

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

In many different capacities, the Toronto and Region Conservation Authority (TRCA) partners in a variety of initiatives with municipal, provincial and federal governments, corporations, academics, 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 (LCP) contains the principles, goals, objectives, and policies approved by the TRCA Board for the administration of TRCA's legislated and delegated roles and responsibilities in the planning and development approvals process.

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)~~ October 2014. The LCP supersedes ~~all of Sections 1 through 4 and elements of Sections 5 and 6 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~~ public commenting body, service provider, resource management agency, a representative of the provincial interest for natural hazards, a regulator, commenting agency, service provider, and a 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 serves to:

- Maintain or strengthen the policy foundation from the VSCMP while reflecting new or updated requirements in federal, provincial, and municipal legislation, policies, and agreements affecting conservation authorities, and TRCA in particular;
- Indicate to all stakeholders TRCA's overall vision, mission 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 and enhancement; 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 UPDATES/AMENDMENTS TO THE DOCUMENT

Any updates or amendments to the policies of the LCP will be done with the appropriate public notice, stakeholder consultation, and TRCA Board approval.

1.3 APPLICABILITY

The LCP is issued under the authority of Section 20 of the *Conservation Authorities Act* and was endorsed by TRCA's Board on November 28, 2014~~(insert date of approval)~~ (see Authority ~~Board~~ Resolution on p. i). The LCP document applies to all new applications, matters, or proceedings submitted to TRCA on or after ~~(insert date)~~ November 28, 2014. Given that the document is largely a policy expression of current practice, consistent with the current legislative framework, ~~t~~The LCP ~~does not also apply~~ applies to ~~any~~ all active applications, matters or proceedings ~~submitted to before~~ TRCA ~~before as of~~ November 28, 2014~~(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 intent of the policies and principles of the LCP.

1.4 ASSOCIATED TECHNICAL GUIDELINES

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. 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. As well, the Procedural Manual contains appendices with TRCA technical checklists and guidelines periodically referred to throughout The LCP as *TRCA Standards*. Some of the larger TRCA technical guidelines are "stand alone" documents but are referred to in the Procedural Manual. For many of these larger, stand-alone documents, there has been an external stakeholder consultation process for commenting on drafts of these documents before they were finalized and approved by TRCA's Board.

1.5 HOW TO READ THE LCP

Except for references to statutes that are italicized, all italicized terms in the LCP 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.

Definition of Development: In the Environmental Planning chapter (Section 7.0) of the LCP, the Provincial Policy Statement definition of *development* applies, whereas in the Regulation chapter (Section 8.0) the *Conservation Authorities Act* definition applies. The Provincial Policy Statement (PPS 2014) definition includes lot creation but does not include grading. *Development* in the Section 7.0 is often mentioned in tandem with *site alteration*, as in the PPS. As well, the PPS definition of *development* does not include activities that create or maintain *infrastructure* authorized under an environmental assessment process. The full definitions of *development* are in the definitions section of The Living City Policies.

The LCP is organized as follows:

1 Introduction

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

2 The Toronto Region

A ~~political—jurisdictional~~ and ~~biophysical description—overview~~ of TRCA's ~~jurisdiction~~watersheds, and ~~their~~ts issues, challenges and opportunities.

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

The evolution and adaptation of TRCA's roles and responsibilities over time and looking ahead.

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; recommendations for TRCA's work with its partners and to approval authorities.

7 Policies for Environmental Planning

Policies for TRCA's role as a public commenting body, resource management agency, service provider and landowner under the *Planning Act* and the *Environmental Assessment Act*; this chapter also includes policies for TRCA's delegated role under the *Planning Act* ~~for~~ to represent the provincial interest in natural hazards.

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 permit approval process.

Glossary - Definitions of terms used in the document

References - Sources used in the development of the document

Appendix A – Illustrative Examples of the Natural System

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

Appendix C - Defining the Limit of Regulated Areas

Appendix D – Illustrative Examples of Additions to Buildings in the Flood Hazard

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. That being said, the policies for advocacy (Section 6), planning (Section 7) and regulation (Section 8) are set out separately, unlike the integrated format of the VSCMP (TRCA's previous policy document) in order to improve clarity on TRCA's role in the development approvals process.

Also of note is that sidebars with text, photos, and illustrations are all provided throughout the document for information only and do not constitute policy; the preambles to policy sections provide an overview of the rationale for the policies. Policies are shaded in blue and are preceded by the phrase, "It is the policy of TRCA." The principles, goals and objectives in The LCP reflect the intent of the policies, and ~~the preambles to policy sections provide an overview of the rationale for the policies~~ accordingly, should be considered in any interpretation of the policies.

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.