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Introduction

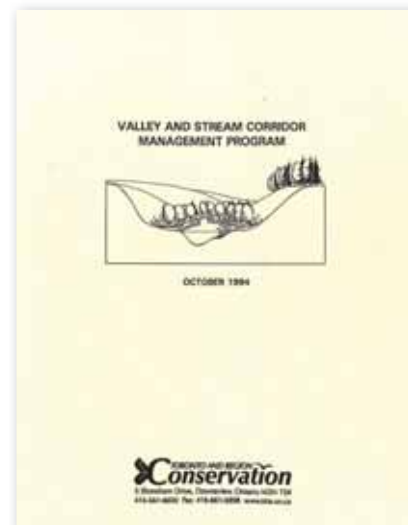
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1.1 Purpose and Scope

In many different capacities, Toronto and Region Conservation Authority (TRCA) partners in a variety of initiatives with municipal, provincial and federal governments, corporations, grass roots community groups, and others to help achieve our goals in support of a greener, cleaner, healthier place to live. Among TRCA's various functions is to promote and help implement sustainable community development by advising stakeholders and regulating activities in the planning and development process. The Living City Policies for Planning and Development in the Watersheds of TRCA (The LCP) contains the principles, goals, objectives, and policies that guide and administer TRCA's planning and regulatory responsibilities.

The Valley and Stream Corridor Management Program (VSCMP) served as TRCA's main policy document for planning and regulation from October 1994 to (date to be inserted). The LCP supersedes Sections 1 through 4 of the VSCMP while still incorporating its valuable foundation of principles and policy intent. In addition,

The LCP reflects and clarifies the current practice of TRCA's role as a watershed and shoreline manager, regulator, commenting agency, service provider, and landowner in the context of the planning and development process. These roles reflect many new directions that have developed since the VSCMP was first formulated and adopted in 1994.



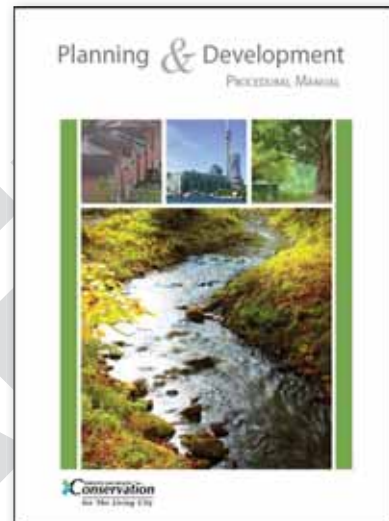
In brief, The LCP will serve to:

- Reflect new or updated requirements in federal, provincial, and municipal legislation, policies, and agreements affecting conservation authorities in general, and TRCA in particular;
- Indicate to all stakeholders TRCA's overall vision, mission, strategic objectives and corresponding goals, objectives, principles and policies for planning and development;
- Reflect the latest science revealed through the most recent TRCA integrated watershed plans and other TRCA research, such as: a systems approach to natural heritage protection; innovative approaches in water management; promoting adaptive management; the consideration of *cumulative impacts*; and maximizing *ecosystem services* in both the natural and built environments.
- Advocate for The Living City in order to complement our mandated regulatory and plan review roles in the planning and development process;
- Implement policies for TRCA's updated section 28 Regulation (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses);
- Clarify and implement TRCA responsibilities for Lake Ontario shoreline/waterfront management;
- Add policy emphasis to the *restoration*, *remediation*, and enhancement of existing water and natural heritage systems in response to provincial planning directions geared to urban *redevelopment* and intensification.

1.2 Associated Technical Guidelines and Updates to the Document

Many times in The LCP, readers are directed to TRCA's Planning and Development Procedural Manual. The Manual identifies the procedural and technical requirements that need to be met when seeking planning, regulatory, or other forms of approvals from TRCA. It also contains appendices with TRCA technical checklists and guidelines periodically referred to throughout The LCP as *TRCA Standards*. The Procedural Manual was endorsed by TRCA's Board in 2008 under resolution #A196/07. At that

time, the Board also endorsed that TRCA staff be given the authority to make any necessary updates to the Manual to reflect any procedural issues related to legislative change or technical updates related to current practices. This is distinct from any necessary updates to The LCP, which will be done with the appropriate public notice and consultation, including public circulation, public meetings as appropriate, and Authority Board approval.



1.3 Applicability and How to Read this Document

The LCP is issued under the authority of Section 20 of the *Conservation Authorities Act* and were endorsed by TRCA's Authority Board on (insert date of approval) (see Authority Board Resolution on p. i). The LCP document applies to all applications, matters, or proceedings submitted to TRCA on or after (insert date). The LCP does not apply to any applications, matters or proceedings submitted to TRCA before (insert date) that are still in the review process; nonetheless, best efforts should be made by all stakeholders involved in these files to meet the policies and principles of The LCP.

Except for references to statutes that are italicized, all italicized terms in this document are defined in the Glossary. For other terms, the normal meaning of the word applies. **Of particular distinction is the term, development, which has a different meaning under**

the **Planning Act** than in the **Conservation Authorities Act**. Therefore, when development is used in the **Environmental Planning Section (7.0)**, the **Provincial Policy Statement** definition applies. Conversely, when development is used in the **Regulation Section (8.0)**, the **Conservation Authorities Act** definition applies.

The Living City Policies for Planning and *Development*, are organized as follows:

1 Introduction

Purpose, scope, guidelines, updates, and how to read this document

2 The Toronto Region

A description of TRCA's jurisdiction

3 Legislative Foundation

An overview of TRCA's mandate as outlined in legislation, regulation, and agreements

4 TRCA History and Evolution to The Living City

Describes the evolution and adaptation of TRCA's roles and responsibilities over time

5 The Living City

The Living City vision, mission, strategic objectives, and the corresponding principles for planning and development

6 Paths to Achieving The Living City: Policies for Sustainable Communities

Policies for TRCA's advocacy role in the process of building sustainable communities

7 Policies for Environmental Planning

Policies for TRCA's role as a public commenting body in the planning and development process

8 Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation

Policies for TRCA's regulatory review and approval process

Glossary - Definitions of terms used in the document

References - Sources used in the development of the document

Appendix A - Municipal Policies for Approved Special Policy Areas and Two Zone Areas

Appendix B - Illustrative Examples of the Natural System

Appendix C - Defining the Limit of Regulated Areas

The LCP is more than a set of individual policies. It is intended to be read in its entirety and all relevant policies are to be applied to each situation. While specific policies sometimes refer to other policies for ease of use, these cross-references emphasize the need for reading The LCP as a comprehensive and integrated suite of policies. Also of note is that sidebars with text are provided throughout the document for information only and do not constitute policy. Policies are shaded in blue and are preceded by the phrase, "It is the policy of TRCA."

The policies for the planning (Section 7) and regulatory processes (Section 8) are set out separately, unlike the integrated format of the VSCMP, in order to improve clarity on TRCA's role in the development approvals process.

Finally, it should be stated that other legislation, regulations, and/or approvals may apply to development proposals reviewed under The LCP. Review under this document does not address the approval requirements of other potentially affected agencies.