork to be completed re Seaway and other partners. A long discussion regarding one-way street direction for the proposed three-month trial on West Street. As a result of the discussions a sub-committee to investigate further was struck. Jesse, Frank and Norbert volunteered and two more BIA members will be recruited as at large members. Action: Mary-Lou to advertise this opportunity.

### **Other Business**

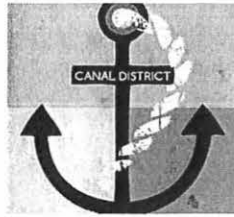
Board Vacancies: there are two vacancies to be filled. Dawn McIntyre is willing to as treasurer and ad hoc to the Board a request is being sent to Niagara Region Police Services (NRPS) to request a local police representative to sit on the Board. Betty reported that in communities where is has been done communications improve as well as incidents drop. A letter was approved to be sent to the NRPS immediately.

Council Representative's Report: (Donna Kalailieff) Donna reported that cameras will be installed downtown as a deterrent to crime and the police want people to call the local detachment to report anything suspicious. The public should call 905-735-7811 x 1 or 911 to report incidents.

### **Adjournment**

Motion: "to adjourn the meeting." Motion: Frank Beres; Seconded: Jesse Boles. 8:30 PM

**NEXT MEETING DATE: Wednesday, June 26, at 6:30 PM in the BIA office**



City of Port Colborne  
RECEIVED  
APR 12 2020  
CORPORATE SERVICES  
DEPARTMENT

**2019 Downtown Port Colborne BIA  
Board July 24, 2019 - 6:30 PM  
223 King Street, Port Colborne L3K 4G6**

**Attendance:** Norbert Gieger, Betty Konc, Frank Beres, Robert Phillips, Jesse Boles, and Karrie Haynes and Wendy Tuck

**City Councillor:** Donna Kalailieff

**Staff:** Mary-Lou Ambrose-Little

**Guest:** Chris Summer-Haynes: Art Crawl Report, Ted Buck, BIS Inc.

**Call to Order:** 6:33 PM

**Additions to Minutes:** None

**Declaration of Pecuniary Interest:** None

**Business Arising from the Minutes:** None

**Adoption of the Minutes – June 26, 2019**

*Motion:* “to approve the Minutes of the June 26<sup>th</sup>, 2019 meeting as presented.”

**Motion: Michelle Benest-Tanner; Seconded: Frank Beres. Motion Carried.**

**Correspondence:** Letter from Main Street BIA, regarding a collaboration to promote “Restaurant Week” asking that, is agreed to the collaboration/partnership to utilize our administrative personnel: Mary-Lou at 16 hours for Main Street BIA, to be reimbursed by Main Street BIA and 16 hours for DTBIA.

In order to put together this “Restaurant Week” for Late October/Early November. Jesse to sit on the steering committee. The first meeting to be determined but as soon as possible.

*Motion:* “to join Main Street BIA and share administrative personnel for Restaurant Week: **Motion: Michelle Benest-Tanner; Seconded: Jesse Boles. Motion Carried.**

**Treasurer’s Report:** Account balance as of June 28<sup>th</sup>, \$23,956.72 expenses at this point are payroll, rent and communication services. *Motion:* “to approve the Treasurer’s Report.” **Motion: Frank Beres; Seconded Michelle Benest-Tanner. Motion Carried**

**Event Reports:**

**Art Crawl:** Chris Summer-Haynes: Hand out attached summarizing results. BIA requesting a more detailed report speaking to how the BIA sponsorship money was utilized. BIA asked if a BIA representative could sit on the Art Crawl committee. Suggestion to be taken back to the Art Crawl committee but attending member was enthusiastic regarding the suggestion. Also, was recommended by the PCDT BIA that planning starts as soon as possible now that the 2019 season had finished.

*Motion:* “to accept the proposed/requested information and changes to Art Crawl.” **Motion: Michelle Benest-Tanner; Seconded: Rob Phillips. Motion Carried.**



**Harvest Fest:** Mary Lou Ambrose-Little reported that Harvest Fest is coming along well. Aiming for 3,000 attendees. A sponsorship package has been put together along with a Vendors Rates package. "Breakwall" has agreed to a Beer Garden. We can take as many vendors as we have an opening for and at the moment we are still growing in the number of vendors. Still looking to have a child -centered activities, hayride being one. Motion: "to accept the above information."

**Motion: Michelle Benest-Tanner; Seconded: Rob Phillips. Motion Carried.**

## **Staff Report (Mary-Lou Ambrose-Little)**

### **Office**

Regular office hours are Monday, Tuesday and Thursday 9:00 AM to 12 Noon and 1:00 PM to 3:00 PM. Call to make sure someone is in the office as staff will be on the move and setting up meetings with community partners.

The office phone number: 289-836-9006 and we are averaging one call per day.

## **General Information**

- Continuing to visit our business area to introduce myself and talking phones to introduce businesses through social media posts.
- The new business directory is ready to launch print and/or do whatever the Board wants to see happen.
- Social Media buzz continues with new likes and lots of engagement with the community. It should be noted that there is a marked increase in the number of posts contributed by downtown businesses directly to our social media.
- Rack cards are complete and will be distributed immediately.
- Quotes are in for new banners and the Board will be discussing tonight.
- Harvest Festival Committee, Jesse Boles will be reporting tonight on the committee's progress. Vendor applications and sponsorship letters are going out now. Lots of positive buzz regarding the festival and new interest in becoming involved. Looking for a few more sponsors from the business community and BIA members are invited to set up at the festival.
- Vacancies on the Board, Dawn McIntyre, TD/Canada Trust has withdrawn her name as she is now working at the Niagara on the Lake location. Manager Amanda Bell is looking for other staff to recommend to the BIA Board.
- Meridian Manager Brenda Taylor is wanting to recommend staff to become involved with the BIA Board. Attending this evenings meeting is Karrie Haynes, Assistant Manager.
- Potential partnership with the Main Street BIA to be discussed tonight.
- Looking for a new event idea(s) to work on and your input is requested, some ideas include a Food Truck Night, Taste of Port, Supper Market, Shop Local Week and/or Restaurant Week.

Motion: "to accept the staff report as provided." **Motion: Rob Phillips; Seconded: Frank Beres. Motion Carried.**

### **Other Business:**

**West Street Proposal:** (Ted Buck) Letter attached with his suggestions and mock-up of the website for information gathering and creating a conversation with passengers and boat personnel. Ted has requested information from Seaway on the number of boats traveling the canal and the number of visitors. Still waiting on a response. The conversation around West Street docks boardwalk, down steps is a mess and that there has been some loitering. Loitering has been taken care of. Donna, city councillor, says that the docks are on the radar and that the Harbour Masters Building to be revamped. The idea is to have a conversation that will prompt return visits.

Banners to help beautify this area were a suggestion. Banners from Julian Douglas. Mary-Lou thought this was very doable and quick and easy.

As parking is limited on West Street the concern of businesses using parking for their own personal need was brought up at this time. An example of past "No Parking" windshield cards were shared. It was suggested that these cards be updated in wording and also have the BIA logo on it.

**ACTION:** Betty Konc to bring Ted Buck's idea to the EDO in an effort to get the number of vessels and visitors.

**ACTION:** Ted to put together a survey that the BIA could send out and that this survey should have the canal traffic numbers.

Both actions needed by September 2019.

2020.

**ACTION:** Frank Beres to revamp the “No Parking” cards.

**ACTION:** Mary-Lou Ambrose-Little to look into getting the banners.

Motion: “to continue looking into this proposal and revisit all action items for completion.” **Motion: Frank Beres;**

**Seconded: Rob Phillips. Motion Carried**

**Board Vacancies:** by Betty Konc

There are 2 openings. There are also 2 businesses showing interest in these board positions.

All interested need to submit their interest in writing to Chair Betty Konc.

**Pop-Ups/Beautification/Rack Cards:**

Rack cards printed and distributed at the meeting by Mary-Lou Ambrose-Little. She will go around to businesses starting immediately to distribute to all businesses. Pop-Ups seem to be working well. Motion: “to investigate the purchase Banners to be part of the beautification.” **Motion: Betty Konc; Seconded: Michelle Benest-Tanner. Motion Carried**

**Council Representative’s Report: (Donna Kalailieff)**

Clean up of the downtown area is happening. Should be done in time for Canal Days.

The street dressing is done to a degree.

New garbage containers: No estimate as to when this will be completed.

Mentioned that 12 lights are out and has been brought to the attention of the city. As this service is completed by a third-party vendor the lights will not be fixed until this vendor’s minimum has been reached and at this time 12 lights are below the minimum. Pilot House now has No loitering signs posted.

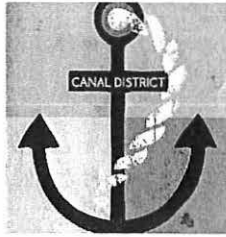
Donna has asked that business proprietors take ownership of sweeping their respective frontages and removing of any vehicles at night. The removal of the vehicles is so that those streets can be cleaned.

Motion: “to carry this information forward.” **Motion: Michelle Benest-Tanner; Seconded: Frank Beres. Motion Carried**

**Adjournment:** 8:00 PM.

**NEXT MEETING DATE:** Wednesday, Sept. 25, at 6:30 PM Location: 223 King Street.

**Attachments:** 3 reports, 6 pages.



City of Port Colborne  
**RECEIVED**  
APR 12 2020  
CORPORATE SERVICES  
DEPARTMENT

**Port Colborne Downtown Business Improvement Area Board of Management  
Minutes of Regular Meeting, Wednesday Sept 25, 2019  
223 King Street Meeting Place**

**Attendance: Jesse Boles, Norbert Gieger, Betty Konc, Frank Beres, Robert Phillips, Michelle Benest-Tanner, and Frank Beres.**

**Council Representative: Donna Kalailieff.**

**Staff: Mary-Lou Ambrose-Little.**

**1. Welcome. Chair opened meeting @ 6:40 pm.**

**2. Disclosures: None.**

**3. Approval of Agenda: Motion: Jesse Boles, second by Michelle Benest-Tanner. Motion Carried.**

**4. Approval of the Previous Minutes Motion: Frank Beres and second by Michelle Benest-Tanner. Motion Carried.**

**5. Business arising from previous meeting:**

**Betty reported that the information required on the number of vessels and visitors has been provided.**

**6. REPORTS**

**Treasurer's Report: Betty set 30 minutes to discuss budget for 2020. A hard copy of the approved budget for 2019 was provided to members. True figures were provided for costs of Radio spots, and Events. Good news is that there is an increase in HST rebate. Full details of figures provided under separate minutes for Budget meeting in October.**

**Radio Spots: Run from Feb. 24<sup>th</sup> to Dec 29<sup>th</sup>.**

**Julie had taken care of arranging the radio spots for 2019. Original number of spots was 15 and now 14 at 60 seconds. This covers a full week.**

**Expenditure suggestion: Taste of Port Colborne: suggested BIA finance advertising at a cost of \$440.**

**Rack Cards/Maps:** suggested that we ask Main Street BIA if they want to share the cost of Map advertising as it benefits both the Main Street area and the Downtown core. Betty to look into this.

**Mary-Lou** to look into costing a larger order of rack cards 5,000 to 10,000 to decrease cost and increase rack cards as there were limited supplies this year.

**Tode signs** yearly cost needs to be reviewed and due date needs to be clearly set.

**Betty** set forward that another separate meeting for budget was required.

**Art Crawl:** no new information on previous idea from September's meeting. Betty to look into it.

**Harvest Fest:** Not much to report. Mary-Lou said all is good. Everyone had done a great job. Betty Konc mentioned that Mary Lou has done a great job at getting sponsorships and vendors.

**Tug Boat Santa:** Dee has brought in \$550.

**Taste of Port Colborne:** All is good to go for the weekend of October 18, 2019

**Council Representative's Report:** (Donna Kalailieff)

**A:** City looking at putting out more trees but in planters and once too large will be transplanted to one of the local parks.

**B:** Looking at more illuminating of the downtown core.

**C:** The trash cans are coming. They are all black and very versatile.

**D:** There are plans in the works for the repair of the docks.

**E:** Pilot house has been painted.

**F.** Arborist has looked at the trees on West Street and said the trees had to be removed. The trees have been removed but there was not communications with the local merchants by city hall. There is no back up at this time.

It was suggested that City Hall looks to being more proactive communicating with the merchants when doing works project.

Donna mentioned she had gone to a conference that had vendors and she had found some great items for illuminating and planters for the trees, which she has brought back to city hall. She even managed a few samples.



**Staff Report (as submitted/attached). Reviewed by Mary Lou Ambrose-Little.**

**Motion to accept the reports as presented.**

**Motion: Frank Beres, seconded Donna Kalailieff. Motion Carried.**

## **7. New Business**

**WIFI of downtown core. We have received a quote. Total cost \$69,000. This cost is comprised of 14 access points/units, equipment and install.**

**There is than a monthly cost of \$225 plus HST for 3 yr. contract plus \$150/month for service fee. Or \$400/month plus HST with 3 yr. contract which will include everything.**

**Questions arising from this quote:**

- a. How much power do the units use?**
- b. Who covers the cost of the power usage?**
- c. How big is the antennae?**
- d. Is there a solar option to power the units?**
- e. What type of warranty/insurance is there on the units and how are the building/merchants that provide locations for said units protected?**

**Suggested that BIA cover the monthly costs and City Hall cover the installation cost.**

**Synopsis of Board Members Duties and Expectation: Michelle Benest-Tanner**

**A copy of the Synopsis was provided at the meeting. The idea is that at the meeting of voting new board members that this synopsis be provided to all that are present so that individuals could make a more informed decision as to what position they may be interested in.**

**Suggestion: Mary-Lou to send out an electronic copy of the Terms of Reference to all members.**

**This synopsis will have to be voted on at the Annual General Meeting as it will be part of the Terms of Reference.**

**Motion: Frank Beres, seconded Michelle Benest-Tanner. Motion Carried.**

**NEXT MEETING: Budget meeting, Wednesday October 16, 2019 @ 6:30 pm.**

**Location to follow and Regular Board meeting, Wednesday October 23, 2019 @ 6:30. 223 King Street.**

**8. Adjournment: 8:10 PM**

**Attachments; 3, 6 pages.**

**Port Colborne Downtown Business Improvement Area Board of Management  
Minutes of Regular Meeting, Wednesday October 23, 2019  
223 King Street Meeting Place**

City of Port Colborne  
**RECEIVED**  
APR 12 2020  
CORPORATE SERVICES  
DEPARTMENT

**Attendance:** Betty Konc, Michelle Benest-Tananer, and Robert Phillips.

**Regrets:** Donna Kalailieff.

**Guests:** Larry Beverly, Lesley Stratford.

**Staff:** Mary-Lou Ambrose-Little.

**Welcome.** Chair opened meeting @ 6:40 pm

**Disclosures:** none

**Quorum:** No Quorum. The meeting consisted of discussions only.

**Discussion Points**

**Budget:** Cost of monthly WIFI put budget over but could use surplus fund from 2019 to balance. Also, the HST rebate total is still unknown at this time and could be another option to balance budget. Contingent on City Hall approving the WIFI project.

**Maps Quote:** is \$775.00 + HST. Count is 500 maps in total comprising of 10 pads with 50 maps in each pad. This cost is under revenue in budget as there may be not only a recouping of cost but possible profit from the advertising spots sold. Suggested we might hire Keith Overend, The Map Guy to design this project. Suggestion to partner with Main Street BIA on this project. Need a Subcommittee to work on this project.

**Digital Main Street:** we had a visit and the representative will be meeting with local merchants to look into the individual digital needs. There is \$2,500 for upgrade purposes to assist in such costs. There is an involved process to qualify.

**Taste of Port Colborne:** by all involve it would seem to be a success. The Flying Squirrel even had a request for the Taste of Port Colborne one day early and fulfilled the customer's request. At time of meeting which was just after the ending of Taste of Port Colborne there still seemed to be a lot of customer traffic.

**Harvest Fest:** all new vendors from this year say they will be coming back next year. Over all positive response.

**Tug Boat Santa:** task list, Dee Tillbrook to follow up.

1. Joe Crawford signed on as Santa.
2. Guild Hall booked.
3. Need to contact Harbour Master regarding tugboat need.

**Art Crawl:** No new details therefore Mary-Lou will call.

**Banners:** Tourism funding available through Partnership Niagara. Date for submission getting close.

**Google Analytics:** Overall wonder as to visitor searches for Port Colborne: Mary-Lou Ambrose-Little to google my Business to find out these stats and send to secretary Michelle Benest-Tananer; to be included in next minute notes.

Adjournment: 7:45 PM  
Attachments; 1:1 page.

**2020 Downtown Port Colborne BIA - Board Meeting**  
Wednesday, February 12, 2020 - 6:30 PM  
21 Charlotte Street, Port Colborne  
MINUTES

**Attendance:** Norbert Gieger, Michelle Benest-Tananer, Karrie Haynes, Frank Beres, Councillor Donna Kalailieff, and Robert Phillips.

**Regrets:** Betty Konc.

**Absent:** Jesse Boles.

**Guests:** Larry Beverly, Mary Burke, Conrad Davies and Rob Carter.

**Welcome**

Everyone introduced themselves and Norbert Gieger welcomed all the new attendees to the meeting. Tonight's meeting will be chaired by Norbert Gieger.

**Call to order**

6:35 PM

**Declaration of Pecuniary Interest**

None

**Approval of Agenda**

A short Financial Report and Appointment of the Treasurer to be added to the agenda.

Motion to: Approve the agenda with additions.

Moved: Michelle Benest-Tanner      Seconded: Frank Beres      Carried.

**Approval of Minutes**

Last regular meeting on October 26, 2019, there was no quorum so a summary of discussions was done. No motions made.

Motion to: "Receive the Summary of Discussions of the October 26, 2019 Meeting for information."

Moved: Michelle Benest-Tanner      Seconded: Frank Beres      Carried.

**Business Arising**

Arising for the AGM Meeting, the development of a food truck/supper market night and the 2<sup>nd</sup> annual Taste of Port Colborne. A meeting will be scheduled before the end of February. Plenty of discussion around different area food truck/supper market and looking into an LCBO license and how other towns have managed this. Also, locations were suggested: Market Square, Mariner Park, West Street by Water Tower. Maybe close street for the night was suggested

Motion to: "Have staff to invite community partners and businesses to an event planning meeting before the end of February." Moved: Frank Beres      Seconded: Norbert Gieger      Carried

Action: Mary-Lou Ambrose-Little to arrange.

Frank Beres indicated that he and the Traffic Flow Committee re West Street will be meeting shortly to finalize their recommendation.

## **REPORTS**

### **Financial Report**

Mary-Lou reported that no bank statements were available to update balance on hand.

#### January Expenses:

Business Cards \$101.70

Flowers (2019) \$2,486.00

Computer (unlocked)\$288.14

Rent (Office) \$206.13            Total: \$3,081.97

Thanks to Juli Longaphie, who prepared the year end financials for the Board. Mary-Lou further reminded the Board that they will need to appoint a Treasurer tonight and Karrie Hayes is willing to take on that role. City Budget will likely be finalized the end of February and the 2019 Books are in for audit.

### **Harvest Fest**

Set for Saturday, September 26, 2020 10:00 AM to 4:00 PM.

Action: Committee to meet soon.

### **Tug Boat Santa**

Set for Saturday, December 5, 2020 1:00 PM to 4:00 PM

### **Art Crawl**

Set for Saturday, June 20, 2020, 12 Noon to 8:00 PM. A committee of four volunteers are working on the event. Mary-Lou attended their meeting and they appear well organized and use the \$2,000 sponsorship from the BIA for radio advertising, marketing and printing costs. Both Putzy Madronich and Chris Summerhayes confirmed that the support that they would like to see is staff attending and sharing resources with their committee.

### **Council**

Councillor Donna Kalailieff that there is a real willingness coming from the City and other community partners moving forward on new projects together.

City's logo and branding is not finalized but will be shortly and information will be circulated. Need a comment from the BIA by February 19.

Cruise ships will be coming this summer and businesses are requesting more information so they can plan staffing. Viking River Cruises is designing ships specifically for cruising the Great Lakes. Boats will be able to dock on the west side of the canal this season and the water towel lands to be developed into community park area with parking.

Niagara 2021 Canada Summer Games Invitation to participate and South Niagara Chamber of Commerce as a resource to local business. Council Kalailieff will forward more information as it is available.

Donna also spoke to businesses closing and vacancies within the downtown core and let us know that there are new businesses opening soon.

Donna recognized, supports and is working on more partnership with City Hall and the main departments that a partnership with the Downtown BIA would enhance.

### **Staff**

Mary-Lou Ambrose-Little provided a written report which was sent out in advance of this evenings meeting. She further reported that there are only 3 spots left for weekly radio advertising. The City has a feasibility study underway to look at a business incubator site in Port Colborne. This would assist start of business with resources and training. Proposed site is the Roselawn Centre. Harvest Festival draft sponsor package was sent out. A 2019 sponsor is requesting exclusivity as the presenting sponsor. Vendor rates to remain the same as the 2019 event to encourage community involvement. Harvest Fest to be discussed at the



March meeting. Lighting Displays, a committee may need to be struck to work on this project. There is willingness from the City and the Main Street BIA to work together.

**Motion to: “receive the reports as presented.”**

Moved: Norbert Gieger    Seconded: Michelle Benest-Tananer. Carried.

**Correspondence**

None

**New Business**

General discussion on the number of businesses leaving the downtown area and also comments regarding the same issue in the Main Street BIA area. Thoughts were that maybe Roselawn be part of the Downtown BIA and this would entail revisiting the boundaries of the BIA area.

Digital Main Street was also discussed. Rob Carter shared that the videos were great. Thus far no one has heard if anyone qualified for the \$2,500 grant that the Digital Main Street offered. Shared that a 360 video of premises was available for free to all businesses. Just need to contact Brittney. It was suggested that we invite Brittney, the Digital Main Street local representative to our next meeting. All members thought this was a good idea. It was also discussed during this open dialogue that we look to have a Chamber of Commerce member come and present their success stories that the Chamber has had with their digital presence. Donna to look into this.

Both Rob Carter and Conrad Davies have indicated interest in becoming involved with the BIA. As Conrad Davies was indicated as a possible director at the last BIA meeting in March, Michelle Benest-Tanner nominated Conrad Davies as Director, but Conrad Davies declined nomination. As Robert had also indicated that he would stand for the board opening as a director. Conrad Davies has volunteered to assist as a committee volunteer and remain active with the Board.

Hearing no others interest in being appointed to the Board. Motion to: “Appoint Rob Carter to the BIA Board as a director.”

Moved: Michelle Benest-Tanner    Seconded: Rob Phillips    Carried.

**Motion to: “Adjourn the meeting.”**

Moved: Rob Phillips    Seconded: Michelle Benest-Tanner    Carried.

**Adjournment: 9:00 PM**

**NEXT MEETING**

Wednesday, March 11, 2020 6:30 PM

Downtown BIA Office, 21 Charlotte Street

**2020 Downtown Port Colborne BIA - Board Meeting**  
Wednesday, March 11, 2020 - 6:30 PM  
21 Charlotte Street, Port Colborne  
**MINUTES**

**Attendance:** Jesse Boles, Rob Carter, Norbert Gieger, Michelle Benest-Tananer, Frank Beres, and Betty Konc.

**Regrets:** Karrie Haynes, Councillor Donna Kalailieff, Robert Phillips and Nicole Halasz.

**Staff:** Mary-Lou Ambrose-Little.

**Guests:** Judith Boreniec, Bonnie Beres, Brittany Ditzio, Leslie Stafford, Mary Burke, and Conrad Davies.

**Welcome**

Everyone introduced themselves and Betty Konc welcomed all the new attendees to the meeting.

**Call to order**

6:39 PM

**Declaration of Pecuniary Interest**

None

**Approval of Agenda**

No Additions to the agenda.

Motion to: Approve the agenda with additions.

Moved: Frank Beres      Seconded: Jesse Boles      Carried.

**Approval of Minutes**

To approve the minutes from the February Meeting.

Motion to: "Approve the Minutes of the February 12, 2020 Meeting, with amendments."

Moved: Jesse Boles      Seconded: Rob Carter      Carried.

**Business Arising**

Meeting have taken place to discuss the Supper Market and a Spring Taste of Port Colborne - Discovery Week.

Betty recommended that the BIA request that both the Roselawn Centre and Talwood Manor B & B be included in the boundaries of the Downtown BIA.

Motion to: "Request the addition of Roselawn and Talwood Manor into the Downtown BIA area."

Moved: Jesse Boles      Seconded: Frank Beres      Carried

Action: Betty Konc to send the request to the City of Port Colborne for Council approval.

**Guest Speakers**

Brittany Ditzio, Digital Main Street presented an update on the program. The grants are now closed. There are other benefits such as the 360-degree videos still available to business who request it. This includes business nit in the BIA area.

Nicole Halasz, City of Port Colborne has sent regrets for tonight will present at the April Meeting.

## **Business Arising**

To be added by Michelle.

## **REPORTS**

### **Financial Report**

None.

### **Harvest Fest**

Set for Saturday, September 26, 2020 10:00 AM to 4:00 PM. Registration fees to be approved and the proposed changes to the sponsor package. Some adjustment to be made to the platinum level to make it more attractive to a title sponsor, but it will not be exclusive.

### **Tug Boat Santa**

Set for Saturday, December 5, 2020 1:00 PM to 4:00 PM. BIA volunteers organize this event.

### **Art Crawl**

Set for Saturday, June 20, 2020, 12 Noon to 8:00 PM. The committee is out there promoting and looking for more vendors.

### **Taste of Port Colborne**

A long discussion regarding a spring Taste event which was proposed to be a Discover Week which did not receive support. The feeling was to do a similar restaurant week only that includes the Downtown Area. Main Street is not interested in the spring event. The City will assist with video changes, advertising and will host a meeting shortly to talk about the whole "Taste of" concept as a new brand for the City of Port Colborne.

### **Supper Market**

The consensus was to proceed as originally proposed with an eight-week supper market at the Market Square with Jesse Boles and Conrad Davies will co-lead the event. The Main Street BIA is aware of the Downtown BIA proposal. Main Street BIA going to set up a Supper Market on Wednesday night, no matter what the Downtown BIA decides to do. In further discussions, Main Street proposed that the market share with each BIA having four weeks in their area.

Motion to: "that the supper market be planned for the Downtown BIA for 8 weeks."

Moved: Frank Beres    Seconded: Jesse Boles. Carried.

*Michelle check your motion, don't know if this is wording.*

### **Council**

Mary-Lou Ambrose-Little reported on behalf of Councillor Donna Kalailieff that there is a real willingness coming from the City and other community partners moving forward on new projects together. BIA members are welcome to attend Canal Days Meeting.

### **Staff**

Mary-Lou Ambrose-Little provided a written report which was sent out in advance of this evenings meeting. She further reported that Port Cares Job Developer, Andrea Boiter will present information on jobs options for Downtown businesses at the April Meeting. Nicole Halasz, Manager of Parks & Recreation with the City will attend and talk about the City's role in events. She would like to see more partnerships with community groups and the two BIAs.

Business Profiles will begin shortly featuring owners and a bit of history of the business. Local photographer Deann Samms will be assisting with this project.

Sail into Spring Promotion, business participating need to contact Juli or Mary-Lou. (ASP).

Staff will be less involved in sharing local business information on social media as there seems to be some feelings that certain businesses are receiving more shares. Business will now be expected to share their information with <https://www.facebook.com/DowntownPortColborne/>

Staff have applied for grants through Farm Credit Canada, CAA Community Boast, OLG, and Niagara Culture Investment Fund.

### **Correspondence**

None

### **New Business**

General discussion on the number of businesses leaving the downtown area and also comments regarding the same issue in the Main Street BIA area. Thoughts were that maybe Roselawn be part of the Downtown BIA and this would entail revisiting the boundaries of the BIA area.

Digital Main Street was also discussed. Rob Carter shared that the videos were great. Thus far no one has heard if anyone qualified for the \$2,500 grant that the Digital Main Street offered. Shared that a 360 video of premises was available for free to all businesses. Just need to contact Brittney. It was suggested that we invite Brittney, the Digital Main Street local representative to our next meeting. All members thought this was a good idea. It was also discussed during this open dialogue that we look to have a Chamber of Commerce member come and present their success stories that the Chamber has had with their digital presence. Donna to look into this.

Fair Trade takes place on Friday, May 8<sup>th</sup>, with Saturday, May 9<sup>th</sup> as the Fair-Trade Crawl. Nine businesses are recognized for involvement with Fair Trade products.

Jesse Boles proposed that the Fair-Trade Committee would take on the replacement of the Downtown Banners as their project at no cost to the BIA. Michelle add what you need to, didn't take good notes on this discussion or the wording of the motion. Sorry!!!

Motion to: "Approve the Fair-Trade Committee taking on the banner project.at no cost to the BIA."

Moved: Jesse Boles      Seconded:      Frank Beres      Carried.

As a result of the COVID-19 Pandemic, it will be necessary to do a risk assessment for larger festivals and event. The Harvest Festival, and Supper Market will have to do an assessment.

Action: Betty Konc will discuss with the City of Port Colborne.

Motion to: "Adjourn the meeting."

Moved: Jesse Boles      Seconded:      Frank Beres      Carried.

**Adjournment:** 9:15 PM

### **NEXT MEETING**

**Wednesday, April 8, 2020 6:30 PM**



Downtown BIA Office, 21 Charlotte Street

# Downtown Port Colborne Business Improvement Area

Approved Budget 2019

	Budget 2019	Unaudited 2019	Budget 2020
<b>Revenues</b>			
Tax Levy	34,333	39,608	34,333
Radio Co-op Advertising	4,400	2,800	4,410
Map Advertising	1,500	-	1,500
Event Sponsorship/Vendors	2,000	3,815	2,000
Other	-	250	250
<b>TOTAL REVENUE</b>	<b>42,233</b>	<b>46,473</b>	<b>42,493</b>
<b>Expenditures</b>			
Advertising & Promotion		10,075	
Radio Spots	10,300	-	10,632
Rack Cards/Maps	2,000	-	2,000
Social Media/Website		-	500
Digital/Print Advertising	1,000	-	1,000
Signage	1,200	-	
Events		6,353	
Art Crawl	2,000	-	2,000
HarvestFest	2,000	-	2,000
Tug Boat Santa	750	-	750
NEW - other	250	-	1,000
Beautification		507	
Flower Baskets	2,450	-	2,450
Banner/wreaths	2,900	-	2,900
misc.		-	1,000
Administration	15,000	8,475	15,000
Legal & Audit	1,483	1,616	1,620
Office	2,400	2,041	2,600
Depreciation	-	-	-
	<b>43,733</b>	<b>18,992</b>	<b>45,452</b>
HST Rebate	1,500	1,135	1,500
Change in operating fund	- 1,500	27,481	- 1,459
Operating Fund balance beginning of year	35,546	35,546	64,162
Operating Fund balance, end of year	<b>35,546</b>	<b>64,162</b>	<b>64,203</b>

<b>Bank Balance</b>	<b>04-Dec-19</b>	<b>\$47,689.45</b>
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APR 12 2020

CORPORATE SERVICES  
DEPARTMENT

**2020 Downtown Port Colborne BIA  
STAFF REPORT  
Wednesday, March 11, 2020**

**General Information**

- Art Crawl has requested the opportunity to paint the downtown service grates as a part of their June 20<sup>th</sup> event. (Jessica Misner)
- Harvest Festival Sponsorship Package completed and ready for approval.
- The 2<sup>nd</sup> Taste of Port Colborne is budgeted for a fall event. This is a partnership between the Main Street BIA, Downtown BIA and the City of Port Colborne. It is proposed that the City be the lead partner.
- Digital Main Street Project technology upgrades is completed and several businesses have taken advantage of this opportunity. Currently there is an opportunity to enroll in Social Media training. Contact is Brittany Ditzio 289-213-6595 or email: [bditizio@st.catharines.ca](mailto:bditizio@st.catharines.ca)
- Downtown Maps are being developed for 2020 with a map of the BIA area on one side and cycling on the other. Steven Rivers is assisting with this as is the Map Guy, Keith Overeen.
- Rack Cards to be designed with a local photographer Deana Samms ready for distribution in May. Deanna will also help with the business owners feature coming up end of this month.
- Radio Ads only three weeks left.
- Event Planning meeting held on Feb. 27 to set up committees for Spring Taste of Port Colborne, Harvest Festival and the proposed Supper Market. Many new volunteers have put their names forward to work on the events. The Main Street BIA is interested in hosting the supper market on Wednesday nights.

**New Businesses:** welcome to: South Port Condo Show Room & Sales Office, 9 Clarence Street and The Village Hall Sanctuary on Elm, 76 Elm Street. **Closing:** Ulla La La Designs, A Ravens Nest and Sidey's Flowers & Gift Shop

**Submitted by:**

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Downtown Port Colborne BIA

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