

**Grey Sauble Conservation Authority**  
**R.R. #4, 237897 Inglis Falls Road**  
**Owen Sound, Ontario N4K 5N6 (519) 376-3076; ext. 221**  
**[v.coleman@greysauble.on.ca](mailto:v.coleman@greysauble.on.ca)**

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**The next regular meeting of the Grey Sauble Conservation Authority Board of Directors is scheduled for Wednesday, December 21<sup>st</sup>, 2022, at 1:15 p.m. The regular meeting will occur in a hybrid format, both in person at the GSCA Administrative Centre and via the Webex web-based application. Please notify Valerie Coleman if you are unable to attend.**

**Directors**

Greig, Scott (Chair)  
Bell, Tony  
Carleton, Sue  
Dubyk, Nadia  
Kirkland, Jay  
Koepke, Marion  
Mackey, Scott  
Maxwell, Alex  
Moore Coburn, Cathy  
Shaw, Jennifer  
Uhrig, Robert

**Honourary Members**

Elwood Moore  
Betty Adair

Oosting, Lara, MNRF Peterborough  
Allison, Tracy, MNRF Owen Sound  
Byers, Rick, MPP Bruce Grey Owen Sound  
Ruff, Alex, MP Bruce Grey Owen Sound  
Dowdall, Terry, MP Simcoe-Grey  
Saunderson, Brian, MPP Simcoe-Grey

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**Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

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**[https://www.youtube.com/channel/UCy\\_ie5dXG8aFYDYG8tV9Yg/videos](https://www.youtube.com/channel/UCy_ie5dXG8aFYDYG8tV9Yg/videos).**

***Please note that this is a Notice of Meeting only for your information.***

The Sun Times  
Bayshore Broadcasting  
The Meaford Independent  
The Bounce  
The Wiarton Echo  
The Advance  
The Post  
The Thornbury Paper  
The Hub Owen Sound  
Blue Mountains Review  
South Grey News  
Collingwood Today

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**Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

## AGENDA

Grey Sauble Conservation Authority  
Full Authority Meeting  
Wednesday, December 21, 2022, at 1:15 p.m.

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**1. Call to Order**

We acknowledge with respect, the history, spirituality, and culture of the Anishinabek: The People of the Three Fires known as Ojibway, Odawa, and Pottawatomi Nation, who have inhabited this land from time immemorial. And further give thanks to the Chippewa of Saugeen, and the Chippewa of Nawash, now known as the Saugeen Ojibway Nation, as the traditional keepers of this land. We also recognize, the Metis whose ancestors shared this land and these waters. May we all, as Treaty People, live with respect on this land, and live-in peace and friendship with all its diverse peoples.

**2. Disclosure of Pecuniary Interest**

**3. Call for Additional Agenda Items** - Two-thirds majority vote required to add any business items.

**4. Adoption of the Agenda**

**5. Approval of Minutes**

- i. Full Authority – October 26, 2022 – Resolution – Attachment # 1

**6. Business Out of Minutes** – None at this time.

**7. Consent Agenda**

- i. Environmental Planning – Section 28 Permits – October & November 2022 – Attachment # 2
- ii. Administration – Receipts & Expenses – October & November 2022 – Attachment # 3
- iii. Correspondence:
  - a. Letter from GSCA to Premier Ford – Attachment # 4
  - b. Letter from GSCA Environmental Planning Department – Attachment # 5
- iv. Conservation Ontario – Nothing at this time.
- v. Minutes – Nothing at this time.
- vi. Media – Attachment # 6

## **8. Business Items**

- i. Administration
  - a. Board Introduction and GSCA Overview – Information - Attachment # 7 (20 Min)
  - b. Board Meeting Schedule for 2023 – Resolution (10 Min)
  - c. Passing of Bill 23 – Information – Attachment # 8 (20 Min)
  - d. Fee Policy – Resolution – Attachment # 9 (10 Min)
  - e. Administration Office Cleaning Contract – Resolution – Attachment # 10 (10 Min)
  - f. 2023 Draft Budget – Resolution – Attachment # 11 (40 Min)
- ii. Water Management – Nothing at this time.
- iii. Environmental Planning
  - a. Environmental Planning Fee Schedule Update – Resolution – Attachment # 12 (15 Min)
  - b. Section 28 Regulation Consultation Comments – Information – Attachment # 13 (20 Min)
- iv. Operations – Nothing at this time.
- v. Conservation Lands – Nothing at this time.
- vi. Forestry – Nothing at this time.
- vii. Communication/Public Relations – Nothing at this time.
- viii. Education – Nothing at this time.
- ix. GIS/IT – Nothing at this time.
- x. DWSP/RMO Report – Nothing at this time.

## **9. New Business**

### **10. CAO's Report**

### **11. Chair's Report**

### **12. Resolution to Move into Closed Session**

- i. Minutes of the Closed Session of the Regular Board of Directors meeting held on October 26, 2022, and
- ii. Minutes of the Confidential Closed Session of the Regular Board of Directors meeting held on October 26, 2022.

### **13. Resolution that the Board of Directors has resumed Open Session**

### **14. Resolution Approving the Closed Session Minutes – Nothing at this time.**

### **15. Reporting out of Closed**

### **16. Adjournment**



## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-106

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**THAT the Grey Sauble Conservation Authority Board of Directors approve the agenda of December 21, 2022.**

**GREY SAUBLE CONSERVATION AUTHORITY  
MINUTES  
Full Authority Board of Directors  
Wednesday, October 26, 2022, at 1:00 p.m.**

The Grey Sauble Conservation Authority (GSCA) Board of Directors' meeting was held in a hybrid format of in-person at the Grey Sauble Conservation Authority Administrative Office and virtually via the meeting application, WebEx.

**1. Call to Order**

Chair Scott Greig called the meeting to order at 1:00 p.m., welcomed all those present in person and virtually, and made a land acknowledgement declaration.

Directors Present In-Person: Chair Scott Greig, Vice Chair Matrosovs, Marion Koepke, Scott Mackey, Harley Greenfield, Ryan Greig, Cathy Little, Paul Vickers

Directors Present Virtually: Cathy Moore Coburn, Paul McKenzie

Regrets: Dwight Burley

Staff Present: CAO, Tim Lanthier; Administrative Assistant, Valerie Coleman; Manager of Information Services, Gloria Dangerfield; Manager of Financial and Human Resource Services, Alison Armstrong; Manager of Environmental Planning, Mac Plewes; Forestry Technician Cam Bennett

**2. Disclosure of Pecuniary Interest**

The Directors were reminded to disclose any pecuniary interest that may arise during the course of the meeting. No disclosures of pecuniary interest were expressed at the time.

**3. Call for Additional Agenda Items**

Nothing at this time.

**4. Adoption of Agenda**

**Motion No.:**  
**FA-22-092**

**Moved By:** Scott Mackey  
**Seconded By:** Cathy Little

**THAT the Grey Sauble Conservation Authority Board of Directors approve the agenda of October 26, 2022.**

**Carried**

## 5. Approval of Minutes

Motion No.:  
FA-22-093

Moved By: Marion Koepke  
Seconded By: Harley Greenfield

THAT the Grey Sauble Conservation Authority Board of Directors approve the Full Authority minutes of September 28, 2022.

Carried

## 6. Business Out of Minutes

Nothing at this time.

## 7. Consent Agenda

Motion No.:  
FA-22-094

Moved By: Marion Koepke  
Seconded By: Andrea Matrosovs

THAT in consideration of the Consent Agenda Items listed on the October 26, 2022, agenda, the Grey Sauble Conservation Authority Board of Directors receives the following items: (i) Environmental Planning – Section 28 Permits – September 2022; (ii) Administration – Receipts & Expenses – September 2022; (vi) Recent Media Articles

Carried

Congratulations given to Planning staff on the volume of files that they have been managing.

Member Paul McKenzie joined the meeting at 1:10 p.m.

Due to a delay in connection with Lebel and Bouliane representatives, the Board decided to advance an Operations Business Item.

## 8. Business Items

### i. Operations

#### a. Compact SUV Tender Results

CAO, Tim Lanthier, presented the results of the Compact SUV tender results. Staff sent the tender to dealerships within 180 kilometers of GSCA. Four tender packages were received with a total of 12 bids. The tender allowed for Gas, Hybrid Electric Vehicle, and Electric Vehicle bids.

Upon reviewing the bids, staff recommended the purchase of a 2023 Kia Seltos LX AWD from Kia of Owen Sound at a cost of \$31,235.70, and with delivery in February 2023. Staff took fuel type, price, and availability in consideration.

A Member asked with regard to choosing a Gas vehicle versus an HEV or EV. The CAO responded that staff took into consideration fuel type, price, and availability. Due to current stock availability, an EV would not be available in an acceptable timeframe. The price of the one submitted HEV available within an acceptable timeline is approximately 60 percent higher than that of the recommended gas option.

Member Paul Vickers joined the meeting at 1:14 p.m.

It was asked whether the fuel savings of an HEV would effectively offset the extra cost of the HEV option. The CAO replied that staff did not complete a specific cost analysis but noted that the highway driving fuel consumption of both vehicles was comparable. As the use of GSCA's vehicles is primarily highway driving, the expected fuel savings would be negligible.

A Member asked if staff have considered purchasing the extended warranty, seeing that the Authority intends to keep the car past the base warranty period. The CAO replied that staff will investigate this option.

A Member asked with regard to snow tires. The CAO responded that GSCA required snow tires to be included in the bid price.

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**Motion No.:**  
**FA-22-097**

**Moved By:** Harley Greenfield  
**Seconded By:** Marion Koepke

**WHEREAS GSCA staff issued a tender for the purchase of one compact SUV passenger vehicle;**

**AND WHEREAS, Staff have received and reviewed four proposals;**

**AND WHEREAS, Kia from Owen Sound provided the lowest price and meets all requirements,**

**THAT the Board of Directors authorize staff to approve the purchase of one new vehicle from Owen Sound Kia.**

**Carried**

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**9. Presentation**

**i. Lebel and Bouliane Architects**

Lebel and Bouliane Architects representatives, Luc Bouliane and Rachel Briglio, provided a presentation of the GSCA Administrative Centre feasibility study and architectural concept design results.

Luc reviewed the analysis that was completed of the administrative centre's exterior and interior, opportunities, and challenges. As a result of this analysis were two options, one that included a renovation and addition to the building, and one that was a renovation only.

Scheme 1 included a 1,000 sq/ft addition that would incorporate a new and accessible public entrance and education classroom or public use space. It was noted that the current public entrance has a smaller parking lot and a non-accessible entrance. With the back (Northeast facing) entrance not being constrained by the raised landscaping and its proximity to the larger parking lot, it was decided to make it the new public entrance. The new public entrance would be at grade, would include a lobby, and access to an accessibility lift. The second-floor design incorporates private office space, flexible workstations, and shared meeting/workspaces. Sound/noise management was a major factor in the design process. The main-floor design includes a better organized flow and makes best advantage of the large windows.



Scheme 2 is a renovation of the building as is. This design would also move the public entrance to the back, with a reworking of the entrance space to include a customer service desk and accessibility lift. There would be some compressing of the available workspace in order to make room for the accessibility lift.

Luc reviewed the characteristics and budget of each option, providing a costing range based on other projects that the agency has worked on.

A Member asked how much confidence there is that the cost will fall within the range provided.

CAO, Tim Lanthier, replied that staff have discussed this and have planned to include a 30 percent contingency for budgeting purposes. Luc added that the costing estimates provided are calculated at a high level. The subsequent phases of the process would tighten up the accuracy of the costing. It was noted that in the planning process, costs can be placed in “required” and “optional” categories to allow for ongoing decision making and budget adjustment.

A Member asked if there had been a cost-benefit analysis of the proposed green roof. The CAO replied that it had not been looked into at that level of detail yet. Luc added that, the green roof would be an example of an item that could be costed as an option with the decision to move forward or not being made later.

A Member asked with regard to building a green roof on a slope. Luc replied that it can be done up to a degree and that Lebel and Bouliane has worked on one larger with a greater slope angle.

A Member asked if Luc could share this project. Luc agreed to forward the information.

A Member asked if an elevator is a legislated requirement? The CAO clarified that the plan incorporates a lift as opposed to an elevator to help with cost management. It was noted that all current entrances do not meet accessibility standards. A Member noted that the cost of putting a lift through the existing floor between the upper and lower levels could end up being very costly and that the cost savings of the lift being located in the addition would offset the increased cost of the addition.

Chair Greig thanked Luc and Rachel for their work and presentation.

## **10. Business Items Con't**

### **i. Conservation Lands**

#### **a. Administration Building Architectural Drawings Update**

CAO, Tim Lanthier, provided a review of the goals of the feasibility and concept design phase of the project. And that the in-depth details will be worked through as the process proceeds.

Tim stated that the addition included in Scheme 1 would fulfill the identified goal of having an indoor education space. This space could also be utilized as a rental space for community groups, events, and other revenue generating purposes.

Scheme 1 is the most practical option from an accessibility, public access, and cost perspective. It best meets the current and foreseeable needs of the Authority and provides flexibility for future needs.

Staff's recommendation is to move forward to Phase 2 with Scheme 1 (renovation and addition) as the preferred option.

A Member thanked the ad-hoc committee and staff for their work. Expressed support the scheme 1 concept with the addition.

A Member asked if there has been any preliminary investigation into how much revenue could be gained by including the addition.

The CAO replied that staff had not yet factored that into the preliminary budgeting.

A Member stated that it could be important to incorporate the idea of economic sustainability of including the addition as it will further GSCA's ability to access grants and other sources of funding.

A Member raised concern about passing the motion at this time, taking into consideration the number of Members who will not be returning, and the decision should be pushed to the new year.

Chair Greig noted that the present Membership has the most fulsome knowledge of the work that has been done so far and that any future Board could move the process back, should they choose to do so.

There was discussion around passing the motion immediately or deferring.

There was discussion around the specifics of which Scheme was being moved forward and the wording of the motion presented. There was support expressed in moving forward with the renovation and addition. The wording of the motion was adjusted to specifically reflect which scheme the Board was voting on.

A Member added a comment regarding the significant cost of installing an accessibility lift through the existing floor versus locating it within the proposed addition.

A Member thanked the staff and architects for their work and stressed that the building needs significant work. Supported moving forward with the renovation and addition.

A Member asked if there was an opportunity to have a separate Building Levy, similar to Nottawasaga. The CAO replied that staff would investigate that further.

A Member asked if consideration had been given into the heating and cooling needs with the additional space. Luc Bouliane replied that, as the project is still in concept there were no engineering reports on the system, however; the current geo-thermal system and structural layout were considered.

A Member asked what funds are available in reserves and how much would need to be funded. The CAO replied that there is currently \$1.98 million in reserves, however; not all are available for capital investment. \$600,000 to \$700,000 are available for capital renewal of the building in reserve funds presently. The remaining would be made up of a combination of a specific five year capital plan, grants, donations, and possibly a loan.

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**Motion No.:**  
**FA-22-095**

**Moved By:** Marion Koepke  
**Seconded By:** Ryan Greig

**WHEREAS the GSCA Board of Director's passed resolution FA-18-094 at the October 24, 2018, Full Authority Meeting directing staff to issue an RFP to engage an architect for concept design drawings;**

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**AND WHEREAS GSCA staff issued an RFP to this effect on August 27, 2021 and received three (3) proposals, which all came in over budget;**

**AND WHEREAS GSCA staff re-issued the RFP with a refined scope on March 21, 2022;**

**AND WHEREAS Lebel and Bouliane were awarded the contract for concept design drawings at the May 25, 2022, Board of Directors meeting.**

**THAT the GSCA Board of Directors accept the concept design drawings as completion of Phase 1 of the Admin Building renovation project.**

**AND THAT the GSCA Board of Directors direct Staff to proceed with receiving cost estimates to proceed to Phase 2, detailed design drawings of the Scheme 1, renovation and addition, option.**

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**Carried**

**ii. Water Management**  
Nothing at this time.

**iii. Environmental Planning**

**a. Environmental Planning Fee Schedule**

The Manager of Environmental Planning, MacLean Plewes, reviewed the timeline and progress of the Environmental Planning Department's comprehensive fee review. Following the approval of the fee structure, staff developed an updated Fee Schedule.

MacLean reviewed the proposed 2023 Permit Fee Schedule and the changes made. It was noted that a new "Routine Permit" category was introduced for smaller more routine projects, in an effort to ensure these projects remain affordable.

MacLean reviewed the proposed 2023 Plan Review Fee Schedule.

It was noted that both schedules now include a note regarding annual increases to fees which would be linked to CPI.

A Member asked with regard to aggregate project application fees and if they are too low? MacLean replied that fees were set on the basis of staff time required, following a detailed analysis of effort estimates.

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**Motion No.:  
FA-22-096**

**Moved By: Cathy Little  
Seconded By: Harley Greenfield**

**WHEREAS, the Board of Directors endorsed the Program Rates and Fees Review Final Report prepared by Watson's & Associates Economists Ltd.;**

**AND WHEREAS, the Board of Directors approved the staff amended proposed fee structure;**

**THAT THE Board of Directors approve the 2023 Plan Review and Permit fee schedules;**

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**Carried**

**iv. Forestry**

**a. Feversham Tender Results**

Forestry Technician, Cam Bennett provided an overview of the Feversham, Compartment 39 property, and the tender results. One bid was received by Moggie Valley Timber in the amount of \$16,000. This amount exceeded the staff estimate for the sale. Staff recommend accepting the bid from Moggie Valley Timber.

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**Motion No.:**  
**FA-22-098**

**Moved By:** **Scott Mackey**  
**Seconded By:** **Marion Koepke**

**WHEREAS Grey Sauble Conservation Authority (GSCA) owns and manages over 11,300 hectares (28,000 acres) of land comprised of 207 individual properties organized into 79 groupings;**

**AND WHEREAS, GSCA manages nearly 5,260 hectares (13,000 acres) of forested area to offset the operating expenses of the Forestry department and GSCA;**

**THAT the Grey Sauble Conservation Authority Board of Directors award the following forestry tender:**

**Plantation Thinning Harvest tender (GSC-22-02) for Feversham Management Area – Compartment 39 – to Moggie Valley Timber for their total bid of \$16,000, subject to signing the agreement.**

**Carried**

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**v. Communications/Public Relations**

Nothing at this time.

**vi. Education**

Nothing at this time.

**vii. GIS/IT**

Nothing at this time.

**viii. DWSP**

Nothing at this time.

**ix. Administration**

**a. 2022 Workplan Update**

The CAO spoke gave an update on GSCA's 2022 Priority Workplan. Items listed were based on the goals identified in the 2018 Strategic Plan and the Priority Workplan subsequently approved by the Board in January 2022.

The CAO noted that, although 2022 was another unusual year that started out with a lock down and a measured, cautious return to the office, most of the priority projects have either been completed or are in process. There were a few items that have been deferred. The completion of the planning agreements and strategic plan have been delayed to better align their completion with the Conservation Authorities Act changes and new municipal councils. The update to the planning application guide was deprioritized due to current workload and staffing disruptions. Lastly, the wholly updated personnel policy will be brought to the Board in Q1 of 2023, as discussed at the September 2022 Board meeting.

These examples aside, the CAO stressed that the Board and staff should be very proud of the accomplishments that have been made.

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**Motion No.:**  
**FA-22-099**

**Moved By:** Ryan Greig  
**Seconded By:** Andrea Matrosovs

**WHEREAS** via Motion FA-22-010, the Board of Directors approved the *2022 Priority Workplan* for the GSCA,

**THAT** the GSCA Board of Directors receive *Report 028-2022 – Report Back on the 2022 Priority Workplan* status as information.

**Carried**

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**The Board recessed from 2:45 to 3:05**

**b. New Environmental Planning Positions**

The CAO spoke to the significant volume of files the Environmental Planning department has been handling and gave a brief overview of the new staffing positions proposed.

Staff recommended advertising right away for the positions of Water Resources Engineer and Planning Ecologist, with the hopes to have the new staff starting as early as possible in the new year, in line with the roll out of the newly approved fee structure.

It was noted that the cost of hiring the positions will be absorbed by the increase in revenue from fees, as determined through detailed costing analysis.

A Member asked to defer the motion to the next sitting of the new Board of Directors and noted that in light of the recent announcement from the Ministry of Municipal Affairs and Housing regarding potential of additional changes to the Conservation Authorities Act. There was discussion around the need to defer or not defer.

The CAO spoke to the relevant items within the proposed legislation that would affect the Environmental Planning Department. The proposed changes would not have any bearing on the Water Resources Engineer, this being something that GSCA should have to adequately meet mandatory requirements. It was further stated that the proposed changes may have an impact of the Planning Ecologist, however; there are a great number of unknowns at the moment.

There was discussion around moving forward with both position or just the Water Resources Engineer at this time. Support was expressed in moving forward with the Water Resource Engineer.

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**Motion No.:**  
**FA-22-100**

**Moved By:** Paul McKenzie  
**Seconded By:** Cathy Moore Coburn

**THAT** the GSCA Board of Directors postpone the Motion as presented until the newly appointed Board sits.

**Defeated**

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It was decided to word the motion to direct staff to create and fill the position of Water Resources Engineer.

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<b>Motion No.:</b> <b>FA-22-101</b>	<b>Moved By:</b> <b>Seconded By:</b>	<b>Marion Koepke</b> <b>Cathy Little</b>
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**WHEREAS GSCA continues to experience a high level of development and planning applications within the Environmental Planning Department,**

**AND WHEREAS current staff capacity is unreasonably strained,**

**AND WHEREAS via Motion FA-21-076, the Board directed Staff to engage an economic consulting firm to conduct a service fee review of the Environmental Planning Department Fees and the cost of providing an enhanced level of service,**

**AND WHEREAS via Motion FA-22-089, the Board endorsed both the Watson & Associates Report and the new draft Fee Structure,**

**THAT the GSCA Board of Directors endorse the creation the following full time, permanent position at GSCA: Water Resources Engineer,**

**AND THAT the Board direct staff to fill this position with an anticipated start date of January 3, 2023, or shortly thereafter.**

**Carried**

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**Chair Greig passed the Chair's position to Vice Chair Matrosovs.**

Member Scott Greig proposed a motion directing staff to bring a report back to the Board with regard to the development and filling of a Planning Ecologist position once more is known about the proposed changes to the legislation.

There was discussion around the timing of the report back. It was agreed that it will be brought back in the new year after the new Board Members had been appointed.

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<b>Motion No.:</b> <b>FA-22-102</b>	<b>Moved By:</b> <b>Seconded By:</b>	<b>Scott Greig</b> <b>Harley Greenfield</b>
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**THAT the GSCA Board of Directors direct staff to bring back a report to the Board**

**Carried**

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**Vice Chair Matrosovs passed the Chair's position to Chair Greig.**

**c. Electronic Monitoring of Employees Policy**

The CAO spoke to GSCA's requirement to have a formal Electronic Monitoring of Employee Policy. As part of the Working for Workers legislation, the Employment Standards Act now requires public organizations with more than 25 employees to have a formal policy in place if they electronically monitor their staff.

The CAO explained that monitoring is conducted to protect the security of GSCA assets and the organization.

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<b>Motion No.:</b> <b>FA-22-103</b>	<b>Moved By:</b> <b>Seconded By:</b>	<b>Cathy Little</b> <b>Marion Koepke</b>
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**WHEREAS changes to the Employment Standards Act require that employers with 25 or more employees have a written policy on the electronic monitoring of employees**

**AND WHEREAS, Grey Sauble Conservation Authority, as an employer of 25 or more employees; must comply with Ontario's legislative requirement to develop such a policy**

**THAT, the GSCA Board of Directors accept GSCA's Electronic Monitoring Policy as presented on October 26, 2022**

**Carried**

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**11. New Business**

A Member asked if staff could include a section on "Climate Initiatives" to staff reports. The CAO replied that this could be investigated.

**12. CAO's Report**

The CAO, Tim Lanthier, gave an update on activities from the past month.

On October 17 & 18, the CAO attend the Latornell Symposium, the first in person since before the COVID-19 pandemic began.

The CAO gave an update on the status of Ministry appointed Agricultural Representative Board Members. To date, five conservation authorities have been appointed an Agricultural Representative, Rideau Valley, Mississippi Valley, Ganaraska Region, Lower Trent, and St. Clair Region. GSCA staff have not been informed of an Ag Rep being appointed to the GSCA Board of Directors as of yet.

The CAO, Chair Scott Greig, Vice Chair Matrosovs, and the Manager of Information Services, Gloria Dangerfield met with MPP Rick Byers on September 30<sup>th</sup>. The meeting was very positive and effectively opened up lines of communication between the MPP office and GSCA. The CAO will be setting up a similar meeting with the MPP Saunderson of Simcoe-Grey.

It was reported that parking revenues continue to be going well with roughly \$240,000 in parking sales, including \$47,000 in season pass sales. The program is generally well received with a very low percentage of complaints received.

The CAO offered congratulations to those Members who sought and were successful in re-election, and best wishes to those who would be moving on to other pursuits.

The CAO provided a brief review of the proposed changes to the CAA by Minister Clark, MMAH.

- Elimination of 36 individual CA regulations into 1 regulation.
- Removal of the ability to provide comment on natural heritage of proposed developments and limiting comments to natural hazards only.
  - This would put more burden on municipalities to provide the expertise to provide these comments on their own.
- Includes the allowance of permit extensions.
- There will be reporting requirements for permitting timelines.
- Minister may order freezing of fees.
  - This could result in either a reduction of service or increase in levy to municipalities.

- CAs to identify authority owned lands that could be designated for residential development.

A Member asked if GSCA owns property within designated settlement areas. The CAO replied that GSCA does, however; they may or may not be suitable for development.

**Member Scott Mackey left the meeting at 4:01 p.m.**

A Member asked with regard to GSCA staff sending a response, will staff require Board support, taking into consideration the short turn around time. The CAO replied that the information stated at the meeting would be the essence and content of the response.

The Board discussed the CAO preparing a response to the Minister that will be signed by the current Board Chair. The CAO stated that this will happen, though the provided commenting period will not allow the comments to come back before the Board. The key messages to be included in the letter will be:

- The conservation authorities' role in providing natural heritage comments is important and helps to minimize local costs.
- Freezing conservation authority fees to support development does not solve the housing problem or result in faster turnaround times.
- CA lands cannot be considered openly available for development. A very scoped lens needs to be applied to these considerations.
- The Provincial Conservation Authority Working Group was a positive and effective tool that needs to be reinstated.

A Member suggested that there may be opportunity to take the response to municipal councils if there is time for staff to get those to Members. The CAO stated he would try to forward it to Members in time.

**13. Chair's Report**

Chair Greig noted the cross country run/competition hosted at the Arboretum and the great exposure for the property.

Chair Greig expressed his thanks to Members Little and McKenzie for their service to the Board, congratulations to those Members re-elected, and best wishes to those not re-elected.

**14. Other Business**

Nothing at this time.

**15. Resolution to Move into Closed Session**

**Motion No.:**  
**FA-22-104**

**Moved By:** Ryan Greig  
**Seconded By:** Cathy Little

**THAT the Grey Sauble Conservation Authority Board of Directors proceed into closed session at 4:08 pm to discuss matters related to the following:**



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- i. **Minutes of the Closed Session of the Regular Board of Directors meeting held on August 24, 2022; and,**
  - ii. **CAO Performance Review – closed as it relates to personal matters about an identifiable individual including Authority directors or Authority employees (GSCA Administrative By-Law, Section 4(xvii)(b))**

**AND FURTHER THAT CAO, Tim Lanthier, Administrative Assistant, Valerie Coleman, and Network Administrator Les McKay, will be present for item i. only.**

**Carried**

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**16. Resolution Approving the Closed Session Minutes**

**Motion No.:  
FA-22-104**

**Moved By: Harley Greenfield  
Seconded By: Ryan Greig**

**THAT the Grey Sauble Conservation Authority Board of Directors approve the August 24, 2022, Closed Session minutes as presented in the closed session agenda.**

**Carried**

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**17. Reporting out of Closed Session**

The CAO Performance Evaluation was discussed, and direction is to be provided by the Board of Directors to staff.

**18. Next Full Authority Meeting**

Wednesday October 26<sup>th</sup>, 2022

**19. Adjournment**

The meeting was adjourned at 5:24 p.m.

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**Motion No.:  
FA-22-105**

**Moved By: Cathy Little  
Seconded By: Paul McKenzie**

**THAT this meeting now adjourn.**

**Carried**

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Scott Greig, Chair

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Valerie Coleman  
Administrative Assistant

## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-107

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**THAT the Grey Sauble Conservation Authority Board of Directors approve the Full Authority minutes of October 26, 2022.**

# Permits Issued from October 1, 2022 to October 31, 2022

Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS21-126	06-Apr-21	03-Oct-22	34	8	Municipality of Grey Highlands	Artemesia Township
Approved works:			Demolition of an exsiting cottage and construction of a single-family dwelling, septic and associated site alterations		Project Location:	426472 8th Concession
					<input checked="" type="checkbox"/> construct	<input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline
					<input type="checkbox"/> alter structure	<input type="checkbox"/> alter wetland <input type="checkbox"/> fill
					Reviewed by: Mac Plewes	
GS22-329	03-Aug-22	03-Oct-22			Municipality of Meaford	St Vincent Township
Approved works:			6 foot open porch with a concrete floor		Project Location:	229 Georgian Beach Rd North
					<input type="checkbox"/> construct	<input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline
					<input checked="" type="checkbox"/> alter structure	<input type="checkbox"/> alter wetland <input type="checkbox"/> fill
					Reviewed by: Chris Scholz	
GS22-356	29-Aug-22	06-Oct-22			Town of the Blue Mountains	Collingwood Township
Approved works:			Install of a second culvert at the Maintenance Access Road, improvements to the 1st hole interceptor ditch/berm, install of second culvert at the 2nd hole cart path, and regrading of the cart path		Project Location:	
					<input type="checkbox"/> construct	<input checked="" type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline
					<input type="checkbox"/> alter structure	<input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill
					Reviewed by: Justine Lunt	
GS22-112	23-Mar-22	06-Oct-22	PT LOT 3	8	Municipality of Grey Highlands	Artemesia Township
Approved works:			New dwelling, septic and associated site alterations		Project Location:	104 Magee Lane
					<input checked="" type="checkbox"/> construct	<input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline
					<input type="checkbox"/> alter structure	<input type="checkbox"/> alter wetland <input type="checkbox"/> fill
					Reviewed by: Mac Plewes	
GS22-369	01-Sep-22	07-Oct-22			Town of the Blue Mountains	Collingwood Township
Approved works:			Removal of a portion of an exsiting deck and construction of a pool with supporting retaining wall.		Project Location:	150 Bay St. E
					<input checked="" type="checkbox"/> construct	<input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline
					<input type="checkbox"/> alter structure	<input type="checkbox"/> alter wetland <input type="checkbox"/> fill
					Reviewed by: Chris Scholz	
GS22-378	15-Sep-22	07-Oct-22	PT LOT 2	CON 7 S	Municipality of Meaford	St Vincent Township
Approved works:			Alteration to a watercourse, crossing and tile drainage project		Project Location:	Primary Address: 157080 7TH LINE
					<input type="checkbox"/> construct	<input checked="" type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline
					<input type="checkbox"/> alter structure	<input checked="" type="checkbox"/> alter wetland <input type="checkbox"/> fill
					Reviewed by: Mac Plewes	

Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS22-385	26-Sep-22	07-Oct-22			Township of Georgian Bluffs	Sarawak Township
Approved works:			New dwelling and deck		Project Location: 281 Balmy Beach Road <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-272	07-Jul-22	11-Oct-22			Town of the Blue Mountains	Collingwood Township
Approved works:			Repair and replace gabion baskets that are damaged from high water events and old age.		Project Location: 182 Bay Street East <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input checked="" type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	
GS22-271	06-Jul-22	14-Oct-22			Municipality of Grey Highlands	Artemesia Township
Approved works:			Attached garage, cottage additions, and septic system.		Project Location: 105 South Shores <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS22-299	13-Jul-22	14-Oct-22	Part lot 1		Municipality of Meaford	St Vincent Township
Approved works:			Construction of dwelling, septic system installation, and associated site alterations.		Project Location: Judges Plan 541 7th Line <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS22-196	07-Jun-22	14-Oct-22		8	Town of South Bruce Peninsula	Amabel Township
Approved works:			Residential dwelling, accessory structure and septic system.		Project Location: 917 Silver Lake Road <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS20-360	15-Sep-20	14-Oct-22	Part Lot	11	Municipality of Grey Highlands	Artemesia Township
Approved works:			Repair and expansion of an existing dock, repair to existing shoreline armouring and associated site alterations.		Project Location: 194453 Grey Road 13 <input type="checkbox"/> construct <input checked="" type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Lauren McGregor	
GS22-263	17-Jun-22	14-Oct-22		10	Municipality of Grey Highlands	Artemesia Township
Approved works:			Installation of a dock.		Project Location: Peters Crescent - no civic address <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input checked="" type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	

Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS22-388	07-Oct-22	14-Oct-22	PT LT 14	8	Township of Georgian Bluffs	Derby Township
Approved works:			Demolition of existing deck and replacement with new covered porch		Project Location: 117853 Grey Road 3 <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-380	23-Aug-22	14-Oct-22	6 & &	Plan 377	Town of the Blue Mountains	Collingwood Township
Approved works:			Septic system installation and associated site alterations.		Project Location: 208567 Highway 26 <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS22-381	27-Aug-22	14-Oct-22			Town of the Blue Mountains	Collingwood Township
Approved works:			Construction of attached deck.		Project Location: 108 Goldie Crt <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	
GS22-363	31-Aug-22	14-Oct-22			City of Owen Sound	City of Owen Sound
Approved works:			Conversion of existing building to residential building		Project Location: 396 14th Street West <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-384	30-Aug-22	17-Oct-22			Town of the Blue Mountains	Collingwood Township
Approved works:			Replacement of current deck with a screened porch addition.		Project Location: 194 Russell St East Clarksburg, ON <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	
GS22-251	20-Jun-22	18-Oct-22			Town of South Bruce Peninsula	Amabel Township
Approved works:			Detached storage garage		Project Location: 11 Bay Street Oliphant <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	
GS22-295	12-Jul-22	18-Oct-22	22-RP	6	Municipality of Meaford	St Vincent Township
Approved works:			Construction of a pool.		Project Location: 246013 22nd Side Road <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	

Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS22-239	06-Jun-22	20-Oct-22	Plan 112		Town of the Blue Mountains	Collingwood Township
Approved works:			Construction of a pool, deck, and accessory structure.		Project Location: 192 Alta Road <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS22-324	16-Aug-22	20-Oct-22	10	1	Municipality of Meaford	St Vincent Township
Approved works:			Dining room addition on second floor.		Project Location: 207138 Highway 26 <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	
GS22-383	29-Aug-22	20-Oct-22	19		Town of the Blue Mountains	Collingwood Township
Approved works:			Construction of a parking garage addition.		Project Location: 147 Cameron Street <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS22-360	01-Sep-22	21-Oct-22			Town of the Blue Mountains	Collingwood Township
Approved works:			Pond cleanout		Project Location: 516451 7th Line <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input checked="" type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS22-266	29-Jun-22	25-Oct-22			Municipality of Grey Highlands	Artemesia Township
Approved works:			Repair and reconstruction of a revetment structure.		Project Location: 134 Taylor Rd <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input checked="" type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	
GS22-407	21-Oct-22	25-Oct-22			Township of Georgian Bluffs	Keppel Township
Approved works:			Construction of garage with loft above		Project Location: 504587 Grey Road 1 <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-412	21-Sep-22	27-Oct-22			Township of Georgian Bluffs	Sarawak Township
Approved works:			Construction of a single-family dwelling on private services and associated site alteration		Project Location: 111 Somers Street <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Mac Plewes	

Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS22-367	30-Aug-22	27-Oct-22	PLAN 3M		Town of South Bruce Peninsula	Amabel Township
Approved works:		Construction of a single-family dwelling on private services and associated site alterations		Project Location: 94 Graham Crescent <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Mac Plewes		
GS22-370	12-Sep-22	27-Oct-22	PLAN D2	PLAN D23 UNI	Town of South Bruce Peninsula	Albemarle Township
Approved works:		Redevelopment of a residence with a detached garage on private services		Project Location: 135 Mallory Beach Road, South Bruce Peninsula, N0H2T0 <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Mac Plewes		
GS22-375	28-Sep-22	27-Oct-22			Municipality of Grey Highlands	Osprey Township
Approved works:		Tile drainage which outlets to neighbouring property.		Project Location: 409024 Grey County Rd 4 <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz		
GS22-290	15-Jul-22	27-Oct-22			Municipality of Meaford	St Vincent Township
Approved works:		Barn construction with laneway.		Project Location: 145678 Grey Road 12 <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz		
GS22-315	04-Aug-22	28-Oct-22			Municipality of Meaford	Sydenham Township
Approved works:		Shore well construction and site alterations associated with a dwelling.		Project Location: 141 Eagle Ridge Drive <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz		
GS22-292	20-Jul-22	31-Oct-22			Municipality of Northern Bruce Penins	Eastnor Township
Approved works:		65 metre Self-Support Telecommunications Structure		Project Location: 15 Bell Drive Northern Bruce Peninsula, ON N0H X0 <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz		
GS22-411	24-Oct-22	31-Oct-22	6	16M69	Town of the Blue Mountains	Collingwood Township
Approved works:		In-ground pool.		Project Location: 110 Springside Cres <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz		

# Permits Issued from November 1, 2022 to November 30, 2022

Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS22-032	13-Jan-22	01-Nov-22	24	Regulation Plan	Municipality of Meaford	St Vincent Township
Approved works:			Re-construction of a single-family dwelling and associated site alterations		Project Location: 21 Fraser St., ON, N0H 2P0	
					<input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by:	
					<input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Mac Plewes	
GS22-340	24-Aug-22	01-Nov-22	35	11	Town of the Blue Mountains	Town of the Blue Mtns.
Approved works:			Removal of material from a floodplain, recognition of existing material placed beyond the floodplain, and cleanout of a watercourse		Project Location:	
					<input type="checkbox"/> construct <input checked="" type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by:	
					<input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Mac Plewes	
GS22-442	16-Aug-22	01-Nov-22			City of Owen Sound	City of Owen Sound
Approved works:			HDD for installation of conduit		Project Location: 28th Avenue East	
					<input type="checkbox"/> construct <input checked="" type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by:	
					<input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Olivia Sroka	
GS22-354	22-Aug-22	02-Nov-22			Town of South Bruce Peninsula	Amabel Township
Approved works:			Constructon of a residential dwelling, septic and associated site alterations		Project Location: 162 Bruce Road 9	
					<input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by:	
					<input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Olivia Sroka	
GS22-371	21-Sep-22	02-Nov-22	PT LOT 1	CON 5	Township of Georgian Bluffs	Derby Township
Approved works:			Stormwater management facility, and site alterations associated with a landscaping business		Project Location: DERBY CON 5 PT LOT 16 RP;16R10169 PART 3	
					<input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by:	
					<input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Mac Plewes	
GS22-404	19-Oct-22	02-Nov-22	29	10	Municipality of Grey Highlands	Artemesia Township
Approved works:			Cottage addition.		Project Location: 173 Blue Mountain Maples Road	
					<input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by:	
					<input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	



Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS22-206	03-May-22	03-Nov-22	10	12	Town of the Blue Mountains	Collingwood Township
Approved works:			Construction of residential dwelling, detached garage, above ground pool and associated site alterations		Project Location: 587297 9th Sideroad <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-417	04-Oct-22	04-Nov-22	24	9	Municipality of Grey Highlands	Artemesia Township
Approved works:			Re-construction of a single-family dwelling on private services, access lane and associated site alterations		Project Location: 101 St. Arnaud Street <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Mac Plewes	
GS22-418	12-Sep-22	04-Nov-22	31	7	Municipality of Grey Highlands	Artemesia Township
Approved works:			Construction of a single-family dwelling and deck on private services and associated site alterations		Project Location: <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Mac Plewes	
GS22-419	04-Nov-22	07-Nov-22	15	3	Township of Chatsworth	Holland Township
Approved works:			Site grading associated with an agricultural use		Project Location: Grey Road 40 <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Mac Plewes	
GS22-394	11-Oct-22	07-Nov-22			Municipality of Meaford	Sydenham Township
Approved works:			grading works associated with a residential build		Project Location: Lot 7 Ugosvek Cres <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Olivia Sroka	
GS22-399	19-Sep-22	07-Nov-22			Municipality of Meaford	Sydenham Township
Approved works:			Reconstruction of a single family dwelling and associated site alterations		Project Location: 124 Paradise Bay Road <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Olivia Sroka	
GS22-195	06-Jun-22	07-Nov-22			Township of Georgian Bluffs	Keppel Township
Approved works:			Detached accessory structure.		Project Location: 503325 Grey Rd 1 <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	

Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS22-386		07-Nov-22			Municipality of Meaford	St Vincent Township
Approved works:		Improve Existing Sewage System			Project Location: 115 Kiwana Beach Road <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Olivia Sroka	
GS22-366	24-Aug-22	08-Nov-22	RP 3R385		Town of South Bruce Peninsula	Amabel Township
Approved works:		Addition to a single-family dwelling			Project Location: 24 RANKIN BRIDGE RD, South Bruce Peninsula <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Mac Plewes	
GS22-395	14-Oct-22	08-Nov-22	63	3	Municipality of Grey Highlands	Artemesia Township
Approved works:		Filling in existing pond			Project Location: 813539 Eastback Line <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-420	23-Feb-22	08-Nov-22			Town of the Blue Mountains	Collingwood Township
Approved works:		Rear addition to existing dwelling			Project Location: 908 - 277 Joso Weider Blvd <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-403	29-Sep-22	09-Nov-22			Municipality of Grey Highlands	Artemesia Township
Approved works:		Grading and fill removal associated with dwelling and septic installation.			Project Location: 167 Blue Mountain Maples Road <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS22-325	31-Jul-22	09-Nov-22			Town of the Blue Mountains	Collingwood Township
Approved works:		Home additions including 2-storey attached garage, addition of roof to existing rear deck, front walkway, and septic system.			Project Location: 198 Summit View Cres <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS22-410	24-Oct-22	10-Nov-22	8		Town of the Blue Mountains	Collingwood Township
Approved works:		Dwelling addition.			Project Location: 131 Kitzbuhl Crescent <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	

Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS22-427	09-Nov-22	11-Nov-22			Township of Georgian Bluffs	Keppel Township
Approved works:			Replacement of a shore well		Project Location: 192 Old Mill Road <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input checked="" type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Olivia Sroka	
GS22-428	09-Nov-22	11-Nov-22			Township of Georgian Bluffs	Keppel Township
Approved works:			Replace existing shore well		Project Location: 194 Old Mill Road <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input checked="" type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Olivia Sroka	
GS22-347	16-Aug-22	11-Nov-22			Township of Georgian Bluffs	Keppel Township
Approved works:			Replace existing damaged culverts		Project Location: 342411 Concession 12 <input type="checkbox"/> construct <input checked="" type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input checked="" type="checkbox"/> alter wetland <input type="checkbox"/> fill    Olivia Sroka	
GS22-387	27-Sep-22	11-Nov-22			City of Owen Sound	City of Owen Sound
Approved works:			Demolition of existing deck and reconstruction on existing footings		Project Location: 128 5th Street A East <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-358	29-Aug-22	11-Nov-22			Township of Georgian Bluffs	Keppel Township
Approved works:			Replacement of a shore well		Project Location: 504175 Grey Road 1 <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input checked="" type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Olivia Sroka	
GS22-393	06-Oct-22	15-Nov-22	Lot 9, PL		Municipality of Grey Highlands	Artemesia Township
Approved works:			Sitting room/Sunroom.		Project Location: 127 MacDonald Road <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	
GS22-313	28-Jul-22	16-Nov-22			Town of the Blue Mountains	Collingwood Township
Approved works:			SFD on Crawlspace		Project Location: 164 Blue Mountain Drive <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	

Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS22-408	20-Oct-22	16-Nov-22			Town of South Bruce Peninsula	Amabel Township
Approved works:			Septic system associated with new residential dwelling		Project Location: 406 Simcoe Ave. <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-211	19-May-22	17-Nov-22	28	7	Municipality of Grey Highlands	Artemesia Township
Approved works:			Lane widening and associated culvert replacement.		Project Location: 406170 Grey Rd 4 <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input checked="" type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS22-312	27-Jul-22	18-Nov-22	21		Municipality of Grey Highlands	Euphrasia Township
Approved works:			Installation of new septic system		Project Location: 139 Bayview Avenue <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-372	22-Nov-22	22-Nov-22	25	13	Municipality of Grey Highlands	Artemesia Township
Approved works:			Removal of material and site restoration		Project Location: 174565 Lower Valley Road (Approx.) <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Mac Plewes	
GS22-429	12-Nov-22	23-Nov-22	11		Township of Georgian Bluffs	Keppel Township
Approved works:			Installing proper footings under existing structure		Project Location: 143 Spencer <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Olivia Sroka	
GS22-432	17-Oct-22	23-Nov-22			Township of Chatsworth	Sullivan Township
Approved works:			Temporary watercourse crossing		Project Location: 236357 Concession 2B <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Olivia Sroka	
GS22-422	01-Nov-22	23-Nov-22			Township of Georgian Bluffs	Sarawak Township
Approved works:			Construction of a residential dwelling, septic and associated site alteration		Project Location: 318424 Grey Road 1 <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Olivia Sroka	

Permit #:	Date Applied:	Date Issued:	Lot:	Conc:	Municipality:	Former Municipality:
GS22-433	31-Oct-22	24-Nov-22			City of Owen Sound	City of Owen Sound
Approved works:			New Stormwater Outlet to Georgian Bay		Project Location: 28th Street Road allowance <input type="checkbox"/> construct <input checked="" type="checkbox"/> alter watercourse <input checked="" type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    John Bittorf	
GS22-391	07-Sep-22	24-Nov-22	27	6	Town of the Blue Mountains	Collingwood Township
Approved works:			Construction of an accessory dwelling unit.		Project Location: 111 Teskey Drive <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Chris Scholz	
GS22-425	09-Nov-22	24-Nov-22	6	6	Municipality of Meaford	St Vincent Township
Approved works:			Demolition of existing dwelling, construction of new dwelling and placement of fill for gravel pad		Project Location: 086036 7 Sideroad <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input checked="" type="checkbox"/> fill    Jake Bousfield-Baste	
GS22-424	08-Nov-22	28-Nov-22	21		Municipality of Grey Highlands	Artemesia Township
Approved works:			Second storey deck addition.		Project Location: 221 Peters Cres <input type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input checked="" type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Chris Scholz	
GS22-426	07-Nov-22	29-Nov-22	2	7	Municipality of Meaford	St Vincent Township
Approved works:			Clean out of watercoruse		Project Location: 157118 7th Line <input type="checkbox"/> construct <input checked="" type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Mac Plewes	
GS22-423	08-Nov-22	30-Nov-22			Town of South Bruce Peninsula	Amabel Township
Approved works:			Demolition of existing deck, replacement with new deck		Project Location: 15 Firth Point Court <input checked="" type="checkbox"/> construct <input type="checkbox"/> alter watercourse <input type="checkbox"/> shoreline    Reviewed by: <input type="checkbox"/> alter structure <input type="checkbox"/> alter wetland <input type="checkbox"/> fill    Jake Bousfield-Baste	

**Grey Sauble Conservation Authority  
Receipt Report  
October 1st - 31st, 2022**

Regulation Permits	\$	10,610.00	
Planning	\$	11,560.00	
Land Use Agreements	\$	452.00	
Square Parking Revenue	\$	35,855.00	
Forestry	\$	9,251.15	
Timber Sales	\$	1,600.00	
LiDAR Sales	\$	678.00	
4th Levy Installment	\$	283,267.01	Georgian Bluffs, Arran-Elderslie, Chatsworth, Town of The Blue Mountains, Grey Highlands, Owen Sound
NDMP	\$	424.00	
Donations	\$	62.73	
Miscellaneous	\$	175.00	
Funds Owed To Foundation	\$	75.00	
Arboretum Alliance	\$	1,171.70	
BRWI	\$	2,000.00	

<b>Total Monthly Receipts</b>	<b>\$</b>	<b>357,181.59</b>
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**Grey Sauble Conservation Authority**  
**Expense Report**  
**October 1st to 31st, 2022**

11980	A-1 Toilet Rentals	\$	2,446.45	Toilet Rentals
11981	Municipality of Arran-Elderslie	\$	358.00	Property Tax
11982	Bayshore Broadcasting	\$	339.00	Advertisement
11983	Town of The Blue Mountains	\$	1,271.00	Property Tax
11984	Township of Chatsworth	\$	1,393.00	Property Tax
11985	Sunbelt Rentals of Canada Inc.	\$	82.38	Shop Supplies
11986	Directdial	\$	1,612.51	Desktop Computer
11987	Georgian Bay Chemical	\$	1,804.57	Shop Supplies
11988	Georgian Bay Fire & Safety Ltd.	\$	335.04	Annual Inspection
11989	Township of Georgian Bluffs	\$	4,855.18	Property Tax
11990	Greenland International Consulting Ltd	\$	706.25	NDMP Grey County
11991	Imagewraps.ca	\$	593.26	Vehicle Graphics
11992	Johnny Tint Graphics & Design Inc.	\$	13,269.54	Property Signage
11993	Kilsyth Auto Service Ltd.	\$	681.33	Vehicle Repair and Maintenance
11994	MacDonnell Fuels Limited	\$	3,356.89	Vehicle Fuel
11995	Municipality of Meaford	\$	631.50	Property Tax
11996	Southern Ontario Section CIF	\$	300.00	Staff Training
11997	Don Vincent	\$	5,668.30	Stewardship Project
11998	Mosie Zook	\$	2,542.50	IFAA Expense
11999	Lebel & Bouliane Inc.	\$	10,260.40	Feasibility Study
12000	Excel Business Systems	\$	114.14	Copy and Print Charges
12001	A-1 Toilet Rentals	\$	1,035.36	Toilet Rentals
12002	Bell Canada	\$	277.55	Phone Service
12003	Grey Bruce Farmer's Week	\$	169.50	DWSP Exhibition Booth Rental
12004	Municipality of Grey Highlands	\$	176.01	Room Booking Fee
12005	Kilsyth Auto Service Ltd.	\$	4,540.01	Vehicle Repair and Maintenance
12006	Krueger Custom Steel & Machining LTD.	\$	1,259.95	Mill Dam Repairs
12007	MacDonnell Fuels Limited	\$	2,810.46	Vehicle Fuel
12008	Middlebro' & Stevens LLP	\$	3,863.98	Lands Legal Fees
12009	Nancy Brown	\$	267.72	Arboretum Alliance Expenses
12010	Riddell Contracting Ltd.	\$	605.51	Hibou Repairs
12011	Rogers Wireless	\$	213.70	Cell Phone Usage
12012	Saugeen Valley Conservation	\$	1,050.00	DWSP Program Support
	Mastercard Payments	\$	8,432.97	See Summary Below
	Amilia	\$	502.71	
	Miller Waste	\$	501.79	Tipping Fees, Bin Rental
	Pickfield Law Professional Corp.	\$	305.10	Legal Fees
	HST Q3 Payment	\$	21,742.22	
	Bruce Telecom	\$	527.57	
	DWSP Copier Lease	\$	163.85	
	Square Fees	\$	1,232.24	

Hydro, Reliance	\$ 1,893.30
Receiver General, EHT, WSIB	\$ 52,659.11
Group Health Benefits	\$ 10,614.65
OMERS	\$ 53,437.36
Monthly Payroll	\$ 109,595.01

<b>Total Monthly Expenses</b>	<b>\$ 330,498.85</b>
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#### Mastercard Summary

Building Services	\$ 457.07	
Administrative	\$ 129.17	
Equipment Purchase	\$ 200.00	Shipping of Hoist
Forestry	\$ 159.16	
IT Supplies	\$ 709.56	
Watershed Monitoring	\$ 2,232.88	Lab Fees
Flood Forecasting	\$ 1,225.56	
Shop Supplies	\$ 37.22	
Communications	\$ 166.33	
Staff Training	\$ 1,751.50	
Summer Camp Expenses	\$ 1,135.00	Harrison Park Swimming
Due From Grey County	\$ 229.52	
<b>Monthly Mastercard Payments</b>	<b>\$ 8,432.97</b>	



**Grey Sauble Conservation Authority  
Receipt Report  
November 1st - 30th, 2022**

Regulation Permits	\$	14,520.00	
Planning	\$	14,655.00	
Land Use Agreements	\$	1,017.00	
Square Parking Revenue	\$	5,310.00	
Forestry	\$	4,282.00	
County of Grey	\$	76,320.47	
WECI	\$	4,650.00	2nd Installment
Donations	\$	124.83	
Arboretum Alliance	\$	500.00	

<b>Total Monthly Receipts</b>	<b>\$</b>	<b>121,379.30</b>	
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**Grey Sauble Conservation Authority**  
**Expense Report**  
**November 1st to 30th, 2022**

12013	Excel Business Systems	\$	32.40	Copy and Print Charges
12014	A-1 Toilet Rentals	\$	214.70	Toilet Rentals
12015	Bell Canada	\$	87.15	Tara Stream Gauge Service
12016	Bluewater Sanitation Inc.	\$	619.83	Toilet Rentals
12017	Conservation Ontario	\$	555.00	Risk Management
12018	Township of Georgian Bluffs	\$	81.42	Indian Falls Water Charges
12019	Municipality of Grey Highlands	\$	1,603.71	Property Tax
12020	Harold Sutherland Construction Ltd.	\$	66.82	Capital Projects
12021	Kilsyth Auto Service Ltd.	\$	154.70	Vehicle Repair and Maintenance
12022	Murray Peer	\$	167.34	IFAA Expense
12023	MacDonnell Fuels Limited	\$	2,255.49	Vehicle and Furnace Fuel
12024	Nancy Brown	\$	216.96	IFAA Expense
12025	Rogers Wireless	\$	224.42	Monthly Cell Phone Service
12026	Town of South Bruce Peninsula	\$	527.80	Capital Projects
12027	Herald Newspaper Corp.	\$	90.40	Eugenia Falls Management Plan
12028	1491528 Ontario Ltd.	\$	390.00	Planning Fee Refund
12029	Krueger Custom Steel & Machining LTD.	\$	1,977.50	WECI - Clendenan Dam
12030	407 ETR	\$	85.97	Toll Charges
12031	Bell Canada	\$	191.69	Monthly Phone Service
12032	Township of Georgian Bluffs	\$	1,130.00	Bruce's Caves Parking Lot Lease
12033	Hatten Building Centre	\$	5,738.55	Clendenan Dam
12034	MacDonnell Fuels Limited	\$	1,052.99	Vehicle Fuel
12035	Municipality of Meaford	\$	107.22	Hibou Water Charges
12036	Middlebro' & Stevens LLP	\$	10,697.09	Lands Legal Fees
12037	Robert's Farm Equipment	\$	35.19	Vehicle Repair and Maintenance
12038	Peter Appleton	\$	100.00	Planning Fee Refund
12039	Kelsey Ng	\$	360.00	Permit Fee Refund

Mastercard Payments	\$	6,944.80	See Summary Below
Amilia	\$	318.85	
Bruce Telecom	\$	526.09	
DWSP Copier Lease	\$	163.85	
Square Fees	\$	317.48	
Hydro, Reliance	\$	1,465.82	
Receiver General, EHT, WSIB	\$	46,286.84	
Group Health Benefits	\$	10,614.65	
OMERS	\$	25,190.52	
Monthly Payroll	\$	108,341.05	

<b>Total Monthly Expenses</b>	<b>\$</b>	<b>228,934.27</b>
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#### Mastercard Summary

Building Services	\$	1,089.24
Fleet	\$	187.46
Administration	\$	46.33
IT Supplies	\$	308.27
Watershed Monitoring	\$	2,438.54
Flood Forecasting	\$	414.65
Shop Supplies	\$	398.40
Property Operations	\$	752.58
Staff Training	\$	791.14
Communications	\$	182.48
Due From Grey County	\$	335.71

<b>Monthly Mastercard Payments</b>	<b>\$</b>	<b>6,944.80</b>
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519.376.3076  
237897 Inglis Falls Road  
Owen Sound, ON N4K 5N6  
[www.greysauble.on.ca](http://www.greysauble.on.ca)

Protect.  
Respect.  
Connect.

November 10, 2022

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park  
Toronto, ON, M7A 1A1  
[premier@ontario.ca](mailto:premier@ontario.ca)

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
College Park 17th Floor, 777 Bay St,  
Toronto, ON M7A 2J3  
[steve.clark@pc.ola.org](mailto:steve.clark@pc.ola.org)

The Honourable Graydon Smith  
Minister of Natural Resources and Forestry  
Whitney Block, 99 Wellesley St W,  
Toronto, ON M7A 1W3  
[minister.mnrf@ontario.ca](mailto:minister.mnrf@ontario.ca)

The Honourable David Piccini  
Minister of the Environment, Conservation and  
Parks  
College Park 5th Floor, 777 Bay St,  
Toronto, ON M7A 2J3  
[david.piccinico@pc.ola.org](mailto:david.piccinico@pc.ola.org)

Dear Premier Ford, Minister Clark, Minister Smith and Minister Piccini,

**Re: Bill 23 and ERO Posting 019-6141**

We are writing to you in response to Bill 23, the More Homes Built Faster Act, which was announced on Tuesday, October 25th, 2022, specifically regarding Schedule 2.

We agree that there is a housing supply and affordability issue in Ontario that needs to be pragmatically addressed. We support the government's commitment to reducing unnecessary barriers to development and streamlining processes. We share this commitment and strive to provide the best customer service to the municipalities, communities, residents and developers we serve. Our staff are committed to our core mandate of the protection of life and property as we contribute to communities where development and the environment can work in balance.

Although not identified as one of the 29 areas with high-growth cities and towns, we will continue to do our part to help the Province meet its goal of building 1.5 million homes in Ontario over the next ten years. We think your stated outcomes are important but are concerned that your proposed legislative changes may have unintentional, negative consequences, especially in more rural areas of Ontario. Rather than creating the conditions for efficient housing development, these changes may jeopardize the Province's stated goals by increasing risks to life and property for Ontario residents, increasing costs and potentially delaying approval timelines. We are confident that the following recommendations can help the Province achieve its housing goals:

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**Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

## 1. Proposal to exempt certain projects, with Planning Act approval, from the requirements for a conservation authority development permit

The Province recently confirmed the mandate of conservation authorities, which includes regulating development to address the risk of natural hazards. Bill 23, Schedule 2, Subsection 7(2) proposes to exempt certain types and locations of development from the regulation process, with the potential to create a two-tier approach to the protection of people and property. This exemption is contrary to the core mandate of conservation authorities and may put people and their homes at risk, as well as increase the liability exposure of municipalities and developers.

While the government wants to focus conservation authorities on their core mandate, this proposed sweeping exemption is move in the opposite direction. As proposed in the legislation, the conservation authorities permit exclusions will nullify the core functions of conservation authorities and open up significant holes in the delivery of our natural hazard roles, rendering them ineffective. This will negatively impact the ability of conservation authorities to protect people and property from natural hazards.

Based on the highly variable and complex nature of individual developments, it is highly improbable that a blanket legislated exemption could adequately address the details that need to be considered in such a way that protection of life and property would be guaranteed.

### **Recommendations:**

*That the Province maintain the role of conservation authorities in the protection of people and property from natural hazards by leaving these responsibilities with conservation authorities and rescinding this proposed change.*

## 2. Conservation authority ability to enter into agreements with municipal partners for plan review

Grey Sauble Conservation Authority (GSCA) plays an integral role in the municipal planning process within the Bruce-Grey area. GSCA provides comments and support to our municipal partners on matters related to natural hazards. Through agreements with member municipalities, GSCA has also been providing comments and support to our municipal partners on matters related to natural heritage. Conservation authorities are uniquely situated to provide these services in an efficient and cost-effective manner to our municipal partners by utilizing the watershed approach and economy of scale. Conservation authority staff have the added benefit of being able to leverage an internal network of staff for knowledge and expertise, and to further leverage working relationships across the province within other CAs. There is no evidence to suggest that municipalities could provide these services more effectively or efficiently. In fact, municipalities will either need to bring this expertise in-house or contract this work out to consultants, both of which is expected to be more expensive. This is especially true in rural areas of Ontario where the municipal staff base and tax base are more limited and strained.

By eliminating the potential for these agreements, the Province will be directly impacting the ability of municipalities and conservation authorities to make local level decisions that provide for the best

possible outcomes, which may result in increased financial and administrative burden to municipalities, may cause timeline delays, and will likely increase development costs.

**Recommendations:**

- *Municipalities should retain the option to enter into MOUs with CAs under Section 21.1.1 (1) of the CA Act to ensure that local needs are being met.*

### 3. Proposal to freeze conservation authority fees

GSCA has recently undertaken extensive activity-based costing analysis and consultation for our Planning and Regulation rates and fees to ensure that the fees being collected are adequate to cover, but not exceed, the cost of service. This is consistent with the *Planning Act*, the 1997 *Policies and Procedures for the Charging of Conservation Authority Fees*, and the *Minister's list of classes of programs and services in respect of which conservation authorities may charge a fee*. Collection of these fees allows conservation authorities to maintain a sustainable business model while reducing the pressure on the local tax base.

In order to get more homes built faster, it is imperative that commenting agencies, including conservation authorities, have adequate resources to provide review and comment in a timely manner. Freezing fees may result in reduced service capacity, leading to delays and potential service interruptions, as well as potential long-term impacts to conservation authority businesses.

**Recommendations:**

- *Continue to allow conservation authorities to collect fees that are consistent with 1997 Policies and Procedures for the Charging of Conservation Authority Fees, and the Minister's list of classes of programs and services in respect of which conservation authorities may charge a fee.*

### 4. Proposal to assess capacity of conservation authority owned land for residential development

Conservation authority-owned lands were acquired for a number of reasons. The primary reasons for these acquisitions include for flood and erosion protection, as well as for the long-term securement of greenspace. Most of these lands, particularly in the Grey Sauble watershed, are not suitable or appropriate for development. A 2018 literature review conducted by GSCA determined that GSCA's land holdings provide \$72 million in ecosystem services annually. Removal of these lands from long-term preservation will reduce important habitat and ecosystem services, reduce greenspace for residents and visitors to utilize and erode public confidence in the commitment of government to protect these important spaces within Ontario.

We understand that some conservation authorities may have lands that they wish to divest of and the proposed changes will help facilitate that. However, it is very important that specific parameters be applied to ensure that the majority of conservation authorities owned lands remain protected in perpetuity.

**Recommendations:**

- *Provide very detailed parameters that will limit the divesting of conservation authority owned lands to only those that, in the sole discretion of the conservation authority, are surplus to the needs of the authority, the protection of greenspace, and the provision of flood and erosion control.*

**5. Provincial Conservation Authority Working Group (CAWG)**

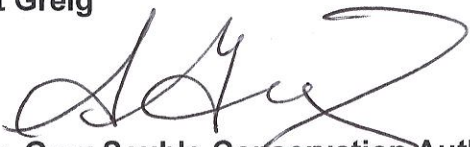
Under Minister Yurek and then Minister Piccini, the Province had great success with the multi-stakeholder conservation authority working group. This group consisted of representatives from conservation authorities, AMO, the Province, the agricultural community and the development community and was able to effectively review and move forward on several initiatives related to the Conservation Authorities Act.

**Recommendation:**

*We strongly encourage the Province to continue with this engagement to ensure that the decisions being made are the best decisions for Ontario.*

Sincerely,

**Scott Greig**



**Chair, Grey Sauble Conservation Authority Board of Directors  
Deputy Mayor Elect, City of Owen Sound**

**Andrea Matrosovs**



**Vice Chair, Grey Sauble Conservation Authority Board of Directors  
Mayor Elect, Town of the Blue Mountains**

**Cc:**

MPP Rick Byers, Bruce--Grey--Owen Sound

MPP Brian Saunderson, Simcoe Grey

All GSCA Participating Municipalities and Upper Tier Municipalities





December 2, 2022

To: Planning Departments of the Town of Blue Mountains, Municipality of Meaford, Municipality of Grey Highlands, Township of Chatsworth, City of Owen Sound, Township of Georgian Bluffs, & Bruce County

**RE: Message to Municipalities Regarding Status of Grey Sauble Conservation Authority Environmental Planning Programs and Services**

Further to the Royal Assent of Bill 23, Grey Sauble Conservation Authority (GSCA) would like to share the following information and clarification regarding the current status of our environmental planning programs and services.

**Plan Review Services**

It is business as usual for our plan review services, accordingly, planning applications should continue to be circulated for review. Plan review and commenting under the Mandatory Programs and Services Regulation (O.R. 686/21) which includes natural hazards and source water protection, continues to be unaffected.

Changes which prohibit our non-mandatory review and commenting services for development applications will not take effect until such time as the Minister of Natural Resources and Forestry (NRF) issues a clarifying regulation which prescribes Acts to which these prohibitions apply. Grey Sauble Conservation Authority will notify you if and when such a regulation is published. We anticipate information related to this will be released in the very near future.

In the meantime, we will continue to provide plan review services for formal applications, including comments with respect to natural heritage and stormwater management, in a timely manner to support your ability to meet the legislated deadlines under the *Planning Act*.

For pre-consultation files, you may see comments that are narrower in scope with respect to natural heritage and stormwater management, until we are certain of the direction from the Minister. Given information currently available, it is possible that we will not be able to see these comments through to the formal application. If questions arise in the meantime specific to a pre-consultation file, GSCA Staff will do our best to provide answers and direction.

We understand the overwhelming nature of these changes and the additional burden it presents for our municipal partners. We are open to assisting this transition of responsibilities, if required, in whatever way we can to help ease this burden.

**Permits**

It is business as usual for permitting services except for new provisions concerning Minister's Zoning Orders and Community Infrastructure and Housing Accelerator Orders (*Conservation Authorities Act*, s. 28.0.1). We will continue to collaborate with you on efficient delivery of such permits as they arise.

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**Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula



The provision allowing the Minister to issue regulations to exempt certain development projects with *Planning Act* approval in certain municipalities from conservation authority permits is not currently in effect.

### **Updated Fee Schedule**

Earlier in 2022, GSCA undertook an extensive review of its planning fees and service levels through Watson and Associates, and a fee structure was produced to better recover costs of these services. Built into the fee structure is the non-mandatory review and commenting services currently provided by GSCA through MOU's. GSCA staff undertook consultations throughout the summer of 2022 and the GSCA Board of Directors approved the new fee schedule on October 26<sup>th</sup>, 2022, for implementation on January 1<sup>st</sup>, 2023. As such, the 2023 planning fee schedule is attached and meets the requirements of the Minister's List of classes of programs and services for which conservation authorities may charge a fee. This fee schedule remains in effect unless the Minister issues a direction to freeze our fees. You will be notified should such a direction be issued. You will also be notified if any fees for development review and commenting services are affected by the above referenced NRF Minister regulation. Further to this, GSCA is currently working on a revised planning fee schedule that will adequately reflect the new level services that are anticipated, and we will provide an update on this once we are able to.

### **Other Services Provided through MOUs/Agreements**

The recent legislative changes do not affect other services provided to municipalities. GSCA will continue work on formalizing these arrangements through Memoranda of Understanding and agreements where they are not already present.

We look forward to helping you the best way we can. If you have any questions or concerns, please contact me at my office number 519-376-3076 ext. 230 or through email [m.plewes@greysauble.on.ca](mailto:m.plewes@greysauble.on.ca).

Regards,



Mac Plewes  
Manager of Environmental Planning

Encl. 2023 GSCA Planning Fee Schedule

CC Clerk, Municipality of Arran-Elderslie  
Clerk, Town of South Bruce Peninsula  
Clerk, Municipality of Northern Bruce Peninsula  
Planning Department, County of Grey

**Grey Sauble Conservation Authority  
Plan Review Fee Schedule 2023**

<b>Planning Application Type</b>	<b>Fee</b>
Zoning By-law Amendment (Re-zoning)	Minor \$830.00
	Major \$5,100.00
Official Plan Amendment	Minor \$1,190.00
	Major \$5,230.00
Consents (Severances)	Minor \$635.00
	Major \$2,000.00
Minor Variance	\$630.00
Plan of Subdivision/Condominium	Base Fee - \$8,500.00 Per Unit up to 50 units - \$191.00 Per Unit after 50 units - \$64.00
Site Plan Reviews – Minor – Single lot residential or small scale commercial/industrial	\$2,200.00
Site Plan Reviews – Major – Commercial, industrial and/or multiple residential	\$5,961.00
Red-line Revisions for Plan of Subdivision – Minor	\$940.00
Red-line Revisions for Plan of Subdivision – Major	\$3,315.00
Niagara Escarpment Development Permit Reviews	Minor \$830.00
	Major \$1,640.00
Niagara Escarpment Plan Amendment – Applicant Driven	\$1,240
Pre-consultation Meeting	\$690.00
Minor Aggregate Resources Act Licence Application – Above Water Table (under 20 hectares)	\$1,260.00
Minor Aggregate Resources Act Licence Application – Above Water Table (over 20 hectares)	\$1,400.00
Major Aggregate Resources Act Licence Application – Below Water Table (under 20 hectares)	\$3,460.00
Major Aggregate Resources Act Licence Application – Below Water Table (over 20 hectares)	\$4,310.00
Environmental Assessment Review Fee Class B & C	\$5775.00
<b>Technical Clearance</b>	
Scoped Environmental Impact Study	\$1,000.00
Full Environmental Impact Study	\$1,960.00
Sub-watershed Study/Master Drainage Plan or Tributary Study	\$1,000.00
Stormwater Management Study	\$1,960.00
Scoped Site Impact Study (Coastal, Flooding, Geotechnical, etc.)	\$1,000.00
Full Site Impact Study (Coastal, Flooding, Geotechnical, etc.)	\$1,960.00

## Notes and Definitions:

1. Minor includes applications with 1 or less scoped technical study including but not limited to a stormwater management report, environmental impact study, geotechnical study, floodplain report, and/or hydrogeological study.
2. Major includes applications with 2 or more technical studies including but not limited to stormwater management report, environmental impact study, geotechnical study, floodplain report, and/or hydrogeological study.
3. Preconsultation fee to be deducted from the formal application fee.
4. Multiple applications received concurrently are subject to a 20% discount on the total applicable fees.
5. GSCA reserves the right to modify or adjust fees should the review require a substantially greater or lower level of review and/or assessment.
6. Where a Conservation Authority development permit approval is required in addition to the planning approval, the fee for the Conservation Authority permit may be discounted at the Authority's discretion.
7. On January 1<sup>st</sup> of every year, commencing January 1<sup>st</sup> of 2024, the fees as listed in the 'Plan Review Fee Schedule' shall automatically increase on a percentage basis, rounded up to the nearest ten dollar increment, in a manner consistent with the Statistics Canada "Consumer Price Index" for Ontario from October of the previous calendar year, if the consumer price index shows an increase. The unrounded fees as calculated shall be retained as the basis for the next year's CPI percentage calculations.



# MEDIA RELEASES AND ARTICLES

## ATTACHMENT # 6

The Owen Sound Sun Times

October 21, 2022

*"BAA wrap: cross country championships a muddy meet"*

[www.owensoundsuntimes.com/sports/local-sports/baa-wrap-cross-country-championships-a-muddy-meet](http://www.owensoundsuntimes.com/sports/local-sports/baa-wrap-cross-country-championships-a-muddy-meet)

The Owen Sound Sun Times

November 1, 2022

*"Limiting role of conservation authorities could slow development, local leaders say"*

[Limiting role of conservation authorities could slow development, local leaders say | Owen Sound Sun Times](#)

Cottage Life

November 23, 2022

*"How the Ontario gov.'s sweeping planning and development changes will play out in cottage country"*

[How the Ontario gov.'s sweeping planning and development changes will play out in cottage country \(msn.com\)](#)

Bayshore Broadcasting

November 30, 2022

*"Windy Weather May Cause Lake Huron Shoreline Erosion"*

[Windy Weather May Cause Lake Huron Shoreline Erosion | Bayshore Broadcasting News Centre](#)

## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-108

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**THAT in consideration of the Consent Agenda Items listed on the December 21, 2022, agenda, the Grey Sauble Conservation Authority Board of Directors receives the following items: (i) Environmental Planning – Section 28 Permits – October & November 2022; (ii) Administration – Receipts & Expenses – October & November 2022; (iii) Correspondence – Letter from GSCA to Premier Ford & Letter from GSCA Environmental Planning Department; (vi) Recent Media Articles**

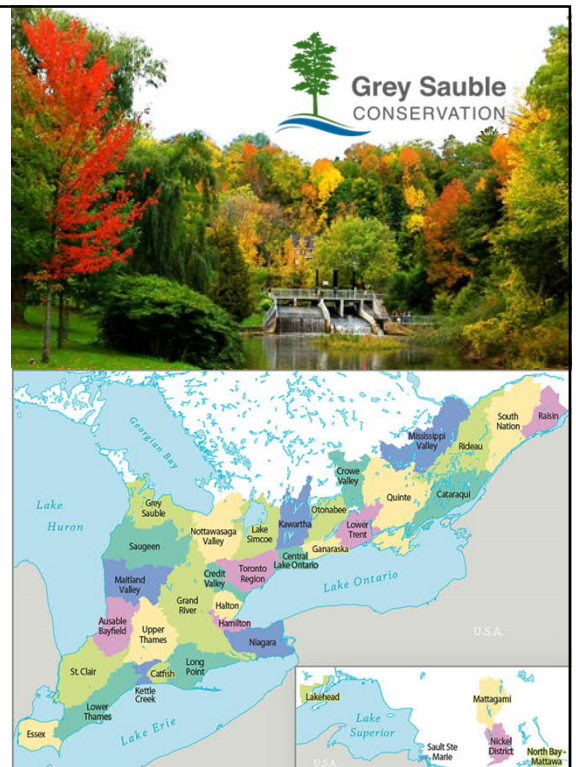




1

## Ontario's Conservation Authorities

- 36 Conservation Authorities throughout Ontario
- Created under the Conservation Authorities Act
- Complete ~32,000 Planning and Permit Reviews Annually
- Manage over \$3.8-Billion worth of flood control and prevention infrastructure
- Protect lives and Prevent more than \$150-million per year in flood damages and disruption
- Work with landowners to plant over 1.3-M trees annually
- Offer 3,500 km worth of trail for people to enjoy, hosting almost 10-M visitors annually
- Second largest landowner in Ontario (collectively)

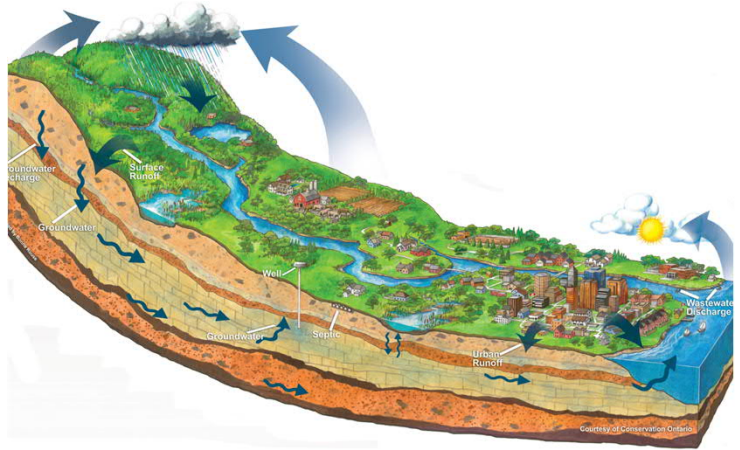


2

# What is a Watershed? Why does it matter?

## Water flows Downstream...

- A watershed is simply a catchment area
- When rain falls, it either infiltrates, evaporates, or runs off
- What happens on your property might affect your neighbours and vice-versa



3

## GSCA BACKGROUND

- 8 Member Municipalities
  - Arran-Elderslie
  - Blue Mountains
  - Chatsworth
  - Georgian Bluffs (2 Reps)
  - Grey Highlands
  - Meaford (2 Reps)
  - Owen Sound (2 Reps)
  - South Bruce Peninsula
- 11 Board Members (all elected officials)
- > 3100 Square Kilometers
- > 155km of Shoreline
- Employs 28 Full and Part Time Staff, plus seasonal staff
- \$4.0M Annual Budget (2023)



4



## GSCA Directors:

- Are appointed by member municipalities for up to 4 years at a time
- Must reside in the GSCA area of jurisdiction
- Are bound by the CA Act and other applicable legislation (ex. MFIPPA, Conflict of Interest)
- Adhere to a code of conduct
- Are responsible for approving the CA budget
- Make decisions on over \$53M in assets owned by GSCA
- Make policy decisions for the 29,000 acres of land owned by GSCA
- Represent and act as strong ambassadors for the Authority and conservation within the watershed

5



## WHY DO WE DO WHAT WE DO?

### VISION:

- *Our vision is a healthy watershed environment in balance with the needs of society.*
  - We want to keep our community safe
  - We want to shape a healthy environment
  - We want to create, protect and provide greenspace

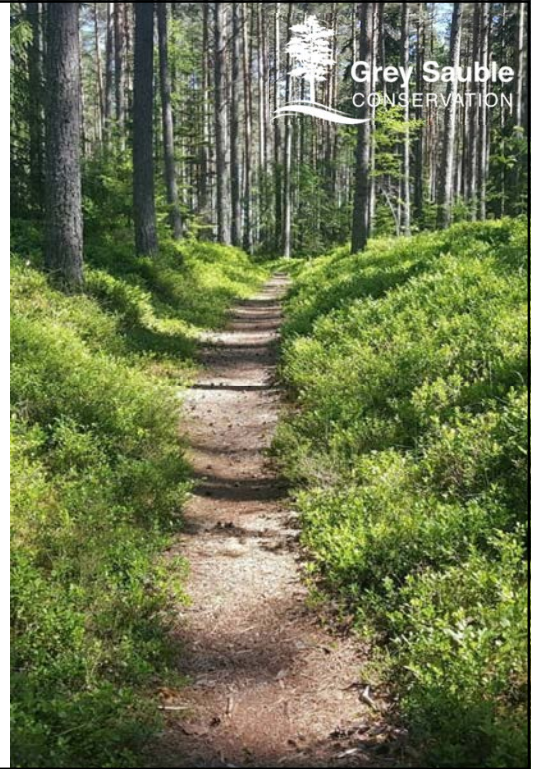
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# HOW DO WE DO THIS?

## MISSION:

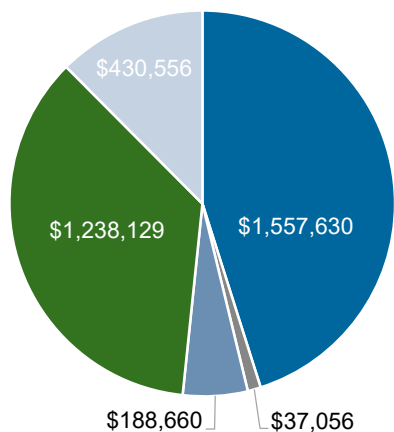
- *GSCA's mission, in partnership with the stakeholders of the watershed, is to promote and undertake sustainable management of renewable natural resources and to provide responsible leadership to enhance biodiversity and environmental awareness*
- We protect people from loss of life and property damage
- We create and manage natural areas
- We connect people with information



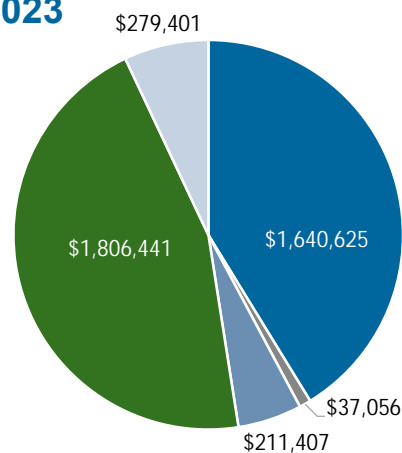
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## Funding Breakdown

2022



2023



- Municipal Levy
- MECP (DWSP)
- From Reserves and Surplus
- Provincial Transfer
- Self-Generated

8

# A Quick Overview of the Changes to the Conservation Authorities Act

- Potential for Ministry Appointed Agricultural Representative
- Mandatory vs. Non-Mandatory Programs and Services
- Requires Transition Plans, Program/Service Inventories and MOU's
- Bill 23



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## Agricultural Representative

The Act gives the Minister the power to appoint an agricultural representative to Authority Boards :

- Application process and appointment handled solely by the MECP
- Five (5) Ag. Reps have currently been appointed in Ontario (4 out east, one near Sarnia)
- All the powers of municipally appointed representative, except:
  - Cannot vote on resolution to enlarge, amalgamate or dissolve an Authority
  - Cannot vote on budgetary matters
    - Matters requiring a vote under the Budget Regulation (402/22)
    - Matters related to budget reallocations in a calendar year
    - Matters related to the annual financial audit



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## Mandatory v. Non-Mandatory

### Mandatory – Category 1 Programs and Services

Through recent changes to the CAA, the Province has defined Mandatory programs as programs and services related to:

- Natural Hazards Related – Planning, Permitting, Flood Forecasting, Flood and Erosion Control
- Management of CA-Owned Lands – passive and related amenities
- Drinking Water Source Protection
- Other Items Prescribed:
  - Core Watershed-Based Resource Management Strategy
  - Water Quality and Quantity Monitoring

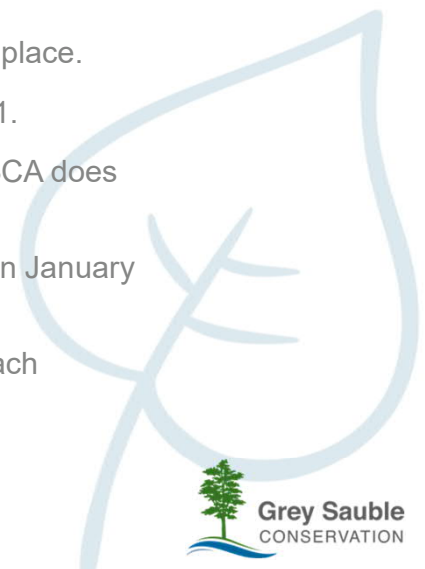


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## Transition Plans, Inventories and MOU's

### Overview

- Transition Plan defines the timeline for getting agreements in place.
- GSCA's Transition Plan was circulated on December 22, 2021.
- Inventory of Programs and Services defines the work that GSCA does and the cost to provide that work.
- GSCA's Inventory of Programs and Services was circulated on January 28, 2022.
- MOU's or Agreements will be required between GSCA and each member municipality by **December 31, 2023**.



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## Natural Hazards Management

### Environmental Planning

- Provide input into planning decisions on behalf of the Province and municipal partners
- Support appropriate development
- Review over 900 applications per year

### Flood Forecasting, Warning and Control

- Proactive monitoring and early flood warning to help prevent loss of life and to mitigate flood damages
- Work collaboratively with municipal partners
- Manage 2 flood and 11 erosion control structures

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## GSCA Owned and Managed Lands

- 207 properties in 80 groupings
- 29,000 acres
- 172-km of trail to explore
- 4 major waterfalls
- 300,000 visitors per year
- \$72-M per year in ecosystem services
- We also manage Grey County's Forests and Trails



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# Drinking Water Source Protection

- Source water protection is the first line of defense
- Ensure communities are taking appropriate measures to protect municipal drinking water
- GSCA has a responsibility to help protection municipal sources of drinking water
- GSCA provides risk management services to 14 municipalities
- 153 Risk Management Plans are currently in place throughout the Source Protection Region
- 100% of significant drinking water threat policies have been implemented within the Region.



15

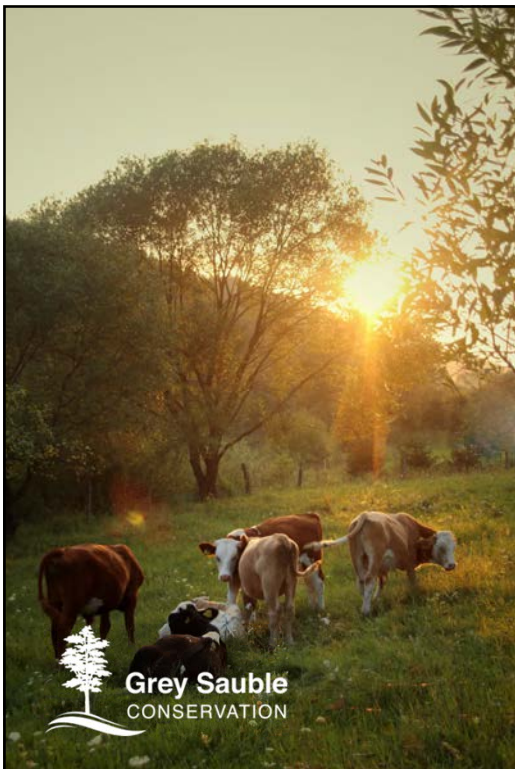
## Other Authority Programs

### Grey Sauble Forestry Services

- Forests improve air quality, provide habitat and reduce flooding
- Over the past 20-years, GSCA has planted nearly 3-M trees throughout the watershed

### Watershed Stewardship

- Over the past five years, GSCA has supported:
  - Planting over 34,000 trees in riparian areas
  - Installation of over 12km of livestock fencing
  - Planting over 1200 acres of cover crops
  - Removal of over 27 acres of phragmites
- Secured almost \$600K in grant funding to support these projects



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## Other Authority Programs

### Watershed Monitoring

- GSCA uses watershed monitoring and reporting to identify trends in watershed health.
- This information is used to target efforts to improve the environment in which we all live
- This includes 35 surface water sites, 10 groundwater sites, and 34 benthic invertebrate sites

### GIS, Mapping and Data Management

- The use of GIS tools allows staff to make efficient informed decisions
- GSCA is constantly updating this information and uses this information as a base for all of our services



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# THANK YOU

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## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-109

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**THAT the GSCA Board of Directors adopt a schedule that reflects Full Authority meetings to be held on the X day of the month at X:XX.**



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## STAFF REPORT

**Report To:** Board of Directors  
**Report From:** Tim Lanthier, CAO  
**Meeting Date:** December 21, 2022  
**Report Code:** 031-2022  
**Subject:** Effects of Bill 23 on the Conservation Authorities Act

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### Recommendation:

**WHEREAS** the Province of Ontario has introduced, “consulted on” and passed **Bill 23 – More Homes Built Faster Act**,

**THAT** the GSCA Board of Directors receive *Staff Report 031-2022 – Effects of Bill 23 on the Conservation Authorities Act* as information.

### Strategic Initiative:

This item is related to all of GSCA’s Strategic Initiatives and overall operations.

### Background and Analysis:

On October 25, 2022, Minister Steve Clark introduced Bill 23: More Homes Built Faster Act. This Bill proposed changes to a large suite of legislation, including the Planning Act and the Conservation Authorities Act.

The specific changes to the Conservation Authorities Act are identified in an excerpt from Bill 23 included as Appendix 3 to this report. This Bill received Second Reading on



October 23, 2022, and received Third Reading and Royal Assent on November 28, 2022.

Consultations were opened on the Environmental Registry of Ontario (ERO) for several of the proposed changes to the Conservation Authorities Act with a closing date of November 24, 2022. On November 23, 2022, this commenting period was extended to December 8, 2022.

Further, a new proposed Section 28 regulation is being reviewed under the ERO with a commenting deadline of December 30, 2022. Information on this item will be included under a separate Staff Report.

Of primary concern to conservation authorities across Ontario are the following items:

1. The prohibition of conservation authorities to offer programs and services under either of Section 21.1.1 (Municipal Services) or Section 21.1.2 (Other Programs and Services) of the Conservation Authorities Act that relate to reviewing and commenting on proposals, applications or other matters under a prescribed Act.

The Acts intended to be prescribed include:

- The Aggregate Resources Act
- The Condominium Act
- The Drainage Act
- The Endangered Species Act
- The Environmental Assessment Act
- The Environmental Protection Act
- The Niagara Escarpment Planning and Development Act
- The Ontario Heritage Act
- The Ontario Water Resources Act
- The Planning Act

Note that this does not impact conservation authorities' mandate to comment on natural hazards related to flood, erosion, dynamic beach, and unstable soil and bedrock.

This change is cause for concern for conservation authorities, municipalities, and generally the public of Ontario. Currently agreements are in place which allow for municipalities to delegate their role in providing natural heritage and water related reviews to conservation authorities.

Conservation authorities are exceptionally well situated to provide this role based on a combination of:

- Existing in-house expertise within conservation authority Planning Departments.
- Existing broader in-house expertise within the conservation authority organizations.
- A broader network of expertise within the conservation authority provincial network.
- Decades of local corporate knowledge.
- In-house collection of relevant local information.
- Staff that are already reviewing these features, on the ground, from a natural hazard perspective.
- Costing that is already built-in to existing review functions.
- The consistency of 36 connected agencies carrying out this review instead of 444 municipalities attempting to replicate the same.
- Conservation authorities bring a watershed scale lens to the review.

Although municipalities can find alternate solutions to this issue, it appears to be an exercise in futility to extract a system that is working and force municipalities to start from scratch. We expect that this will cause increase costs to applicants, duplication of efforts, delays in approval timelines and substantial administrative burdens to municipal staff.

We do not purport that conservation authorities should be granted this role as a right, but rather that conservation authorities and municipalities should be free to strike agreements that make sense to fulfill a local need.

For perspective, GSCA reviews approximately 600 applications per year under these Acts. If transposed to conservation authorities across the Province, this would average over 20,000 applications annually.

2. The potential for an overriding of conservation authority development regulations where a Planning Act approval has been received. This causes concern in that the Province is seeking to “focus conservation authorities on the core mandate” which the Province has defined as Natural Hazard management, Land Management, and Drinking Water Source Protection. The extraction of a portion of natural hazard management from conservation authorities undermines our core mandate, increases the potential for people and property to be at risk and increases liability for municipalities.

This change is in addition to the ability of the Minister to force a conservation authority to issue a permit where a Minister’s Order has been issued, or for the

Minister to issue a permission instead of a conservation authority, all of which serve to undermine our mandate.

3. The potential freezing of conservation authority fees. Conservation authority fees are established on a user pays principle and serve to offset the costs of running the corporation. The move by the Province to implement a fee freeze is intended to benefit developers, as per the ERO posting. The posting further states that if conservation authorities need money to cover the cost of the fee freeze that this money should be sought from municipal levy.

GSCA has spent a significant amount of time and money to ensure that the fees being charged are appropriate to the service being provided. These fees assist GSCA in employing skilled staff, employing enough staff and in reducing pressure on the general tax base. Further, the fees that are included in GSCA's fee schedules are consistent with the direction provided by the Province in both the 1997 Charging of Fees policy and the 2022 Minister's Policy on the Charging of Fees by Conservation Authorities.

Staff strongly believe that development should pay for development.

4. The insinuation by the Province that conservation authority owned lands should be reviewed to see if these lands are suitable for residential development. In the GSCA watershed, there are approximately 28,000 acres (11,000 hectares) of land owned by the GSCA. These lands are generally available to the public for recreational activities such as hiking, hunting, fishing and nature appreciation. A 2018 literature review by GSCA identified that these lands provide over \$72-million worth of ecosystem services annually. These lands are held in trust by GSCA for the benefit of the greater public good and there is an expectation that GSCA will continue to hold these lands in perpetuity. The proposal to dispose of these lands for residential development is contrary to this public expectation and serves to erode public trust in government, undo decades of natural infrastructure investments and generally reduce the availability of greenspace for everyone in Ontario

Further, although many of these properties were secured with the assistance of Provincial grants, the remaining funds were frequently raised through donations from concerned citizens.

5. The failure of the Province to engage the Conservation Authorities Working Group (CAWG) that they implemented following the 2020 changes to the CA Act. This working group consisted of representatives from the Province, the development industry, the agricultural industry, AMO, Conservation Ontario, and conservation authorities. The purpose of the group was to collectively review and discuss proposed changes to the CA Act that would serve the best interests

of Ontarians. The changes proposed under Bill 23 did not include a collaboration with this working group.

### **Financial/Budget Implications:**

There are several potential financial implications associated with this Bill. These include:

- Potential lost revenue from reduced review functions. This lost revenue is expected to be minimal and is countered by a reduction in expenses. This change is reflected in both the 2023 budget and proposed reduction in the Planning and Permitting Fee Schedule.
- Potential lost revenue due to a freezing of fees. At this point we do not know if, when or what this freeze will apply to, and it is therefore difficult to provide an adequate analysis of these impacts.
- Unknown impacts if the Province identifies lands that are believed to be suitable for development.

### **Communication Strategy:**

GSCA will continue to consult with partners and stakeholders, other conservation authorities, Conservation Ontario, local MPPs, and with the Province to the extent that is possible.

Senior Staff at GSCA have also been keeping the lines of communication open with the GSCA staff base to ensure that everyone within the organization understands the changes that are happening.

The letter that was sent from GSCA to Premier Ford is included in the Consent Agenda of today's meeting.

**Appendix 1: Presentation on the Bill 23: More Homes Built Faster**

**Appendix 2: Conservation Ontario Submission on ERO Posting #019-6141**

**Appendix 3: Excerpt from Bill 23: More Homes Built Faster**



Grey Sauble  
CONSERVATION

# BILL 23 More Homes Built Faster

1<sup>st</sup> Reading

Oct. 25, 2022

2<sup>nd</sup> Reading

Oct. 31, 2022

3<sup>rd</sup> Reading

Nov. 28, 2022

Royal Assent

Nov. 28, 2022



# Summary of Major Changes to CAA

- Changes to Section 28.0.1 of the CAA to related to Minister's Orders (MZO's and CIHA).
- Changes related to the disposition of CA lands.
- Potential direction to offer CA lands up to development.
- Prohibition on municipal and other programs and services related to reviewing and commenting under prescribed Acts.
- Potential freezing of fees.
- Potential override of permitting process through changes to Section 28(4.1) and 28(4.2).
- Removal of "pollution" and "conservation of land" tests from development review

# Issues Identified

- Prohibition on commenting agreements with municipal partners is irrational and hurts rural Ontario.
  - CAs are already reviewing these features.
  - CAs have experts and decades of corporate knowledge.
  - Review still needs to happen.
- Override of CA permits undermines CA mandate, puts people at risk and increases municipal liability.
- Freezing CA fees undermines service capacity
- Opening door to develop CA lands undermines public trust in government, undoes decades of natural infrastructure investments, and hurts everyone.

# In Effect November 28, 2022

- Definition of Minister (Schedule 2, s.1)
  - Changed from MECP to MNRF.
- MZO and “community infrastructure and housing accelerator” s. 28.0.1 permits (Schedule 2, s. 8)
  - Broadened from MZO’s (Planning Act Sec. 47) to also include CIHA (Planning Act Sec. 34.1).
  - Tests for “pollution” and “conservation of land” removed from this section.
  - Opened the door for development to proceed prior to a required agreement being in place.



# In Effect January 1, 2023

- Process changes for disposition and leasing of CA lands (Schedule 2, s. 2)
  - No longer require approval of Minister, only notification to Minister
  - Requires public consultation which is defined in Act
- Prohibition on municipal and other programs and services related to reviewing and commenting under prescribed acts (Schedule 2, s. 3, 4, 14(3))
  - Requires a Minister's regulation to enable.
  - Timeline for regulation development TBD.
  - Acts noted during "consultation" included: The Aggregate Resources Act, the Condominium Act, the Drainage Act, the Endangered Species Act, the Environmental Assessment Act, the Environmental Protection Act, the Niagara Escarpment Planning and Development Act, the Ontario Heritage Act, the Ontario Water Resources Act, and the Planning Act

# In Effect January 1, 2023

- Minister's power to impose terms and conditions on “project of authority” under s. 24 of the CA Act (Schedule 2, ss. 6(1))
  - This is specific to projects for which Section 39 funding is provided.
- Minister's direction to freeze CA fees (Schedule 2, s. 5)
  - This clause takes effect once there is a Minister's Direction issued.
  - The timeline and whether it would apply to all CAs and fees TBD.

# Section 28 (4.1) and (4.2)

- Exceptions related to Planning Act (certain development activities and areas of municipalities)
  - Prescribed on a date to be named by LGIC
  - It is expected that this will be proclaimed at the same time as the new S. 28 regulation

# The rest...

- Come into effect when related un-proclaimed sections from previous amending acts are proclaimed
  - (e.g. amendments from Bill 229, Protect, Support, and Recover from COVID-19 Act (Budget Measures) and Building Better Communities and Conserving Watersheds Act, 2017)



# Actions to Date

- Meetings with Senior Municipal Staff.
- Meetings with Municipal Planning Staff.
- Meetings with MPP Byers.
- Meetings with CA collective.
- Meetings with Partners and Stakeholders.
- Media Interviews (Sun Media, Cottage Life, Bayshore Broadcasting).
- Letter to Premier and relevant Ministers.
- Letter to Standing Committee.
- Formal comments to ERO.



## Next Steps

- Continue to consult, as permitted, on any relevant regulations.
- Promote CAWG to be reinstated.
- Meet with municipalities to find solutions to new situation.
- Meet with CA collective to find solutions to new situation.
- Make changes, as necessary, within GSCA.
- Adapt



November 30, 2022

Ministry of Natural Resources and Forestry (MNRF)  
Policy Division (PD) - Resources Planning and Development Policy Branch  
300 Water Street, 2nd Floor, South Tower  
Peterborough, ON  
K9J 8M5

**Re: Conservation Ontario's Comments on "Legislative and regulatory proposals affecting Conservation Authorities to support the Housing Supply Action Plan 3.0" (ERO #019-6141)**

To whom it may concern:

Thank you for the opportunity to comment on "Legislative and regulatory proposals affecting Conservation Authorities (CAs) to support the Housing Supply Action Plan 3.0" and the opportunity to speak to the proposed changes to the *Conservation Authorities Act (CAA)* in Schedule 2 of Bill 23 *More Homes Built Faster* at Standing Committee. Conservation Ontario is the network of Ontario's 36 CAs. These comments are not intended to limit comments submitted by CAs through this consultation.

Conservation Authorities are committed partners with Municipalities, the development sector, and the Province to increase housing supply in Ontario and can assist the Province in meeting its goal of building 1.5 million homes over the next ten years. We wish to work collectively with the Province to identify solutions that will increase Ontario's housing supply without jeopardizing public safety. This includes building on the success of the previous amendments to the *CAA* undertaken by this government and the work of the multi-stakeholder Conservation Authorities Working Group. We want to ensure safe development in our partner Municipalities.

Bill 23 received Royal Assent on November 28<sup>th</sup> and we remained concerned that some changes will:

- Place new responsibilities on Municipalities for natural hazards and natural resources that may lead to inefficiencies, inconsistencies, and delays in the development review process;
- Weaken the ability of Conservation Authorities to protect people and property from natural hazards and deliver on their core mandate; and,
- Reduce critical, natural infrastructure like wetlands and greenspaces that reduce flooding and erosion, and protect water quality, thus mitigating the impacts of a changing climate.

We offer the following comments on this consultation.

**1. Proposed Updates to the Regulation of Development for the Protection of People and Property from Natural Hazards in Ontario (legislative changes)**

Ontario's Special Advisor on Flooding produced "An Independent Review of the 2019 Flood Events in Ontario" and recognized:

*Ontario's preventative approach of directing development away from floodplains and other hazardous areas is highly effective in preventing property damage... These policies will be increasingly valuable in protecting Ontarians from flooding and other natural hazards. Losses associated with flooding and other natural hazards continue to increase because of increasing property values and income levels, urbanizations, ongoing loss of wetlands and other green infrastructure, and the increasing frequency and intensity of extreme rainfall events. As these losses rise, so does the value of Ontario's floodplain and broader hazard management policies.*

Conservation Authorities are committed to working with the Province and Municipalities to direct development outside of hazard areas to protect life and property and the ongoing prosperity of Ontario.

<b>Proposed Legislative Changes to the <i>Conservation Authorities Act</i></b>	<b>Preliminary Comments</b>
<p>-enable the exemption of development authorized under the <i>Planning Act</i> from requiring a permit under the <i>Conservation Authorities Act</i> in Municipalities set out in regulation, where certain conditions are met as set out in regulation</p>	<p>The Province recently confirmed the mandate of CAs, which includes regulating development to address the risk of natural hazards. Subsection 7(2) proposes to exempt certain types and locations of development from the regulation process, with the potential to create a two-tier approach to the protection of people and property. This exemption is contrary to the core mandate of CAs and may put additional people and their homes at risk. The planning process is not designed to review applications at a technical approval level of detail.</p> <p>Permit exemptions for <i>Planning Act</i> approvals will place additional pressure, responsibility, and liability on Municipalities and could result, for example, in building permits being issued in error. Working beyond political boundaries is essential in the permitting role to consider impacts on upstream and downstream communities. Natural hazards must be considered at both site-specific and watershed levels to ensure safety.</p> <p>Since 1956, in acknowledgement of the severe economic and human losses associated with Hurricane Hazel, CAs have been regulating development. Conservation Authorities are uniquely positioned to fulfill this role which has been demonstrated to assist in emergency preparedness and to prevent the worst outcomes.</p> <p>Conservation Ontario recommends that advice be sought from the multi-stakeholder Conservation Authorities Working Group about development activities that may be suitable for exemption from requiring a permit using existing clauses within Section 28(3) and</p>



	(4) of the CAA. Careful consideration is required to avoid unintended risk to public safety, properties, or natural hazards.
-remove the terms “conservation of land” and “pollution” and add the terms “unstable soils and bedrock” while also maintaining “flooding”, “erosion”, and “dynamic beaches” to the matters considered in permit decisions	<p>Conservation Ontario recommends that the government continue the tests of “pollution” and “conservation of land” as part of the permitting process. To increase clarity for all involved in the development process, it is recommended that the updated Section 28 regulation include a definition of “conservation of land” and the definition of pollution be revised to link it to erosion and sediment controls. The new definition of conservation of land should be constructed to enable a broader range of solutions such as natural channel design, natural bank stabilization for the mitigation of the hazard, and maintaining vegetation on the landscape to reduce erosion and slow flood waters. Tying the definition back to mitigating the hazard risk will increase certainty within the approvals process.</p> <p>Conservation Ontario is supportive of the proposal to add the terms “unstable soils and bedrock” as it further clarifies the CA role in addressing hazards associated with development on karst topography, marine (Leda) clays, and organic soils.</p>
-update the timeframe after which an applicant may appeal the failure of the conservation authority to issue a permit to the Ontario Land Tribunal from 120 days to 90 days	Conservation Authorities are committed to timely review and excellence in customer service. Key components to ensure timely customer service is pre-consultation on an application followed by a high-quality submission that addresses the required technical aspects of an application. In addition to allowing appeals of non-decisions, Conservation Ontario encourages the Province to work with the multi-stakeholder Conservation Authorities Working Group to identify complete application requirements as well as when the application review period should be paused and, in some cases, cancelled and re-started due to significant changes to the proposed development by the proponent.
-require Conservation Authorities to issue permits for projects subject to a Community Infrastructure and Housing Accelerator order under section 34.1 of the <i>Planning Act</i> and allowing the Minister to review and amend any conditions attached to those permits	Conservation Authorities support development directed outside of hazardous lands and that does not increase the risk upstream or downstream. Working closely with their municipal partners, CAs routinely assist Municipalities to develop proposals that ensure public safety while realizing municipal development priorities. Requiring the issuance of a permit for certain developments eliminates the opportunity to review these applications on their own merit with the potential to increase the risk to people and property and any associated liabilities.
-with regards to permits issued where a zoning order has been	Conservation Authorities support development directed outside of hazardous lands and that does not increase the risk upstream or downstream. Requiring the issuance of a permit for certain

<p>made under the <i>Planning Act</i> (under section 34.1 or 47):</p> <ul style="list-style-type: none"> <li>-extend the existing regulation making authority of the Minister to prescribe conditions on a permit issued by a conservation authority where there is a Minister's Zoning Order, to enable the Minister to also prescribe limits on what conditions a conservation authority may include</li> <li>-specify that where the Minister has made a regulation allowing development to begin prior to an ecological compensation agreement being signed and has set a date by which it must be signed, the development may not continue if the agreement has not been reached within the time period outlined in regulation</li> </ul>	<p>developments eliminates the opportunity to review these applications on their own merit with the potential to increase the risk to people and property and any associated liabilities.</p>
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Conservation Ontario will provide comments on "Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario" (ERO #019-2927).

## **2. Proposed updates to Conservation Authorities' role in review of development related proposals and applications**

Previous legislative amendments require CAs to enter into agreements with Municipalities prior to providing comments from a 'non-mandatory' perspective on development applications. Recently released regulations define requirements to be included in these voluntary agreements and require CAs to transition to new budget and program delivery frameworks. As part of their transition, ongoing dialogue with participating Municipalities is occurring; further refining the programs and services that Municipalities wish to have offered by their CAs. For any Acts that are prescribed in a future Minister's Regulation, Bill 23 will prevent CAs from entering into memoranda of understanding (MOUs) with Municipalities for review and commenting services. Many Municipalities choose to enter into agreements with CAs to deliver development review and commenting services for natural heritage, water resources and watershed planning issues due to the efficiency it brings. Having up to 36 CAs deliver these services as compared to more than 300 Municipalities also promotes consistency and efficiency for the development sector.

Conservation authority (CA) participation in the planning process ensures that watershed science and data is being applied to planning and land use decisions. Development review is needed to determine if Official Plan policies are being implemented through site specific analysis and identification of site-specific mitigation measures. Efforts to limit CA involvement in identifying constraints up front will only

result in misdirected development investments and delays in approval processes for future construction. Additionally, it avoids new municipal costs for hiring additional staff or consultants to do this work.

Due to these reasons, Conservation Ontario recommended to the Standing Committee that subsections 3 and 4 of Schedule 2 of Bill 23 be removed in their entirety and with Royal Assent of Bill 23, it is now recommended that no Acts be prescribed in regulation. Instead, to further direct service delivery expectations, the Province should consider the use of existing regulation-making ability to prescribe service standards as part of municipal and other programs and services. The details of this regulation could be established with input from the multi-stakeholder Conservation Authorities Working Group.

Any decision to move forward with prescribing Acts under a Minister's Regulation should also be advised by dialogue and discussion amongst the multi-stakeholder Conservation Authorities Working Group. In the meantime, Conservation Ontario provides the following preliminary comments in the table below.

<b>Proposed Act to be Prescribed</b>	<b>Preliminary Comments</b>
Aggregate Resources Act (ARA)	Should not be prescribed; it is important to allow CAs to continue to work with Municipalities and the Province. Under Section 28 of the CAA areas licensed under the ARA are exempt from the regulation. Under regulations made under the ARA, CAs are circulated applications for the purposes of determining flooding, erosion, and other natural hazard issues, including drought. MNRF takes the lead in determining any potential impact to sources of drinking water.
The Condominium Act	In general, CAs do not provide comments as it relates to the <i>Condominium Act</i> .
The Drainage Act	Should not be prescribed; this will stifle creative solutions and increase costs. CAs work with their municipal partners to review these applications from a watershed scale, rather than a drainage area scale. Through this review, CAs may for example, identify opportunities to undertake stewardship and restoration work that will help to maintain soil on the farmers' fields and increase resiliency on the landscape. This in turn reduces ongoing maintenance costs and can result in increased yields by maintaining healthy topsoil.
The Endangered Species Act	Should not be prescribed; Province should consider outlining the types of services that it wishes the CAs to provide. Under the CAA many CAs collect information upon which the Province relies to fulfill their responsibilities under Acts, including the ESA. This information will also be very helpful if the Province chooses to move forward with other complementary initiatives, including ecological offsetting.
The Environmental Assessment Act (EAA)	Should not be prescribed; CAs are a key partner in fulfilling the purposes of the Act, "providing for the protection, conservation and wise management in Ontario of the environment". This contribution is recognized through being embedded within the EA process by the Province. CA involvement in the EAA allows for the early identification of issues through their knowledge of watershed conditions. Many CAs provide value-added services to Municipalities, proponents, and the Province through proactive

	review of proposals. In addition, major linear infrastructure is exempt from the planning process, requiring issue identification through the EA.
The Environmental Protection Act	Should not be prescribed; CAs generally do not provide comments under this Act however it is important to allow CAs to continue to work with Municipalities and the Province regarding the management of excess soil.
The Niagara Escarpment Planning and Development Act	Should not be prescribed; the Niagara Escarpment Commission should instead consider entering into agreements with CAs for reviewing and commenting on a proposal, application, or other matter.
The Ontario Heritage Act (OHA)	In general, CAs do not provide comments as it relates to OHA however CAs own properties that contain buildings or structures that are of cultural significance. CAs must retain the ability to comment as it relates to their own assets.
The Ontario Water Resources Act	Should not be prescribed; this will limit creativity in addressing housing shortages and result in increased costs for the applicants. For example, some CAs have created innovative programs as it relates to the review and design of stormwater management. This has drastically reduced approval timelines resulting in savings to developers in both time and carrying costs.
The Planning Act	Should not be prescribed; agreements offer value for money as well as certainty and predictability in the review process. The MOUs that CAs have with Municipalities are a cost-effective means of undertaking development reviews. Having CAs undertake some of these reviews promotes consistency for applicants.

Overall, CAs have helped the Province and Municipalities meet their obligations under these Acts in a consolidated approach that is timely and makes efficient use of watershed science. Where additional streamlining is required, service standards can be put in place to support affordable housing development.

### **3. Proposal to Freeze Conservation Authority fees**

Bill 23 will amend the CAA to enable the Minister to issue a Direction to a CA to freeze its fees for a specified time and for a CA to comply with such a Minister's Direction. The stated intent of the Province is to reduce "the financial burden on developers and other landowners making development related applications and/or seeking permits from CAs, further accelerating housing in Ontario to make life more affordable." There is no evidence provided that CA fees are a significant barrier to achieving affordable housing. Based upon past reviews of fees with the development community, Conservation Ontario submits that CA fees are a nominal part of the overall fees associated with development applications.

Legislative amendments made earlier this year directed CAs to demonstrate that self-generated revenue such as fees for service are considered where possible to reduce pressure on the municipal levy. This includes plan review and permitting fees that are collected to offset program costs, but not exceed them. Freezing the fees limits the CAs' ability to modernize and implement best practices in consultation with their clients who would be bringing forward the most significant number of new

housing starts (i.e., developers, Municipalities). It is a limitation because CA plan review and permitting fees are based on cost recovery and improvements to meet service delivery standards may involve the need for additional staff to process applications more quickly. These costs need to be covered for effective delivery of Mandatory and non-mandatory reviews and comments to protect life and property from natural hazards and to protect sources of drinking water.

In application, a Minister's Direction should be utilized where it is deemed necessary to confirm that a CA's permit and planning fees do not exceed the cost of delivering the program or service. Within that Direction, if the 'freeze' exceeds a one-year period, it is recommended that it provides the CA with the ability to increase fees by an annual cost of living adjustment (e.g., Consumer Price Index). Overall, this approach will allow CAs to properly set budgets and avoid the need for Municipalities to fund deficits for Mandatory programs and services, or force CAs to reduce levels of service thereby increasing response times for review of applications. It supports the user-pay principle i.e., those who benefit from the service would pay for the service, not the taxpayers.

#### **4. Proposal to Identify Conservation Authority lands suitable for housing and streamlining severance and disposition processes for S.39 lands**

At Standing Committee, Conservation Ontario remained silent on the proposed amendments that result in process improvements to enable CAs to sever and dispose of land that has received a Section 39 grant from the Minister. These amendments were considered relatively low risk as their implementation will be guided by CA land acquisition and disposition policies and a Conservation Area Strategy that will undergo stakeholder and public consultation.

Regarding identification of CA lands suitable for housing through the mandatory land inventory, careful consideration is required when identifying CA lands to support housing development. Clear policies are needed to protect these locally valued conservation lands and land use should only be considered for housing in exceptional circumstances. The generally accepted rule should be that locally valued conservation lands are not for sale and especially where there is lack of data on the specific natural heritage values of the property.

As proposed by the Province, special considerations in identifying lands include "current zoning and the extent to which the parcel or portions of the parcel may augment natural heritage land or integrate with provincially or municipally owned land or publicly accessible lands and trails". These are a start, and it cannot be understated that CA lands are important greenspace for a growing population and provide important recreational and mental health benefits as clearly demonstrated during the COVID pandemic.

Additional important considerations for excluding land from housing development, include:

- a) any constraints placed on the properties as a condition of acquisition and/or management of the property. CA lands are often acquired through a wide variety of means, some of which result after complex negotiations with private or other public funders or donors with conditions which must be respected and upheld.
- b) provincially significant lands, including:
  - areas of natural and scientific interest, lands within the Niagara Escarpment Planning Area, or wetlands defined in section 1 of the *Conservation Land Act*;
  - the habitat of threatened or endangered species;

- lands in respect of which the authority has entered into an agreement with the Minister in relation to forestry development under section 2 of the *Forestry Act*;
  - land that is impacted by a type of natural hazard described in subsection 1 (1) of the Mandatory Programs and Services regulation (O. Reg. 686/21).
  - land that protects sources of drinking water; and/or,
  - land that has been designated to contribute to provincial and/or federal climate change targets (e.g. Greenhouse gas emissions).
- c) matters of federal jurisdiction.
- d) local values and/or purposes as identified through public and stakeholder consultations in the Conservation Area Strategy process.


CA lands provide significant public benefit and it's unlikely that many hectares will be identified for housing development. This proposal will further benefit from discussions with the multi-stakeholder Conservation Authorities Working Group.

### Conclusion

Thank you for the opportunity to provide comments on "Legislative and regulatory proposals affecting Conservation Authorities to support the Housing Supply Action Plan 3.0". Conservation Ontario is concerned these proposals may result in several unintended consequences including, undermining CA ability to deliver on their core mandate; increasing costs and timelines associated with development review; subsidizing growth through municipal taxpayers; and, reducing greenspace at a time of rapid residential growth in the Province.

Conservation Authorities are committed to working with the Province and other stakeholders to increase housing supply in Ontario. We urge the Province to pause implementation of Bill 23 and to reconvene the Conservation Authorities Working Group to work through outstanding issues related to development review while not jeopardizing public health and safety or the environment.

Sincerely,



Bonnie Fox  
Policy and Planning Director

c.c. All CA GMs/CAOs

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Legislative  
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de l'Ontario

1ST SESSION, 43RD LEGISLATURE, ONTARIO  
1 CHARLES III, 2022

## Bill 23

*(Chapter 21 of the Statutes of Ontario, 2022)*

**An Act to amend various statutes, to revoke various regulations and to  
enact the Supporting Growth and Housing in York and Durham Regions Act, 2022**

**The Hon. S. Clark**

Minister of Municipal Affairs and Housing

1st Reading	October 25, 2022
2nd Reading	October 31, 2022
3rd Reading	November 28, 2022
Royal Assent	November 28, 2022



## EXPLANATORY NOTE

*This Explanatory Note was written as a reader's aid to Bill 23 and does not form part of the law.  
Bill 23 has been enacted as Chapter 21 of the Statutes of Ontario, 2022.*

### SCHEDULE 1 CITY OF TORONTO ACT, 2006

The Schedule amends section 111 of the *City of Toronto Act, 2006* to give the Minister the authority to make regulations imposing limits and conditions on the powers of the City to prohibit and regulate the demolition and conversion of residential rental properties under that section.

The Schedule also makes various amendments to section 114 of the *City of Toronto Act, 2006*. New subsections (1.2) and (1.3) are added to qualify the definition of “development” in subsection 114 (1). Amendments to subsection (6) and new subsection (6.1) limit the extent to which exterior design may be addressed through site plan control. Related amendments are also included.

### SCHEDULE 2 CONSERVATION AUTHORITIES ACT

The Schedule repeals and re-enacts subsections 21 (2) and (3) of the *Conservation Authorities Act* so that a disposition of land in respect of which the Minister has made a grant under section 39 requires authorities to provide a notice of the proposed disposition to the Minister instead of requiring the Minister's approval. Authorities will also be required to conduct public consultations before disposing of lands that meet certain criteria. Sections 21.1.1 and 21.1.2 of the Act are also amended to provide that authorities may not provide a program or service related to reviewing and commenting on certain matters under prescribed Acts. A new section 21.3 is added to the Act authorizing the Minister to direct an authority not to change the fees it charges for a specified period of time.

The Act is amended to provide that certain prohibitions on activities in the area of jurisdiction of an authority do not apply if the activities are part of development authorized under the *Planning Act* and if other specified conditions are satisfied.

Sections 28.0.1 and 28.1.2 of the Act, which include provisions to require a conservation authority to issue a permission or permit where an order has been made under section 47 of the *Planning Act*, are amended to also apply to orders made under section 34.1 of the *Planning Act*.

Currently, several factors must be considered when making decisions relating to a permission to carry out a development project or a permit to engage in otherwise prohibited activities. The factors include the possible effects on the control of pollution and the conservation of land. The Act is amended to instead require consideration of the effects on the control of unstable soil or bedrock.

Regulation making powers are amended to provide that the Minister may make regulations limiting the types of conditions that may be attached to a permission or permit.

A new prohibition is added to prohibit a person from continuing to carry out a development project if they have not entered into an agreement by the timeline prescribed in the regulations.

Various other related and consequential amendments and corrections are made, and several regulations made under the Act are revoked.

### SCHEDULE 3 DEVELOPMENT CHARGES ACT, 1997

The Schedule makes various amendments to the *Development Charges Act, 1997*. Here are some highlights:

1. Subsection 2 (4) is amended to remove housing services as a service in respect of which a development charge may be imposed.
2. New sections 4.1, 4.2 and 4.3 provide, respectively, for exemptions from development charges for the creation of affordable residential units and attainable residential units, for non-profit housing developments and for inclusionary zoning residential units.
3. Changes are made to the method for determining development charges in section 5, including to remove the costs of certain studies from the list of capital costs that are considered in determining a development charge that may be imposed and to require development charges to be reduced from what could otherwise be imposed during the first four years a by-law is in force.
4. Currently, subsection 9 (1) provides that, unless it expires or is repealed earlier, a development charge by-law expires five years after it comes into force. The subsection is amended to extend this period to 10 years.
5. Section 26.2 is amended to provide that development charges in the case of rental housing development are reduced by a percentage based on the number of bedrooms. Transitional matters are provided for, including that the reduction applies



**SCHEDULE 2**  
**CONSERVATION AUTHORITIES ACT**

**1 The definition of “Minister” in section 1 of the *Conservation Authorities Act* is repealed and the following substituted:**

“Minister” means the Minister of Natural Resources and Forestry or such other member of the Executive Council as may be assigned the administration of this Act under the *Executive Council Act*; (“ministre”)

**2 (1) Clause 21 (1) (c) of the Act is amended by striking out “subject to subsection (2)” and substituting “subject to subsections (2) and (4)”.**

**(2) Subsections 21 (2) and (3) of the Act are repealed and the following substituted:**

**Notice to Minister**

(2) Subject to subsection (6), if the Minister has made a grant to an authority under section 39 in respect of land, the authority shall not sell, lease or otherwise dispose of the land under clause (1) (c) without providing a written notice of the proposed disposition to the Minister at least 90 days before the disposition.

**Same**

(3) If an authority is required to consult the public and post a notice of proposed disposition under subsection (4), the notice to the Minister required under subsection (2) shall, at a minimum, describe how the comments received during the public consultation, if any, were considered by the authority prior to the disposition.

**Public consultation prior to disposition**

(4) Subject to subsection (6), an authority shall conduct a public consultation and post a notice of the consultation on its website if the authority proposes, under clause (1) (c), to sell, lease or otherwise dispose of land in respect of which the Minister has made a grant under section 39 and the land includes,

- (a) areas of natural and scientific interest, lands within the Niagara Escarpment Planning Area or wetlands as defined in section 1 of the *Conservation Land Act*;
- (b) the habitat of threatened or endangered species;
- (c) lands in respect of which the authority has entered into an agreement with the Minister in relation to forestry development under section 2 of the *Forestry Act*; or
- (d) land that is impacted by a type of natural hazard listed in subsection 1 (1) of Ontario Regulation 686/21 (Mandatory Programs and Services) made under this Act.

**Length of public consultation and content of notice**

(5) The public consultation under subsection (4) shall last for a minimum of 45 days and the notice of public consultation to be posted on the authority’s website prior to the proposed disposition shall include,

- (a) a description of the type of land referred to in clauses (4) (a) to (d) that the authority is proposing to dispose of;
- (b) the proposed date of the disposition; and
- (c) the proposed future use of the lands, if known.

**Exceptions**

(6) With regard to a disposition of land in respect of which the Minister has made a grant to an authority under section 39, the authority is not required to provide a notice to the Minister under subsection (2) or consult the public and post a notice under subsection (4) if,

- (a) the disposition is for provincial or municipal infrastructure and utility purposes;
- (b) the province, the provincial agency, board or commission affected by the disposition or the municipal government, agency, board or commission affected by the disposition has approved it; and
- (c) the authority informs the Minister of the disposition.

**Minister’s direction on disposition proceeds**

(7) If the Minister receives a notice under subsection (2), the Minister may, within 90 days after receiving the notice, direct the authority to apply a specified share of the proceeds of the disposition to support programs and services provided by the authority under section 21.1.

**3 (1) Subsection 21.1.1 (1) of the Act is amended by adding “Subject to subsection (1.1)” at the beginning.**

**(2) Section 21.1.1 of the Act is amended by adding the following subsection:**

(1.1) An authority shall not provide under subsection (1), within its area of jurisdiction, a municipal program or service related to reviewing and commenting on a proposal, application or other matter made under a prescribed Act.

**4 (1) Subsection 21.1.2 (1) of the Act is amended by adding “Subject to subsection (1.1)” at the beginning.**

**(2) Section 21.1.2 of the Act is amended by adding the following subsection:**

(1.1) An authority shall not provide under subsection (1), within its area of jurisdiction, a program or service related to reviewing and commenting on a proposal, application or other matter made under a prescribed Act.

**5 The Act is amended by adding the following section:**

**Minister’s direction re fee changes**

**21.3 (1)** The Minister may give a written direction to an authority directing it not to change the amount of any fee it charges under subsection 21.2 (10) in respect of a program or service set out in the list referred to in subsection 21.2 (2), for the period specified in the direction.

**Compliance**

(2) An authority that receives a direction under subsection (1) shall comply with the direction within the time specified in the direction.

**6 (1) Section 24 of the Act is amended by adding the following subsection:**

**Terms and conditions**

(8) The Minister may impose terms and conditions on an approval given under subsection (1).

**(2) Section 24 of the Act, as re-enacted by section 23 of Schedule 4 to the *Building Better Communities and Conserving Watersheds Act, 2017*, is amended by adding the following subsection:**

**Terms and conditions**

(2) The Minister may impose terms and conditions on an approval given under subsection (1).

**7 (1) Subsection 28 (1) of the Act, as re-enacted by section 25 of Schedule 4 to the *Building Better Communities and Conserving Watersheds Act, 2017*, is amended by striking out “Subject to subsections (2), (3) and (4) and section 28.1” at the beginning.**

**(2) Section 28 of the Act, as re-enacted by section 25 of Schedule 4 to the *Building Better Communities and Conserving Watersheds Act, 2017*, is amended by adding the following subsections:**

**Same, *Planning Act***

(4.1) Subject to subsection (4.2), the prohibitions in subsection (1) do not apply to an activity within a municipality prescribed by the regulations if,

- (a) the activity is part of development authorized under the *Planning Act*; and
- (b) such conditions and restrictions as may be prescribed for obtaining the exception and on carrying out the activity are satisfied.

**Same**

(4.2) If a regulation prescribes activities, areas of municipalities or types of authorizations under the *Planning Act* for the purposes of this subsection, or prescribes any other conditions or restrictions relating to an exception under subsection (4.1), the exception applies only in respect of such activities, areas and authorizations and subject to such conditions and restrictions.

**8 (1) Clause 28.0.1 (1) (a) of the Act is repealed and the following substituted:**

- (a) an order has been made by the Minister of Municipal Affairs and Housing under section 34.1 or 47 of the *Planning Act* authorizing the development project under that Act;

**(2) The definition of “development project” in subsection 28.0.1 (2) of the Act is repealed and the following substituted:**

“development project” means development as defined in subsection 28 (25) or any other act or activity that would be prohibited under this Act and the regulations unless permission to carry out the activity is granted by the affected authority.

**(3) Clause 28.0.1 (6) (a) of the Act is repealed and the following substituted:**

- (a) any effects the development project is likely to have on the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;

**(4) Subsection 28.0.1 (9) of the Act is repealed and the following substituted:**

**Request for Minister’s review**

(9) The holder of a permission who objects to any conditions attached to the permission by an authority may, within 15 days of the reasons being given under subsection (8), submit a request to the Minister for the Minister to review the conditions, subject to the regulations.

**(5) Subsection 28.0.1 (16) of the Act is amended by striking out “conditions that the authority proposes to attach to a permission” and substituting “conditions attached by the authority to a permission”.**

**(6) Clause 28.0.1 (17) (a) of the Act is repealed and the following substituted:**

- (a) effects the development project is likely to have on the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;

**(7) Subsection 28.0.1 (19) of the Act is amended by striking out the portion before clause (a) and substituting the following:**

**Appeal**

(19) The holder of a permission who objects to any conditions attached to the permission by an authority may, within 90 days of the reasons being given under subsection (8), appeal to the Ontario Land Tribunal to review the conditions if,

. . . . .

**(8) Subsection 28.0.1 (20) of the Act is amended by striking out “proposed” and substituting “attached”.**

**(9) Section 28.0.1 of the Act is amended by adding the following subsection:**

**Same**

(26.1) If a regulation made under this section provides that a development project may begin prior to entering into an agreement under subsection (24), but an agreement is not entered into by the date identified in the regulation, no person shall carry out the development project until an agreement is entered into.

**(10) Clause 28.0.1 (28) (b) of the Act is repealed and the following substituted:**

- (b) subsection (26) or (26.1).

**(11) Subsection 28.0.1 (34) of the Act is repealed and the following substituted:**

(34) If the conditions attached to a permission granted under this section conflict with the terms of an order made under section 34.1 or 47 of the *Planning Act*, the terms of the order shall prevail.

**(12) Clause 28.0.1 (35) (b) of the Act is amended by adding the following subclause:**

- (i.1) limiting the types of conditions that an authority may attach to a permission under this section,

**(13) Clause 28.0.1 (35) (e) of the Act is repealed and the following substituted:**

- (e) specifying lands or development projects to which this section does not apply;
- (e.1) exempting lands or development projects from subsection (5), (24) or (26), subject to such conditions or restrictions as may be specified;

**9 (1) Clause 28.1 (1) (a) of the Act is repealed and the following substituted:**

- (a) the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;

**(2) Clauses 28.1 (6) (a) and (b) of the Act are repealed and the following substituted:**

- (a) the authority shall not refuse the permit unless it is of the opinion that it is necessary to do so to control flooding, erosion, dynamic beaches or unstable soil or bedrock; and
- (b) despite subsection (4), the authority shall not attach conditions to the permit unless the conditions relate to controlling flooding, erosion, dynamic beaches or unstable soil or bedrock.

**(3) Subsection 28.1 (22) of the Act is amended by striking out “120” and substituting “90”.**

**10 (1) Clause 28.1.2 (1) (a) of the Act is revoked and the following substituted:**

- (a) an order has been made by the Minister of Municipal Affairs and Housing under section 34.1 or 47 of the *Planning Act* authorizing the development project under that Act;

**(2) The definition of “development project” in subsection 28.1.2 (2) of the Act is repealed and the following substituted:**

“development project” means development activity as defined in subsection 28 (5) or any other act or activity that, without a permit issued under this section or section 28.1, would be prohibited under section 28.

**(3) Subsection 28.1.2 (5) of the Act is amended by striking out “permission” and substituting “permit”.**

**(4) Clause 28.1.2 (6) (a) of the Act is repealed and the following substituted:**

- (a) any effects the development project is likely to have on the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;

**(5) Subsection 28.1.2 (9) of the Act is repealed and the following substituted:**

### **Request for Minister's review**

(9) A permit holder who objects to any conditions attached to the permit by an authority may, within 15 days of the reasons being given under subsection (8), submit a request to the Minister for the Minister to review the conditions, subject to the regulations.

**(6) Subsection 28.1.2 (11) of the Act is amended by striking out “conditions that the authority proposes to attach to a permit” and substituting “conditions attached by the authority to a permit”.**

**(7) Clause 28.1.2 (12) (a) of the Act is repealed and the following substituted:**

- (a) effects the development project is likely to have on the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;

**(8) Subsection 28.1.2 (14) of the Act is amended by striking out the portion before clause (a) and substituting the following:**

### **Appeal**

(14) A permit holder who objects to any conditions attached to the permit by an authority may, within 90 days of the reasons being given under subsection (8), appeal to the Local Planning Appeal Tribunal to review the conditions if,

**(9) Subsection 28.1.2 (15) of the Act is amended by striking out “proposed” and substituting “attached”.**

**(10) Section 28.1.2 of the Act is amended by adding the following subsection:**

### **Same**

(19.1) If a regulation made under subsection 40 (4) provides that a development project may begin prior to entering into an agreement under subsection (17), but an agreement is not entered into by the date identified in the regulation, no person shall carry out the development project until such time the agreement is entered into.

**(11) Subsection 28.1.2 (20) of the Act is revoked and the following substituted:**

### **Conflict**

(20) If the conditions attached to a permit issued under this section conflict with the terms of an order made under section 34.1 or 47 of the *Planning Act*, the terms of the order shall prevail.

**11 (1) Clause 30.2 (1.1) (a) of the Act is repealed and the following substituted:**

- (a) the entry is for the purpose of ensuring compliance with subsection 28 (1), 28.1.2 (19) or 28.1.2 (19.1), with a regulation made under section 28.5 or with the conditions of a permit issued under section 28.1, 28.1.1 or 28.1.2 or issued under a regulation made under clause 28.5 (1) (c);

**(2) Subclause 30.2 (1.1) (b) (i) of the Act is repealed and the following substituted:**

- (i) the damage affects or is likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock, or

**12 (1) Subclause 30.4 (1) (a) (i) of the Act is repealed and the following substituted:**

- (i) subsection 28 (1), 28.1.2 (19) or 28.1.2 (19.1) or a regulation made under section 28.5, or

**(2) Subclause 30.4 (1) (b) (i) of the Act is repealed and the following substituted:**

- (i) the damage affects or is likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock, or

**13 (1) Clause 30.5 (1) (a) of the Act, as re-enacted by section 21 of Schedule 6 to the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020*, is repealed and the following substituted:**

- (a) subsection 28 (1), 28.1.2 (19) or 28.1.2 (19.1);

**(2) Clause 30.5 (1) (b) of the Act, as re-enacted by section 21 of Schedule 6 to the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020*, is amended by striking out “subsection 28 (3) or (4)” substituting “subsection 28 (3), (4) or (4.1)”.**

**14 (1) Subsection 40 (1) of the Act is amended by adding the following clause:**

- (g) governing exceptions under subsection 28 (4.1) from the prohibitions set out in subsection 28 (1), including,
  - (i) prescribing municipalities to which the exception applies,
  - (ii) respecting any conditions or restrictions that must be satisfied to obtain the exception, or in carrying out the activity, including conditions or restrictions applying to the municipality in which the exception applies,

- (iii) prescribing activities, areas of municipalities, types of authorizations under the *Planning Act* and other conditions or restrictions for the purposes of subsection 28 (4.2),
- (iv) governing transitional matters resulting from an exception under subsection 28 (4.1);
- (2) Clause 40 (3) (c) of the Act is amended by striking out “clause 21.1.1 (4) (b) and subsection 21.1.2 (2)” at the end and substituting “clauses 21.1.1 (4) (b) and 21.1.2 (3) (b)”.**
- (3) Subsection 40 (3) of the Act is amended by adding the following clause:**
  - (c.1) prescribing Acts for the purposes of subsections 21.1.1 (1.1) and 21.1.2 (1.1);
- (4) Clause 40 (4) (b) of the Act is amended by striking out “may be attached” and substituting “may or may not be attached”.**
- (5) Clause 40 (4) (c) of the Act is repealed.**
- (6) Clause 40 (4) (e) of the Act is amended by adding the following subclause:**
  - (i.1) limiting the types of conditions that an authority may attach to a permit under section 28.1.2;
- (7) Clause 40 (4) (h) of the Act is repealed and the following substituted:**
  - (h) specifying lands or development projects to which section 28.1.2 does not apply;
  - (h.1) exempting lands or development projects from subsections 28.1.2 (5), (17) and (19), subject to such conditions or restrictions as may be specified;

***Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020***

**15 Subsection 16 (1) of Schedule 6 to the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020* is repealed.**

**Revocation of Regulations**

**16 Ontario Regulations 97/04, 42/06, 146/06, 147/06, 148/06, 150/06, 151/06, 152/06, 153/06, 155/06, 156/06, 157/06, 158/06, 159/06, 160/06, 161/06, 162/06, 163/06, 164/06, 165/06, 166/06, 167/06, 168/06, 169/06, 170/06, 171/06, 172/06, 174/06, 175/06, 176/06, 177/06, 178/06, 179/06, 180/06, 181/06, 182/06 and 319/09 are revoked.**

**Commencement**

**17 (1) Except as otherwise provided in this section, this Schedule comes into force on the day the *More Homes Built Faster Act, 2022* receives Royal Assent.**

**(2) Sections 2 to 5 and subsections 6 (1) and 14 (3) come into force on the later of January 1, 2023 and the day the *More Homes Built Faster Act, 2022* receives Royal Assent.**

**(3) Subsection 6 (2) comes into force on the later of the day section 23 of Schedule 4 to the *Building Better Communities and Conserving Watersheds Act, 2017* comes into force and the day the *More Homes Built Faster Act, 2022* receives Royal Assent.**

**(4) Sections 9 and 16 come into force on the later of the day section 25 of Schedule 4 to the *Building Better Communities and Conserving Watersheds Act, 2017* comes into force and the day the *More Homes Built Faster Act, 2022* receives Royal Assent.**

**(5) Section 10 comes into force on the later of the day section 17 of Schedule 6 to the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020* comes into force and the day the *More Homes Built Faster Act, 2022* receives Royal Assent.**

**(6) Section 11 comes into force on the later of the day subsection 19 (1) of Schedule 6 to the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020* comes into force and the day the *More Homes Built Faster Act, 2022* receives Royal Assent.**

**(7) Section 12 comes into force on the later of the day subsection 20 (1) of Schedule 6 to the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020* comes into force and the day the *More Homes Built Faster Act, 2022* receives Royal Assent.**

**(8) Section 13 comes into force on the later of the day section 21 of Schedule 6 to the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020* comes into force and the day the *More Homes Built Faster Act, 2022* receives Royal Assent.**

**(9) Subsections 14 (4) to (7) come into force on the later of the day subsection 25 (2) of Schedule 6 to the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020* comes into force and the day the *More Homes Built Faster Act, 2022* receives Royal Assent.**

**(10) Section 7 and subsection 14 (1) come into force on a day to be named by proclamation of the Lieutenant Governor.**



## Grey Sauble Authority Board of Directors

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### M O T I O N

**DATE:** December 21, 2022

**MOTION #:** FA-22-110

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**WHEREAS** the Province of Ontario has introduced, “consulted on” and passed Bill 23 – More Homes Built Faster Act,

**THAT** the GSCA Board of Directors receive *Staff Report 031-2022 – Effects of Bill 23 on the Conservation Authorities Act* as information.



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## **STAFF REPORT**

**Report To:** Board of Directors  
**Report From:** Tim Lanthier, CAO  
**Meeting Date:** December 21, 2022  
**Report Code:** 032-2022  
**Subject:** FINAL GSCA Fee Policy

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### **Recommendation:**

**WHEREAS** amendments to the Conservation Authorities Act requires GSCA to administer fees in a transparent and accountable manner by adopting and publishing a written fee policy,

**AND WHEREAS** these changes to the Act will take effect on January 1, 2023,

**AND WHEREAS** GSCA Staff brought forward a Draft Fee Policy for endorsement for consultation on September 28, 2022,

**AND WHEREAS** such consultation has occurred,

**THAT** the GSCA Board of Directors endorse the Final GSCA Fee Policy as presented.

### **Strategic Initiative:**

This item is related to all of GSCA's Strategic Initiatives and overall operations.

## Background:

Amendments to the Conservation Authorities Act were undertaken in 2020 to clarify the programs and services that conservation authorities (CAs) deliver. In 2021, *Ontario Regulation 686/21: Mandatory Programs and Services* provided additional clarity regarding the programs and services that CAs are required to provide. In April 2022, the Minister of Environment, Conservation and Parks released *Policy: Minister's List of Classes of Programs and Services in respect of which conservation authorities may charge a fee ("Minister's List")*. CAs may only charge a fee for a program or services that it provides if it is set out in the Minister's List. The Minister's List identifies that CAs may charge a fee for mandatory, municipal and other programs and services where the user-pay principle is appropriate.

The Minister's List replaces the *1997 Policies and Procedures for the Charging of Conservation Authority Fees* which was approved by the Minister of Natural Resources and Forestry. The new Minister's List will come into effect on January 1, 2023.

On January 1, 2023, the Conservation Authorities Act is amended by enacting section 21.2 (1)-(12) "Fees for Programs and Services". Subsection (1) enables the Minister to determine the classes of programs and services in respect of which an authority may charge a fee and Subsection (2) requires the minister to publish a List in a policy document. CAs may only charge a fee for a program or service that it provides if it is set out on this list.

Under the Conservation Authorities Act, programs and services delivered by conservation authorities include:

- **Mandatory programs and services.** Mandatory programs and services that the conservation authority is required to provide. These services are further defined in O. Reg. 686/21: Mandatory Programs and Services and may be funded by provincial grants, other sources, municipal apportionment and/or conservation authority self-generated revenue (e.g., user fees) where the user-pay principle is appropriate.
- **Municipal programs and services.** Programs and services that an authority agrees to provide on behalf of a municipality under a MOU or agreement. The program or service may be funded by the municipality or by other funding mechanisms (e.g., user fees where the user-pay principle is appropriate) as per the MOU or agreement.
- **Other programs and services.** Programs and services that an authority determines are advisable to further the purposes of the Act. The program or service may be funded by the municipality or by other funding mechanisms as per the cost apportioning agreement and the Minister's List.



Section 21.2 of the Conservation Authorities Act (CAA) empowers the Grey Sauble Conservation Authority (GSCA) to charge fees for programs and services. The intent of these fees is to offset the direct and indirect costs of offering programs and services or to generate revenue for the Authority.

Section 21.2 of the CAA requires GSCA to administer the charging of fees in a transparent and accountable manner by adopting and publishing a written fee policy, which includes fee schedules that list the programs and services for which GSCA charges a fee and the amount to be charged.

GSCA will maintain its fee schedules and prior to any changes to the fee schedule(s), will notify the public of the proposed change in a manner GSCA considers appropriate, as per the regulations.

In this fee policy, GSCA will also set out the frequency with which it will conduct a review of its fee policy, including its fee schedule(s), the process for carrying out a review of the fee policy, including the rules for giving notice of the review and any changes as a result of a review, and the circumstances under which any person may make a request to GSCA to reconsider a fee that was charged to the person and the procedures applicable to the reconsideration. Decisions regarding the fee policy and fee schedule are made by the GSCA Board of Directors.

The fees that GSCA charges, in accordance with the Minister's Fee Classes Policy, are considered 'user fees.' 'User fees' are fees paid to GSCA by a person or organization for a service that they specifically benefit from. This includes use of a public resource (e.g., park access or facility rental) or the privilege to do something (e.g., receive an approval through a permit or other permission to undertake a regulated activity).

Under Section 21.2 of the CAA, a conservation authority may determine the amount of a fee to be charged for a program or service that it provides. If a fee is to be charged for a program or service, the amount to be charged or the manner for determining the amount must be listed in the conservation authority's fee schedule.

By charging fees for programs and services where the User-Pay principle is considered appropriate, GSCA increases revenue generation opportunities, reducing reliance on general municipal levy (now called apportionment) to finance the programs and services it provides.

The Fee Policy must be in place by January 1, 2023.

## **Current Proposal**

In accordance with the requirements of the Conservation Authorities Act and the relevant regulations, GSCA Staff prepared a Draft Fee Policy and brought this forward to the Board of Directors on September 28, 2022 for review and comment.

As per the direction of the Board (FA-22-086) GSCA staff solicited comments from member municipalities, the County of Grey and the County of Bruce, as well as the Town of Collingwood and the Municipality of Northern Bruce Peninsula. Additionally, GSCA Staff posted this document for comment on GSCA's public facing website, prepared and issued social media posts and provided it to Conservation Ontario for staff review.

None of the fee schedules were updated through this Fee Policy at this time.

The consultation period occurred with municipalities between October 5, 2022 and November 30, 2022, a period of eight weeks. The consultation on GSCA's website was in place between October 27, 2022 and December 2, 2022, a period of five weeks.

We received no meaningful comments during that period.

As noted in the previous section, this Policy will serve to provide clarification to the public on GSCA's fees and will afford a mechanism for individuals to appeal a fee, subject to the Policy. Overall, this policy tool provides a net positive change.

## **Financial/Budget Implications:**

There are no immediate financial implications associated with the implementation of this Fee Policy. However, it will provide a greater clarity to partners, stakeholders and the general public when viewing GSCA's fee schedules.

## **Communication Strategy:**

The finalized version of the Policy document will be posted to GSCA's public facing webpage and otherwise available to the public.

## **Appendix 1: GSCA Fee Policy**

## **Appendix 2: Excerpt from the Conservation Authorities Act – Section 21.2(1) – 21.2(12) – Fees for Programs and Services**



# **GSCA Fee Policy**

As per Section 21.2(7) of the  
Conservation Authorities Act

Effective Date: December 21, 2022  
Version 1.0



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## 1.0 Preamble

Amendments to the *Conservation Authorities Act* were undertaken in 2020 to clarify the programs and services that conservation authorities (CAs) deliver. In 2021, [Ontario Regulation 686/21: Mandatory Programs and Services](#) provided additional clarity regarding the programs and services that CAs are required to provide. In April 2022, the Minister of Environment, Conservation and Parks released [Policy: Minister's List of Classes of Programs and Services in respect of which conservation authorities may charge a fee](#) ("Minister's List"). CAs may only charge a fee for a program or services that it provides if it is set out in the Minister's List. The Minister's List identifies that CAs may charge a fee for mandatory, municipal and other programs and services where the user-pay principle is appropriate.

The Minister's List replaces the 1997 *Policies and Procedures for the Charging of Conservation Authority Fees* which was approved by the Minister of Natural Resources and Forestry. The new Minister's List will come into effect on January 1, 2023.

On January 1, 2023, the *Conservation Authorities Act* is amended by enacting section 21.2 (1)-(12) "*Fees for Programs and Services*". Subsection (1) enables the Minister to determine the classes of programs and services in respect of which an authority may charge a fee and Subsection (2) requires the minister to publish a List in a policy document. CAs may only charge a fee for a program or service that it provides if it is set out on this list.

**Under the *Conservation Authorities Act*, programs and services delivered by conservation authorities include:**

- **Mandatory programs and services.** Mandatory programs and services that the conservation authority is required to provide. These services are further defined in [O. Reg. 686/21: Mandatory Programs and Services](#) and may be funded by provincial grants, other sources, municipal apportionment and/or conservation authority self-generated revenue (e.g., user fees) where the user-pay principle is appropriate.
- **Municipal programs and services.** Programs and services that an authority agrees to provide on behalf of a municipality under a MOU or agreement. The program or service may be funded by the municipality or by other funding mechanisms (e.g., user fees where the user-pay principle is appropriate) as per the MOU or agreement.
- **Other programs and services.** Programs and services that an authority determines are advisable to further the purposes of the Act. The program or service may be funded by the municipality or by other funding mechanisms as per the cost apportioning agreement and the Minister's List.

## 2.0 Introduction

Section 21.2 of the Conservation Authorities Act (CAA) empowers the Grey Sauble Conservation Authority (GSCA) to charge fees for programs and services. The intent of these fees is to offset the direct and indirect costs of offering programs and services or to generate revenue for the Authority.

Section 21.2 of the CAA requires GSCA to administer the charging of fees in a transparent and accountable manner by adopting and publishing a written fee policy, which includes fee schedules that list the programs and services for which GSCA charges a fee and the amount to be charged.

GSCA will maintain its fee schedules and prior to any changes to the fee schedule(s), will notify the public of the proposed change in a manner GSCA considers appropriate, as per the regulations.

In this fee policy, GSCA will also set out the frequency with which it will conduct a review of its fee policy, including its fee schedule(s), the process for carrying out a review of the fee policy, including the rules for giving notice of the review and any changes as a result of a review, and the circumstances under which any person may make a request to GSCA to reconsider a fee that was charged to the person and the procedures applicable to the reconsideration. Decisions regarding the fee policy and fee schedule are made by the GSCA Board of Directors.

The fees that GSCA charges, in accordance with the Minister's Fee Classes Policy, are considered 'user fees.' 'User fees' are fees paid to GSCA by a person or organization for a service that they specifically benefit from. This includes use of a public resource (e.g., park access or facility rental) or the privilege to do something (e.g., receive an approval through a permit or other permission to undertake a regulated activity).

Under Section 21.2 of the CAA, a conservation authority may determine the amount of a fee to be charged for a program or service that it provides. If a fee is to be charged for a program or service, the amount to be charged or the manner for determining the amount must be listed in the conservation authority's fee schedule.

By charging fees for programs and services where the User-Pay principle is considered appropriate, GSCA increases revenue generation opportunities, reducing reliance on general municipal levy (now called apportionment) to finance the programs and services it provides.

## 3.0 Principles

The GSCA Fee Policy and associated Fee Schedules are based upon the following three principles:

### 3.1 User-Pay

As noted above, GSCA charges fees, in accordance with the Minister's Fee Classes Policy, the user-pay principle is considered appropriate. The charging these fees allows GSCA to generate revenue and reduce the Authority's reliance on the municipal levy (now called an "apportionment") to finance the programs and services it provides.

### 3.2 Adequate Consultation and Notification

As noted in Section 7.0 of this Policy, GSCA commits to providing notification to partners, stakeholders and the general public regarding this policy and the associated fee schedules. GSCA also commits to conducting consultation, as appropriate, for the various fees that GSCA changes for the programs and services that it provides.

### 3.3 Right to Appeal

This Policy includes the right to appeal fees or to request a reconsideration of a fee charged. Section 5.0 of this Policy provides the details and the framework for this process.

## 4.0 Determination of Fees

GSCA will use different methods of determining program and service fees depending on the nature of the program or service. Examples of such determinations are:

### 4.1 Conservation Areas and Rentals Fee Schedule

The Conservation Lands Fee Schedule consists of several different types of user fees. These fees are generally developed on a revenue generation basis while factoring in appropriate market value, market willingness, and operational needs. Fees will be reviewed annually and adjusted as necessary to ensure operational and financial sustainability.

### 4.2 Data Management, Mapping and GIS Fee Schedule

Data management and mapping fees are based on the costs of services rendered, and reasonable fair market value for products such as LiDAR. Fees will be reviewed periodically to ensure sustainability.

### 4.3 Development, Interference and/or Alteration Permit Fee Schedule

Fees for permits are based on a detailed activity-based costing which factors in the direct and indirect costs of providing this service. These fees are designed to cover, but not exceed, the cost of providing these services on an average per application basis. GSCA utilized Watson & Associated Economists in 2021/2022 to establish the fees and service rates within this Fee Schedule. Fees will be reviewed

annually for inflation. Further details are provided on the fee schedule.

Fees may be reviewed comprehensively on a five-year basis or as determined by the GSCA.

#### 4.4 Education Services and Day Camp Fee Schedule

Educational Services and Day Camp fees are determined largely on a cost-recovery basis, including an amount for program growth. Fees will be reviewed annually to ensure sustainability.

#### 4.5 Forestry Services Fee Schedule

Forestry Service fees are determined largely on a combination of cost-recovery, market value and comparable services rates. Fees are reviewed annually, in consultation with neighbouring conservation authorities, to ensure sustainability.

#### 4.6 Planning Service Fee Schedule

Fees for planning services are based on a detailed activity-based costing which factors in the direct and indirect costs of providing this service. These fees are designed to cover, but not exceed, the cost of providing these services on an average per application basis. GSCA utilized Watson & Associated Economists in 2021/2022 to establish the fees and service rates within this Fee Schedule. Fees will be reviewed annually for inflation. Further details are provided in the fee schedule.

Fees may be reviewed comprehensively on a five-year basis or as determined by the GSCA.

#### 4.7 Stewardship Services Fee Schedule

Stewardship Service fees are determined largely on a cost-recovery basis. Fees will be reviewed periodically to ensure sustainability.

### 5.0 Request for Reconsideration of Fees

#### 5.1 Overview

The Act requires that a conservation authority's fee policy must define the circumstances in which a person may request that the authority reconsider a fee that was charged and the procedures applicable to the reconsideration.

A person (applicant, client, customer, proponent, or developer) has the right to appeal a fee should they be dissatisfied with the prescribed fee. The person may request either a reduction or waiving of the fee. In order to appeal a fee, a person must submit, in writing, the reasons for the appeal.

#### 5.2 Procedure for Requesting a Reconsideration

Any person requesting the GSCA to reconsider the fee it has charged that person must be doing so for one of the following reasons:

- It is contrary to the authority's fee schedule; or,
- It is excessive in relation to the program or service for which it was charged.



Requests for reconsideration of a fee will first be heard by the Chief Administrative Officer (CAO). To submit a request for reconsideration to the CAO, an individual will:

- Make their request in writing.
- Identify what the fee was for.
- Provide any relevant supporting documentation.
- State why they believe the fee should be reconsidered, as per the reasons above.
- State whether they are requesting the fee to be waived or to be reduced.

The CAO will consider this request and provide a response in writing to the individual making the request. The request and the CAO's response will be included in the consent agenda for the next available Board of Directors meeting package.

If not satisfied with the decision of the CAO, a person may request reconsideration of the fee by the GSCA's Board of Directors. The CAO will have the request included as an agenda item at the next available meeting of the Full Authority Board of Directors.

After receiving and considering the request, the GSCA may:

- Vary the amount of the fee to be charged to an amount the GSCA considers appropriate,
- Order that no fee be charged, or
- Confirm the original amount of the fee.

Requests for reconsideration heard by the Board of Directors will be dismissed or upheld through a resolution. The appellant will then be notified in writing of the Board's decision.

### 5.3 Frivolous or Vexatious Requests

The CAO, in their review, shall make judgement on whether the request is frivolous or vexatious. Requests that are considered frivolous or vexatious shall not be brought forward to the Full Authority Board of Directors.

In consideration by the CAO of whether a request is frivolous or vexatious, the CAO shall conclude that the request is frivolous or vexatious if:

- the CAO is of the opinion, on reasonable grounds, that the request is part of a pattern of conduct that amounts to an abuse of the right to request a reconsideration of a fee or to interfere with the operations of the Authority; or
- the CAO is of the opinion, on reasonable grounds, that the request is made in bad faith or for a purpose other than to reasonably request a reconsideration of a fee.

### 5.4 Substantially Similar Requests

The CAO, in their review, shall make judgement on whether the request is substantially similar to a request on which the Board of Directors has previously ruled. Requests that are substantially similar to a request on which the Board of Directors has previously ruled shall not be brought forward to the Full Authority Board of Directors.

In consideration by the CAO of whether a request is substantially similar or not, the CAO shall consider if:

- The Board of Directors has already passed a resolution on this specific item; or,
- The Board of Directors has already passed a resolution on a request made for the same type of fee with the same grounds for consideration (example: waiver of a parking fee based on duration of property visit).

## 5.5 Specific Products

The GSCA will not entertain a request for reconsideration of a fee on a specific product for which the Board of Directors has approved the product pricing (example: orthophotography) or for which GSCA has defined pricing under another agreement or partnership (ex. LiDAR).

## 5.6 Refunds

Refunds for various fees are identified in the individual fee schedules appended to this policy document.

No refunds will be provided for services after the GSCA has initiated the work, planning review, or permitting process, or for parking or facility rental after use of the service, except when request for reconsideration has been submitted and approved.

## 6.0 Frequency and Process for Review

This Policy shall be monitored from time to time to evaluate its effectiveness and fairness. The Policy, including its fee schedules, will be subject to comprehensive review at least every five years and an annual review for inflation adjustments. Typical review timelines for the various fee schedules are detailed in Section 4.0 to this policy.

Comprehensive review will include a wholistic consideration of this policy document in light of current legislation and the ongoing effectiveness of the policies. Any changes to the fee policy will be made available for comment on GSCA's public facing website and will be brought forward to the GSCA Board of Directors for review and endorsed by resolution.

Changes, if any, to fee schedules to account for inflation are embedded in each fee schedule and will be brought forward to the GSCA Board of Directors for review and endorsement.

## 7.0 Notice and Public Availability

Any comprehensive review of this policy or the fee schedules will be, at a minimum, posted on GSCA's website for public consideration. Comprehensive changes to the Planning and Permitting fee schedule will undergo public consultation, consisting of meetings with partners and stakeholders, in addition to an online commenting form.

GSCA will consult with participating municipalities on any fees associated with a Category 2 program or service for which we have an agreement with those municipalities, as identified in the Conservation

Authorities Act.

GSCA will consult with participating municipalities on any Category 3 programs and services for which we have an agreement with those municipalities, as identified in the Conservation Authorities Act.

This policy and the associated schedules will be made available to the public on GSCA's public facing website.

## 8.0 Fees under Alternative Legislation

The Minister's Fee Classes Policy does not include those instances where the authority is already authorized under another statute to charge a fee for a program or service.

Under Part IV of the Clean Water Act, 2006, a municipality has enforcement responsibility to regulate significant drinking water threats in wellhead protection areas and intake protection zones and may delegate that responsibility to a conservation authority. When this delegation occurs, the conservation authority is also given the power to charge fees as the enforcement body under that Act.

## 9.0 Transition

This Policy is effective upon endorsement by the GSCA Board of Directors.

The establishment of this Policy supersedes and replaces all previous Fee Policies and Schedules. This Policy and its associated schedules also apply to proposals not previously invoiced, such as draft approved plans of subdivision that pre-dated any Fee Schedules or additional technical reports associated with active applications not previously invoiced.

## 10.0 Legislative Framework

Section 21.2 of the Conservation Authorities Act (C.A.A.) sets out the requirements for fee schedules and the documentation of fee policies. Specifically, section 21.2 identifies:

### 10.1 Fee schedule

- (6) Every authority shall prepare and maintain a fee schedule that sets out,
  - (a) the list of programs and services that it provides and in respect of which it charges a fee; and
  - (b) the amount of the fee charged for each program or service or the manner in which the fee is determined. 2017, c. 23, Sched. 4, s. 21. Fee policy
- (7) Every authority shall adopt a written policy with respect to the fees that it charges for the programs and services it provides, and the policy shall set out,
  - (a) the fee schedule described in subsection (6);
  - (b) the frequency within which the fee policy shall be reviewed by the authority under subsection (9);
  - (c) the process for carrying out a review of the fee policy, including the rules for giving notice of the review and of any changes resulting from the review; and

(d) the circumstances in which a person may request that the authority reconsider a fee that was charged to the person and the procedures applicable to the reconsideration. 2017, c. 23, Sched. 4, s. 21.

## 10.2 Fee policy to be made public

(8) Every authority shall make the fee policy available to the public in a manner it considers appropriate. 2017, c. 23, Sched. 4, s. 21. Periodic review of fee policy

(9) At such regular intervals as may be determined by an authority, the authority shall undertake a review of its fee policy, including a review of the fees set out in the fee schedule. 2017, c. 23, Sched. 4, s. 21.

## 10.3 Notice of fee changes

(10) If, after a review of a fee policy or at any other time, an authority wishes to make a change to the list of fees set out in the fee schedule or to the amount of any fee or the manner in which a fee is determined, the authority shall give notice of the proposed change to the public in a manner it considers appropriate. 2017, c. 23, Sched. 4, s. 21.

## 10.4 Reconsideration of fee charged

(11) Any person who considers that the authority has charged a fee that is contrary to the fees set out in the fee schedule, or that the fee set out in the fee schedule is excessive in relation to the service or program for which it is charged, may apply to the authority in accordance with the procedures set out in the fee policy and request that it reconsider the fee that was charged. 2017, c. 23, Sched. 4, s. 21.

## 10.5 Powers of authority on reconsideration

(12) Upon reconsideration of a fee that was charged for a program or service provided by an authority, the authority may,

- (a) order the person to pay the fee in the amount originally charged;
- (b) vary the amount of the fee originally charged, as the authority considers appropriate;
- (c) order that no fee be charged for the program or service. 2017, c. 23, Sched. 4, s. 21.

## 11.0 Fee Schedules

Appendix 'A': Conservation Areas and Rentals Fee Schedule

Appendix 'B': Conservation Area Parking Rates

Appendix 'C': Data Management, Mapping and GIS Fee Schedule

Appendix 'D': Development, Interference and/or Alteration Permit Fee Schedule

Appendix 'E': Education Services and Day Camp Fee Schedule

Appendix 'F': Forestry Services Fee Schedule

Appendix 'G': Planning Service Fee Schedule

Appendix 'H': Stewardship Services Fee Schedule

### Excerpt from the Conservation Authorities Act – Section 21.2(1) – 21.2(12) – Fees for Programs and Services

**Note:** On January 1, 2023, the day named by proclamation of the Lieutenant Governor, the Act is amended by adding the following section: (See: 2017, c. 23, Sched. 4, s. 21)

#### **Fees for programs and services**

**21.2** (1) The Minister may determine classes of programs and services in respect of which an authority may charge a fee. 2017, c. 23, Sched. 4, s. 21.

#### **Publication of list**

(2) The Minister shall publish the list of classes of programs and services in respect of which an authority may charge a fee in a policy document and distribute the document to each authority. 2017, c. 23, Sched. 4, s. 21.

#### **Updating list**

(3) If the Minister makes changes to the list of classes of programs and services in respect of which an authority may charge a fee, the Minister shall promptly update the policy document referred to in subsection (2) and distribute the new document to each authority. 2017, c. 23, Sched. 4, s. 21.

#### **Where authority may charge fee**

(4) An authority may charge a fee for a program or service that it provides only if it is set out on the list of classes of programs and services referred to in subsection (2). 2017, c. 23, Sched. 4, s. 21.

#### **Amount of fee**

- (5) The amount of a fee charged by an authority for a program or service it provides shall be,
- (a) the amount prescribed by the regulations; or
  - (b) if no amount is prescribed, the amount determined by the authority. 2017, c. 23, Sched. 4, s. 21.

#### **Fee schedule**

- (6) Every authority shall prepare and maintain a fee schedule that sets out,
- (a) the list of programs and services that it provides and in respect of which it charges a fee; and
  - (b) the amount of the fee charged for each program or service or the manner in which the fee is determined. 2017, c. 23, Sched. 4, s. 21.

#### **Fee policy**

- (7) Every authority shall adopt a written policy with respect to the fees that it charges for the programs and services it provides, and the policy shall set out,
- (a) the fee schedule described in subsection (6);
  - (b) the frequency within which the fee policy shall be reviewed by the authority under subsection (9);
  - (c) the process for carrying out a review of the fee policy, including the rules for giving notice of the review and of any changes resulting from the review; and
  - (d) the circumstances in which a person may request that the authority reconsider a fee that was charged to the person and the procedures applicable to the reconsideration. 2017, c. 23, Sched. 4, s. 21.

#### **Fee policy to be made public**

- (8) Every authority shall make the fee policy available to the public in a manner it considers appropriate. 2017, c. 23, Sched. 4, s. 21.

#### **Periodic review of fee policy**

- (9) At such regular intervals as may be determined by an authority, the authority shall undertake a review of its fee policy, including a review of the fees set out in the fee schedule. 2017, c. 23, Sched. 4, s. 21.

#### **Notice of fee changes**

- (10) If, after a review of a fee policy or at any other time, an authority wishes to make a change to the list of fees set out in the fee schedule or to the amount of any fee or the manner in which a fee is determined, the authority shall give notice of the proposed change to the public in a manner it considers appropriate. 2017, c. 23, Sched. 4, s. 21.

**Reconsideration of fee charged**

(11) Any person who considers that the authority has charged a fee that is contrary to the fees set out in the fee schedule, or that the fee set out in the fee schedule is excessive in relation to the service or program for which it is charged, may apply to the authority in accordance with the procedures set out in the fee policy and request that it reconsider the fee that was charged. 2017, c. 23, Sched. 4, s. 21.

**Powers of authority on reconsideration**

(12) Upon reconsideration of a fee that was charged for a program or service provided by an authority, the authority may,

- (a) order the person to pay the fee in the amount originally charged;
- (b) vary the amount of the fee originally charged, as the authority considers appropriate; or
- (c) order that no fee be charged for the program or service. 2017, c. 23, Sched. 4, s. 21.



## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-111

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**WHEREAS** amendments to the Conservation Authorities Act requires GSCA to administer fees in a transparent and accountable manner by adopting and publishing a written fee policy,

**AND WHEREAS** these changes to the Act will take effect on January 1, 2023,

**AND WHEREAS** GSCA Staff brought forward a Draft Fee Policy for endorsement for consultation on September 28, 2022,

**AND WHEREAS** such consultation has occurred,

**THAT** the GSCA Board of Directors endorse the Final GSCA Fee Policy as presented.





## STAFF REPORT

**Report To:** Board of Directors  
**Report From:** Valerie Coleman, Administrative Assistant  
**Meeting Date:** December 21, 2022  
**Report Code:** 033-2022  
**Subject:** Awarding of Cleaning Contract Tender

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### Recommendation:

**WHEREAS the Grey Sauble Conservation Authority (GSCA) cleaning contract was terminated and was put out to tender;**

**AND WHEREAS, GSCA staff received and reviewed three bids;**

**AND WHEREAS, O-Kay Cleaners provided the lowest cost, met all of the requirements, and provided three satisfactory references;**

**THAT the Grey Sauble Conservation Authority Board of Directors award the administrative center cleaning contract to O-Kay Cleaners for their total bid of \$875.00 plus HST per month, to begin January 1, 2023 and end December 31, 2026.**

### Background:

The Grey Sauble Conservation Authority (GSCA) cleaning contract was ended by staff on September 30<sup>th</sup>. Staff reviewed and amended the contract document and standard requirements. Staff issued the tender on November 18<sup>th</sup>, 2022 and hosted a walk-through of the facility on November 23<sup>rd</sup>, 2022. The tender closed on December 2<sup>nd</sup>, 2022. CAO Tim Lanthier, Accounting and Finance Clerk Serenity Morton, and Administrative Assistant Valerie Coleman reviewed the three tenders that were submitted. Staff contacted the provided references and received favourable responses for the lowest bidder.

Contractor	Monthly Cost + HST	Yearly Cost + HST	Total Yearly Cost
O-Kay Cleaning	\$ 875.00 + \$113.75	\$10,500.00 + \$1,365.00	\$11,865.00
Elite Cleaning Solutions	\$1,072.50 + \$139.42	\$12,870.00 + \$1,673.10	\$14,543.10
Sky Blue Services Corp	\$1,618.33 + \$210.38	\$19,419.96 + \$2,524.59	\$21,944.55

### **Recommendation:**

GSCA staff recommend that O-Kay Cleaners be awarded the contract for a period of three years starting on January 1, 2023.

### **Financial/Budget Implications:**

The difference in monthly cost will be \$515 + tax. This cost has been included in the 2023 budget.

### **Communication Strategy:**

Upon endorsement by the Board of Directors, staff will contact the successful bidder and scheduling will be coordinated. The remaining bidders will be contacted to inform them of the results.

### **Consultation:**

Chief Administrative Officer



## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-112

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**WHEREAS** the Grey Sauble Conservation Authority (GSCA) cleaning contract was terminated and was put out to tender;

**AND WHEREAS**, GSCA staff received and reviewed three bids;

**AND WHEREAS**, O-Kay Cleaners provided the lowest cost, met all of the requirements, and provided three satisfactory references;

**THAT** the Grey Sauble Conservation Authority Board of Directors award the administrative center cleaning contract to O-Kay Cleaners for their total bid of \$875.00 plus HST per month, to begin January 1, 2023 and end December 31, 2026.

## **STAFF REPORT**

**Report To:** Board of Directors  
**Report From:** Tim Lanthier, CAO  
**Meeting Date:** December 21, 2022  
**Report Code:** 034-2022  
**Subject:** Draft 2023 Budget – For Circulation

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### **Recommendation:**

**WHEREAS GSCA Staff have prepared the 2023 Draft Budget for the Board of Directors' consideration,**

**AND WHEREAS the Conservation Authorities Act requires that this Draft Budget be circulated to participating municipalities for a minimum 30-day commenting period,**

**THAT the Grey Sauble Conservation Authority Board of Directors receive the 2023 Draft Budget,**

**AND THAT Staff be directed to distribute the 2023 Draft Budget and Budget Companion to participating municipalities for the minimum 30-day review period.**

**AND THAT Staff bring a report before the Board of Directors at the February 2023 meeting of the Board for final review and approval of the 2023 Draft Budget back**

### **Strategic Initiative:**

This item is part of GSCA's corporate services that supports and assists all of GSCA's Strategic Plan deliverables and desired outcomes.

## **Background:**

A number of cost increase factors have occurred in 2021 that have made the development of the 2022 budget challenging.

Among these are:

1. Dramatic in-year increase in insurance rates over the 2020 premiums.
2. Completion of a salary compensation review for the organization.
3. Continued implementation of GSCA's long-term succession plan for the organization.
4. Lack of available merchantable timber on GSCA's landholdings.

## **Analysis:**

The 2023 budget reflects the changes that are necessary to ensure that GSCA continues to be sustainable in the long-term. To help reduce the overall impact on ratepayers and member municipalities, GSCA uses several mechanisms, where feasible, to drive revenue generation and limit the reliance on municipal levy and the general tax base.

In the 2022 budget year, municipal levy accounted for approximately 45 percent of the total budgeted revenue. Transfer payments from the Province for Drinking Water Source Protection and Natural Hazard Management accounted for approximately 7 percent. The remaining 48 percent was derived from other sources, including self-generated revenues, grants, agreements, and reserves.

In the 2023 budget year, municipal levy is proposed to account for approximately 41 percent of the total budgeted revenue, transfer payments from the Province for Drinking Water Source Protection and Natural Hazards will account for approximately 6 percent, and the remaining 53 percent will be derived from other sources, including self-generated revenues, grants, agreements, and reserves.

GSCA has experienced substantial increases in insurance premiums over the last several years. The 2023 budget accounts for the predicted 2023 premium increase, as well as for the unforeseen portion of the 2022 increase. We understand from our insurance provider that the insurance market is starting to stabilize, so we are hopeful that the trend of double-digit percentage increases is waning.

In 2021, GSCA undertook a review of staff positions and salaries compared to similar organizations within the market. This review was conducted by a third-party consulting firm and was approved by the GSCA Board of Directors at the July 2021 Full Authority meeting. To reduce the impacts of this review on the 2022 levy, GSCA utilized existing surplus to offset the impacts in year one. The remainder of the impact is being recognized in the 2023 operating budget.

One major change in the GSCA Operating Budget for 2023 is the inclusion of levy dollars in the Forestry portion of the budget. Historically, levy dollars were not utilized in the Forestry Department as timber revenues in the early-2000's were substantial and offset the need to supplement this important work. These timber revenues have been declining year-over-year and dependence on remaining reserve funding is not sustainable. Through recent changes to the Conservation Authorities Act, the Province has defined the programs and services that it is mandatory for conservation authorities to provide. In light of this, we have analyzed the work being done within the Forestry Department related to corporate services and land management, excluding any commercial forestry. Based on this essential work continuing to be completed, it was vital that GSCA found ways to reduce levy needs in other departments to ensure a sustainable source of funding for this important land management and corporate service work.

The GSCA draft 2023 budget totals \$4 million for Operating and Capital expenditures combined. This is up from \$3.4 million in 2022. The majority of the increase in the budgeted expenses is matched by increased revenues which are predominantly self-generated. Although several mandatory cost increases associated with salary, OMERS, WSIB, CPP, and insurance have gone up by more than \$130,000 within GSCA's Operating Budget, GSCA has managed to keep the total Operating levy expense increase to \$45,295, or 2.99%, over 2022. This minor increase in Operating Levy is necessary to adjust to fluctuating market conditions and to ensure long-term stability of all facets of the organization.

On the Capital Budget side, GSCA is proposing a levy increase of \$38,700 in 2023 to bring the total annual Capital Levy contribution to \$80,000. This is an increase from \$41,300 in 2022. This increase in the Capital Budget is necessary to assist GSCA in meeting its capital renewal needs.

GSCA's current 10-year capital renewal need is approximately \$3.8 million. The most pressing current need is the renewal of the Administration Centre, for which the Authority is currently undergoing architectural design. As part of the financing plan for this building, it is proposed that \$50,000 from levy and \$50,000 from self-generated revenues be contributed each year for a minimum of six years. Of the \$50,000 from levy, \$25,000 is being diverted from other Capital needs, while \$25,000 is new in 2023. Municipal levy represents 26% of the 2023 capital spend, with 74% coming from other sources, including reserves, self-generated revenues, grants and donations.

Included below is a synopsis, by department, of the primary changes in the budget from 2022 to 2023, and a brief rationale for that change.

A link to the *2023 Budget Companion* document, which will provide insights into the various program areas, is provided at the end of this report.

### Water Management

The Water Management budget remains largely unchanged from 2022 to 2023. Specific changes of note are associated with salary and wages. These increases across the Department are associated with a greater allocation of staff time, as well as with the impacts of the Salary Compensation Review, COLA, OMERS, CPP, etc..

### Watershed Monitoring and Management

The Watershed Monitoring and Management budget remains largely unchanged from 2022 to 2023. The predominant change is an increase in Contracts & Services which reflects an increase in lab analysis costs over 2022.

### Stewardship

The 2023 Stewardship budget sees an increase in salary and wages. This change is predominantly associated with OMERS, benefits and WSIB costs that take effect in 2023. It is also noted that GSCA was again successful in securing Healthy Lake Huron funding to offset the costs of operating this program.

### Environmental Planning

One of the primary changes in the 2023 budget is associated with a revised cost recovery fee schedule implemented for Planning and Permitting review. This department gains a dramatic increase in annual revenues which provides funding for the department, as well as offsetting indirect costs in Administration, IT, and Communications.

The influx of additional revenues in this department allows for the substantial lowering of levy costs. Although the fee schedules are designed for cost recovery, there are still costs that are beyond the scope of these schedules, including regulation compliance and enforcement, policy review, and work for municipalities, such as comprehensive zoning reviews, municipal permit applications and housekeeping bylaws.

The increase in salary and wages is associated with the input of direct costs from other departments, as identified through the rates and services review. Additionally, this expense line includes the Board approved positions for a Water Resources Engineer and a Regulations Officer, both of which are vital to the completion of GSCA's mandatory programs and services.

### Forestry, Species & Forestry Services

Another of the primary changes in the 2023 budget is the inclusion of levy funding within the Forestry, Species and Forestry Services Department.

In recent years, a dramatic reduction in marketable timber resources is causing challenges for revenue within this Department. Forestry is seeing marginal increases in wages associated with the Salary Compensation Review, COLA and the other cost drivers noted previously, however there is a reduction in available revenues.

Following heavy dependance on reserve funding in 2022, Staff undertook a review of the services provided in the Forestry Department, relative to the Mandatory Programs and Services that a conservation authority must provide, to review long-term sustainability of this Department, the staff, and the important Authority business that is being conducted. Based on this review, it is established that much of the land management work and several corporate service items are carried out by Staff within this Department.

As this essential work must continue to be completed, it was vital that GSCA found ways to reduce levy needs in other departments to ensure a sustainable source of funding for this important land management and corporate service work.

Expenses associated with the management of timber operations will continue to be funded by non-levy sources.

#### **Grey Sauble Forestry Services**

Grey Sauble Forestry Services is the Department that provides Forestry related programs and services to private landowners. The budget in this Department is relatively stable from 2022 to 2023, including an overall decline in revenues and expenses.

This Department does not utilize levy funding.

#### **Conservation Lands Policy & Strategy**

Nominal increases in wages are noted for this Department. Levy allocation for this Department is slated to remain relatively constant from 2022 to 2023.

#### **Grey County Management Contract**

Nominal increases in wages are noted for this program area. Staff will be working directly with Grey County to finalize this component of the budget.

This program area does not utilize levy funding.

#### **Conservation Lands Operations**

GSCA's paid parking program continued to do well in 2022 despite a general normalization of tourism to the area. Most notable changes to this Department are associated with increased wages to cover the additional staff time to ensure that our properties are adequately maintained to handle the increase in usage. Increases in self-generated revenues are allowing GSCA to keep levy contributions static from 2022 to 2023 while adjusting to increased costs and allowing for capital investment contributions.



### Conservation Information & Community Outreach

This Department shows slight increases in wages in 2023. Overall, the levy contribution to this Department is decreasing with an offset in indirect costs from Planning and Permitting work.

### Education

GSCA's Education programming sees a marked drop in expenses as Staff are reimagining the Day Camp program, resulting lower costs and higher quality education work.

### Administration, Finance & Human Resources

Notable changes in the budget from 2022 to 2023 are associated with a decrease in salary/wages and an increase in Contracts & Services (Cleaning Service) and in insurance premiums ("other"). Funding within the Department is being offset by indirect service costs provided from the Environmental Planning Department allowing for a reduction in levy contribution. Additionally, some staff wages from Administration have been assigned to Environmental Planning as direct costs following the Rates and Services review.

### GIS, Information Management & Information Technology

Expenses in this Department remain relatively static from 2022 to 2023. On the revenue side, indirect costs to Environmental Planning help to offset expenses and reduce levy contribution to this Department.

### Source Water Protection

The only notable change in this portion of the budget is to reflect changes with salary and wages. This program is funded through Provincial grant. There is no levy impact associated with this budget.

### Source Water Risk Management Service

Changes in this program area are associated with a nominal increase in salary and wages. This program operates on a fee for service basis as established in agreements with participating municipalities. There is no levy impact associated with this budget.

### Fleet & Equipment Management

The expenses in the Department are proposed to decrease in 2022, associated with a reduction in contribution to the Fleet and Equipment Reserve. This is reflective of a reduction in Fleet and Equipment usages across the other Departments.

### Capital Projects and Expenses

GSCA is in the process of updating our Asset Management Plan to reflect a new 10-year capital need horizon, as well as to accommodate recent inflationary changes. Based on Staff's review of these assets, GSCA's 10-year capital investment need is in the order of \$3.8 million. This reflects an annual need of approximately \$380,000.

A large portion of this capital need is associated with the renewal of the GSCA Administrative Centre, as presented to the Board several times over the last year and a half. In an effort to ensure that GSCA is keeping up with capital investments, the proposed capital contribution in 2023 is \$310,300, up from \$205,800 in 2022.

Of primary note is the inclusion of \$50,000 in levy to a reserve for the renovation of the Administration Centre. This is match by a \$50,000 contribution in self-generated revenues from the Operating Budget. The \$50,000 in levy contribution consist of \$25,000 that has been redirected from Water Management, as well as a new \$25,000 (increase) levy request. This financing request is consistent with the Conservation Authorities Act and is necessary to ensure that GSCA is able to successfully keep up with capital expenses. A further levy increase is required to enable upkeep of GSCA's IT infrastructure.

Total capital levy in 2023 is up \$38,700 from 2022.

### **Financial/Budget Implications:**

Although several mandatory cost increases associated with salary, CPP, insurance and OMERS have gone up by more than \$130,000, GSCA has managed to keep the total proposed Operating levy increase to \$45,295 over 2022.

An increase in capital levy is required to ensure that GSCA can continue to maintain its capital assets, as per GSCA's Asset Management database. A renewal of the Asset Management Plan will be provided to the Board in 2023.

Expenditures are offset with a substantial increase in revenues for 2023. The predominant changes in revenues are associated with an increase in services and sales revenue as GSCA continues to improve value for service. As such, in 2023, the levy vs. self-generated revenue split changes from 45/48 in 2022 to 41/53 in 2023, with the remaining revenues coming from Provincial transfer payments.

### **Communication Strategy:**

If the Board of Directors is supportive of the budget as presented. Staff will move forward with circulation of the draft budget and 2023 Budget Companion to participating municipalities for the 30-day review and consultation period.

Staff will also send an open invitation to municipal councils for staff to attend to discuss the draft budget and answer any questions that the council members may have.

It is intended that staff will bring the final budget forward to the February Full Authority meeting for a vote on approval of the 2023 Budget.

**Subject:** 2023 Draft Budget

**Report No:** 034-2022

**Date:** December 21, 2022

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**Consultation:**

Senior Management Team and Board of Directors

**Appendices:**

1. 2023 Draft Operating Budget (attached)
2. 2023 Draft Capital Budget (attached)
3. 2023 Draft Levy Allocation (attached)
4. 2023 Budget Companion: [GSCA BOD 2023 Budget Companion Draft 16Dec2023.pdf](#)

## GREY SAUBLE CONSERVATION AUTHORITY 2023 Draft BUDGET

	Approved 2022 Budget	Draft 2023 Budget
<b>WATER MANAGEMENT</b>		
<b>Flood Forecasting &amp; Warning</b>		
Salary, wages & benefits	127,017	140,880
Contracts & Services	5,160	5,950
Vehicles & Equipment	4,000	4,000
Materials & Supplies	3,000	3,000
Training & Workshops	1,000	1,000
To Deferred Revenue		
<b>Total Flood Forecasting &amp; Warning</b>	<b>140,177</b>	<b>154,830</b>
<b>Flood Control Structures</b>		
Salary, wages & benefits	1,500	6,500
Contracts & Services	2,500	2,500
Vehicles & Equipment	350	400
Materials & Supplies	1,200	1,300
Other	1,800	1,800
To Reserves		
<b>Total Flood Control Structures</b>	<b>7,350</b>	<b>12,500</b>
<b>Erosion Control Structures</b>		
Salary, wages & benefits	800	800
Contracts & Services		
Vehicles & Equipment	300	300
Materials & Supplies	1,000	750
To Deferred Revenue		
<b>Total Erosion Control Structures</b>	<b>2,100</b>	<b>1,850</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>WATER MANAGEMENT</b>		
<b>Flood Forecasting &amp; Warning</b>		
Municipal Levy	107,984	124,980
CAA S39	29,400	29,550
MECP (DWSP)		
Agreements, MOUs and Grants		300
Services & Sales		
From Deferred Revenue	2,794	
<b>Total Flood Forecasting &amp; Warning</b>	<b>140,177</b>	<b>154,830</b>
<b>Flood Control Structures</b>		
Municipal Levy	5,707	8,857
CAA S39	1,643	1,643
MECP (DWSP)		
Agreements, MOUs and Grants		
Interest & Gains		
From Reserves or Surplus		2,000
<b>Total Flood Control Structures</b>	<b>7,350</b>	<b>12,500</b>
<b>Erosion Control Structures</b>		
Municipal Levy	1,100	1,000
CAA S39	1,000	850
MECP (DWSP)		
Agreements, MOUs and Grants		
From Deferred Revenue		
<b>Total Erosion Control Structures</b>	<b>2,100</b>	<b>1,850</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>Other Dams</b>		
Salary, wages & benefits	18,000	14,500
Contracts & Services		
Vehicles & Equipment	1,600	1,600
Materials & Supplies	1,500	1,500
<b>Total Other Dams</b>	<b>21,100</b>	<b>17,600</b>
<b>TOTAL WATER MANAGEMENT</b>	<b>170,727</b>	<b>186,780</b>

<b>Watershed Monitoring &amp; Management</b>		
Salary, wages & benefits	17,528	18,655
Contracts & Services	14,000	18,000
Vehicles & Equipment	5,000	3,000
Materials & Supplies	400	400
<b>Total Watershed Monitoring &amp; Management</b>	<b>36,928</b>	<b>40,055</b>

<b>Stewardship</b>		
Salary, wages & benefits	58,776	69,527
Contracts & Services	1,000	1,000
Vehicles & Equipment	3,000	1,500
Materials & Supplies		
To Reserves		
<b>Total Stewardship</b>	<b>62,776</b>	<b>72,027</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>Other Dams</b>		
Municipal Levy	21,100	17,600
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants		
<b>Total Other Dams</b>	<b>21,100</b>	<b>17,600</b>
<b>TOTAL WATER MANAGEMENT</b>	<b>170,727</b>	<b>186,780</b>

<b>Watershed Monitoring &amp; Management</b>		
Municipal Levy	36,928	38,755
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants		1,300
<b>Total Watershed Monitoring &amp; Management</b>	<b>36,928</b>	<b>40,055</b>

<b>Stewardship</b>		
Municipal Levy	35,639	37,027
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants		30,000
From Reserves or Surplus	27,137	5,000
<b>Total Stewardship</b>	<b>62,776</b>	<b>72,027</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>Environmental Planning &amp; Regulations</b>		
Salary, wages & benefits	397,298	660,018
Contracts & Services	2,000	14,712
Vehicles & Equipment	10,000	10,000
Materials & Supplies	5,000	9,700
Training & Workshops		
<b>Total Environmental Planning &amp; Regulations</b>	<b>414,298</b>	<b>694,430</b>
<b>Forestry, Species &amp; Forestry Services</b>		
Salary, wages & benefits	132,159	155,478
Contracts & Services	200	200
Vehicles & Equipment	8,000	6,000
Materials & Supplies	1,600	3,600
Training & Workshops		
Donations		3,000
Other		
To Reserves		
To Deferred Revenue		
<b>Total Forestry, Species &amp; Forestry Services</b>	<b>141,959</b>	<b>168,278</b>
<b>Grey Sauble Forestry Service</b>		
Salary, wages & benefits	104,802	97,334
Contracts & Services	500	500
Vehicles & Equipment	8,000	8,000
Materials & Supplies	136,300	115,712
Training & Workshops		
To Reserves		
<b>Total Grey Sauble Forestry Service</b>	<b>249,602</b>	<b>221,546</b>
<b>TOTAL FORESTRY &amp; SPECIES</b>	<b>391,561</b>	<b>389,824</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>Environmental Planning &amp; Regulations</b>		
Municipal Levy	86,305	60,000
CAA S39	2,993	2,993
MECP		
Agreements, MOUs and Grants		
Services & Sales	325,000	631,437
<b>Total Environmental Planning &amp; Regulations</b>	<b>414,298</b>	<b>694,430</b>
<b>Forestry, Species &amp; Forestry Services</b>		
Municipal Levy		100,000
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants		
Services & Sales	25,000	50,000
Donations		3,000
Interest & Gains		
From Reserves	111,012	15,278
From Surplus	5,947	
<b>Total Forestry, Species &amp; Forestry Services</b>	<b>141,959</b>	<b>168,278</b>
<b>Grey Sauble Forestry Service</b>		
Municipal Levy		
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants	137,625	96,400
Services & Sales	108,000	116,628
From Reserves	3,977	8,518
<b>Total Grey Sauble Forestry Service</b>	<b>249,602</b>	<b>221,546</b>
<b>TOTAL FORESTRY &amp; SPECIES</b>	<b>391,561</b>	<b>389,824</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>CONSERVATION LANDS</b>		
<b>Conservation Lands Policy &amp; Strategy</b>		
Salary, wages & benefits	117,632	126,920.05
Contracts & Services	30,000	15,500.00
Vehicles & Equipment	1,500	1,500.00
Materials & Supplies	771	1,000.00
Training & Workshops		
Other	85,000	80,000.00
To Reserves		
To Deferred Revenue		
<b>Total Conservation Lands Policy &amp; Strategy</b>	<b>234,903</b>	<b>224,920</b>
<b>Grey County Management Contract</b>		
Salary, wages & benefits	186,395	188,715
Contracts & Services		
Vehicles & Equipment	14,500	16,000
Materials & Supplies		
Training & Workshops		
<b>Total Grey County Management Contract</b>	<b>200,895</b>	<b>204,715</b>
<b>Conservation Lands Operations</b>		
Salary, wages & benefits	267,044	283,529
Contracts & Services	16,650	30,150
Vehicles & Equipment	22,000	25,000
Materials & Supplies	23,150	21,100
Training & Workshops		
Other		
To Reserves	25,000	50,000
<b>Total Conservation Lands Operations</b>	<b>353,844</b>	<b>409,779</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>CONSERVATION LANDS</b>		
<b>Conservation Lands Policy &amp; Strategy</b>		
Municipal Levy	137,967	138,255
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants		500
Services & Sales	64,488	76,165
Interest & Gains		
From Reserves	30,000	10,000
From Surplus	2,448	
<b>Total Conservation Lands Policy &amp; Strategy</b>	<b>234,903</b>	<b>224,920</b>
<b>Grey County Management Contract</b>		
Municipal Levy		
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants		
Services & Sales	200,895	204,715
<b>Total Grey County Management Contract</b>	<b>200,895</b>	<b>204,715</b>
<b>Conservation Lands Operations</b>		
Municipal Levy	170,208	171,829
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants		
Services & Sales	137,900	237,950
From Surplus	3,073	
From Reserves	42,663	
<b>Total Conservation Lands Operations</b>	<b>353,844</b>	<b>409,779</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>Conservation Information &amp; Community Outreach</b>		
Salary, wages & benefits	82,126	88,701
Contracts & Services	10,350	10,350
Vehicles & Equipment	500	600
Materials & Supplies	3,250	3,250
Training & Workshops		
Donations	100	100
To Deferred Revenue		
<b>Total Conservation Information &amp; Community Outreach</b>	<b>96,326</b>	<b>103,001</b>

<b>Education</b>		
Salary, wages & benefits	56,530	38,503
Contracts & Services	7,528	7,498
Vehicles & Equipment	250	250
Materials & Supplies	2,800	2,000
Training & Workshops		
To Reserves		1,029
<b>Total Education</b>	<b>67,108</b>	<b>49,280</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>Conservation Information &amp; Community Outreach</b>		
Municipal Levy	94,497	82,746
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants		
Services & Sales		17,255
Donations		
From Surplus	1,829	3,000
<b>Total Conservation Information &amp; Community Outreach</b>	<b>96,326</b>	<b>103,001</b>

<b>Education</b>		
Municipal Levy		
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants	3,000	
Services & Sales	56,962	49,280
From Reserves	7,146	
<b>Total Education</b>	<b>67,108</b>	<b>49,280</b>



	Approved 2022 Budget	Draft 2023 Budget
<b>Administration, Finance &amp; Human Resources</b>		
Salary, wages & benefits	390,218	382,076
Contracts & Services	58,727	65,700
Vehicles & Equipment	1,000	1,500
Materials & Supplies	6,500	7,870
Training & Workshops	13,000	20,000
Donations		
Other	129,305	175,565
To Deferred Revenue		
<b>Total Administration, Finance &amp; Human Resources</b>	<b>598,750</b>	<b>652,710</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>Administration, Finance &amp; Human Resources</b>		
Municipal Levy	549,150	535,971
CAA S39	2,020	2,020
MECP (DWSP)		
Agreements, MOUs and Grants		
Services & Sales	39,959	109,619
Donations	1,600	1,100
Interest & Gains	2,000	4,000
From Surplus	4,021	
<b>Total Administration, Finance &amp; Human Resources</b>	<b>598,750</b>	<b>652,710</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>GIS, Information Management &amp; Information Technology</b>		
Salary, wages & benefits	253,739	254,953
Contracts & Services	17,855	19,995
Vehicles & Equipment	1,000	500
Materials & Supplies	4,900	5,700
Training & Workshops		
To Deferred Revenue		
<b>Total GIS &amp; Information Management</b>	<b>277,494</b>	<b>281,148</b>
<b>Source Water Protection</b>		
Salary, wages & benefits	169,160	177,854
Contracts & Services	15,000	20,000
Vehicles & Equipment	1,500	1,500
Materials & Supplies	3,000	3,000
To Deferred Revenue		9,053
<b>Total Source Water Protection</b>	<b>188,660</b>	<b>211,407</b>
<b>Source Water Risk Management Service</b>		
Salary, wages & benefits	54,460	56,905
Contracts & Services	9,000	9,000
Vehicles & Equipment	1,000	1,000
Materials & Supplies	2,000	2,000
Training & Workshops	1,000	1,000
To Reserves		
<b>Total Source Water Risk Management Service</b>	<b>67,460</b>	<b>69,905</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>GIS, Information Management &amp; Information Technology</b>		
Municipal Levy	268,745	243,605
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants		
Services & Sales	2,000	37,543
From Surplus	6,750	
<b>Total GIS &amp; Information Management</b>	<b>277,494</b>	<b>281,148</b>
<b>Source Water Protection</b>		
Municipal Levy		
CAA S39		
MECP (DWSP)	188,660	211,407
Agreements, MOUs and Grants		
From Deferred Revenue		
<b>Total Source Water Protection</b>	<b>188,660</b>	<b>211,407</b>
<b>Source Water Risk Management Service</b>		
Municipal Levy		
CAA S39		
MECP (DWSP)		
Agreements, MOUs and Grants		
Services & Sales	50,200	50,000
From Reserves	17,260	19,905
<b>Total Source Water Risk Management Service</b>	<b>67,460</b>	<b>69,905</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>Fleet &amp; Equipment Management</b>		
Salary, wages & benefits	8,504	8,777
Contracts & Services	25,000	26,000
Materials & Supplies	30,000	32,000
Training & Workshops		
To Reserves	19,996	15,873
<b>Total Fleet &amp; Equipment Management</b>	<b>83,500</b>	<b>82,650</b>
<b>Total Operating Budget</b>	<b>3,245,230</b>	<b>3,672,629</b>

<b>Total Operations Budget Expenses</b>		
Salary, wages & benefits	2,443,688	2,770,623
Contracts & Services	215,470	247,055
Vehicles & Equipment	83,500	82,650
Materials & Supplies	226,371	213,882
Training & Workshops	15,000	22,000
Donations	100	3,100
Other	216,105	257,365
To Reserves	44,996	66,902
To Deferred Revenue/Surplus	-	9,053
<b>Total Operating Budget</b>	<b>3,245,230</b>	<b>3,672,629</b>

	Approved 2022 Budget	Draft 2023 Budget
<b>Fleet &amp; Equipment Management</b>		
Municipal Levy		
CAA S39		
Agreements, MOUs and Grants		
Services & Sales	83,500	82,650
From Reserves		
<b>Total Fleet &amp; Equipment Management</b>	<b>83,500</b>	<b>82,650</b>
<b>Total Operating Budget</b>	<b>3,245,230</b>	<b>3,672,629</b>

<b>Total Operations Budget Funding</b>		
Municipal Levy	1,515,329	1,560,625
CAA S39	37,056	37,056
MECP (DWSP)	188,660	211,407
Agreements, MOUs and Grants	140,625	128,500
Services & Sales	1,093,904	1,663,241
Donations	1,600	4,100
Interest & Gains	2,000	4,000
From Reserves	239,195	60,701
From Surplus	26,861	3,000
<b>Total Operating Budget</b>	<b>3,245,230</b>	<b>3,672,629</b>

# GREY SAUBLE CONSERVATION AUTHORITY 2023 PROPOSED CAPITAL BUDGET

	Draft 2023 Budget		Draft 2023 Budget
WATER MANAGEMENT		WATER MANAGEMENT	
Flood Forecasting & Warning		Flood Forecasting & Warning	
Clendenan Log replacement Phase 1		Clendenan Log replacement Phase 1	
Materials and Supplies	8,000	Reserves	3,000
		WECl	5,000
WATER MANAGEMENT Subtotal	8,000	WATER MANAGEMENT Subtotal	8,000
CONSERVATION LANDS Policy/Operations		CONSERVATION LANDS Policy/Operations	
Entrance Signs		Entrance Signs	
Contracts & Services	2,500	Municipal Levy	2,500
		Reserves	
Wayfinding Signage - Inglis, Clendenan		Wayfinding Signage - Inglis, Clendenan	
Materials	2,000	Municipal Levy	2,000
Trailhead Signage - Inglis		Trailhead Signage - Inglis	
Materials	2,200	Reserves	2,200
		Sales and Services	
Trail Edging - Inglis		Trail Edging - Inglis	
Materials	600	Reserves	
		Sales and Services	600

EXPENSES		FUNDING	
	Draft 2023 Budget		Draft 2023 Budget
Flagship Signage - Inglis Contracts & Services	2,500	Flagship Signage - Inglis Municipal Levy	2,500
Foot Bridge & Trail replacement - Inglis Contracts & Services	25,000	Foot Bridge & Trail replacement - Inglis Municipal Levy	
		Reserves	19,000
		Donations	6,000
Christie Beach - Change Rooms Contracts & Services	1,500	Christie Beach - Change Rooms Municipal Levy	
		Reserves	1,500
Feversham Washroom Contracts and Services	1,500	Feversham Washroom Municipal Levy	
		Reserves	1,500
Various - Stone Repointing Projects Contracts & Services	15,000	Various - Stone Repointing Projects Reserves	15,000
CONSERVATION LANDS Subtotal	52,800	CONSERVATION LANDS Subtotal	52,800
			-
Administration, Finance & Human Resources Admin Centre refurbish - Phase 1 & 2 Contracts & Services	100,000	Administration, Finance & Human Resources Admin Centre refurbish Phase 1 & 2 Reserves	100,000
Administration, Finance & Human Resources Admin Centre renovation reserve To Reserves	50,000	Administration, Finance & Human Resources Admin Centre renovation reserve Municipal Levy	50,000

EXPENSES		FUNDING	
	Draft 2023 Budget		Draft 2023 Budget
Admin Centre - Office Furniture		Admin Centre - Office Furniture	
Materials and Supplies		Municipal Levy	5,000
Reserves	5,000	Reserves	
Administration, Finance & Human Resources		Administration, Finance & Human Resources	
Subtotal	155,000	Subtotal	155,000
GIS, Information Management & Information Technology - Socet Machine		GIS, Information Management & Information Technology - Socet Machine	
Materials	8,000	Levy	4,000
		Reserves	4,000
GIS, Information Management & Information Technology - Swoop		GIS, Information Management & Information Technology - 2020 Smart Screen	
Reserve	3,000	Municipal Levy	3,000
GIS, Information Management & Information Technology - Workstations		GIS, Information Management & Information Technology - Workstations	
Materials & Supplies	13,500	Municipal Levy	11,000
		Reserves	2,500
GIS, Information Management & Information Technology - Subtotal	24,500	GIS, Information Management & Information Technology - Subtotal	24,500

EXPENSES		FUNDING	
	Draft 2023 Budget		Draft 2023 Budget
Fleet & Equipment Management		Fleet & Equipment Management	
Vehicles & Equipment	70,000	Services & Sales	
		From Reserves	70,000
Fleet & Equipment Management Subtotal	70,000	Fleet & Equipment Management Subtotal	70,000
Total Proposed Capital Budget	310,300	Total Proposed Capital Budget	310,300
	2023 Budget		2023 Budget
Total Capital Budget		Total Capital Budget	
Salary, wages & benefits		Municipal Levy	80,000
Contracts & Services	148,000	CAA S39	
Vehicles & Equipment	70,000	MECP (WECI)	5,000
Materials & Supplies	34,300	Agreements, MOUs and Grants	
Training & Workshops		Services & Sales	600
Donations		Donations	6,000
Other		Interest & Gains	
To Reserves	58,000	From Reserves	218,700
To Deferred Revenue		From Deferred Revenue	
Total Capital Budget	310,300	Total Capital Budget	310,300
2022 Capital Budget	206,800		

# APPENDIX # 3

COMBINED OPERATING AND CAPITAL LEVY APPORTIONMENT											
	2021 Modified C.V.A. in Watershed	2021 Portion of Watershed	2022 Modified C.V.A. in Watershed	2022 Portion of Watershed	2022 Levy /\$1000 of Mod.CVA	2022 Levy	Proposed 2023 Levy /\$1000 of Mod.CVA	Proposed 2023 Levy	Proposed Levy Increase	% Increase	Proposed Levy Installment
Arran-Elderslie	403,269,641	0.02711	409,849,369	0.02707	0.10471	42,225.64	0.10837	44,416.40	2,190.76	5.1882%	11,104.10
Blue Mountains	4,106,572,322	0.27606	4,255,419,524	0.28109	0.10471	429,991.80	0.10837	461,170.42	31,178.62	7.2510%	115,292.61
Chatsworth	461,673,369	0.03103	470,093,204	0.03105	0.10471	48,340.99	0.10837	50,945.17	2,604.18	5.3871%	12,736.29
Georgian Bluffs	1,914,604,760	0.12871	1,940,749,574	0.12820	0.10471	200,474.82	0.10837	210,323.87	9,849.05	4.9129%	52,580.97
Grey Highlands	1,252,204,181	0.08418	1,266,873,756	0.08368	0.10471	131,116.05	0.10837	137,294.27	6,178.22	4.7120%	34,323.57
Meaford	2,024,344,410	0.13608	2,053,530,205	0.13565	0.10471	211,965.46	0.10837	222,546.19	10,580.73	4.9917%	55,636.55
Owen Sound	2,682,873,187	0.18035	2,684,879,260	0.17735	0.10471	280,918.83	0.10837	290,967.06	10,048.23	3.5769%	72,741.77
South Bruce Peninsula	2,030,370,885	0.13649	2,057,360,502	0.13590	0.10471	212,596.49	0.10837	222,961.29	10,364.80	4.8753%	55,740.32
	14,875,912,755		15,138,755,394			1,557,630.08		1,640,624.67	82,994.59		410,156.17

inc in modified CVA 1.767%  
C.V.A. = Current Value Assessment

5.33% Overall percentage levy increase

5.32826% 0.10837 1,640,624.67

C.V.A. = Current Value Assessment





## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-113

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**WHEREAS** GSCA Staff have prepared the 2023 Draft Budget for the Board of Directors' consideration,

**AND WHEREAS** the Conservation Authorities Act requires that this Draft Budget be circulated to participating municipalities for a minimum 30-day commenting period,

**THAT** the Grey Sauble Conservation Authority Board of Directors receive the 2023 Draft Budget,

**AND THAT** Staff be directed to distribute the 2023 Draft Budget and Budget Companion to participating municipalities for the minimum 30-day review period.

**AND THAT** Staff bring a report before the Board of Directors at the February 2023 meeting of the Board for final review and approval of the 2023 Draft Budget back



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## STAFF REPORT

**Report To:** Board of Directors  
**Report From:** Tim Lanthier, CAO  
**Meeting Date:** December 21, 2022  
**Report Code:** 035-2022  
**Subject:** Environmental Plan Review and Permit 2023 Fee Schedules –  
Revision to Lower Fees

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### Recommendation:

**WHEREAS, the Board of Directors endorsed the Program Rates and Fees Review Final Report prepared by Watson's & Associates Economists Ltd.;**

**AND WHEREAS, the Board of Directors approved the Planning and Permitting Fee Schedule at the October Full Authority meeting;**

**AND WHEREAS changes in proposed staffing needs require an amendment to this Schedule**

**THAT THE Board of Directors approve the reduced 2023 Plan Review and Permit fee schedules;**

### Strategic Initiative:

This item is related to the Better Manage Flood Risks, Improve Water Quality and Enhance GSC Land Management and Natural Heritage Preservation strategic goals.

### Background and Discussion:

In 2021, the Board endorsed staff's recommendation to undertake a comprehensive fee review for planning and permitting services led by a consultant (Watson and Associates Economists Inc.)(FA-21-076). The final report was completed in March 2022 and identified the direct and indirect costs of undertaking the Environmental Planning

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Department's services. The report also included a proposed fee structure to recover the cost of providing these services.

Staff undertook consultation on the final report and proposed fee structure and at the conclusion of this process the Board endorsed the report and approved the staff amended Proposed Fee Structure at Staff's recommendation (FA-22-089).

After the Board's endorsement of the final report and fee structure at the September 2022 Board Meeting, Staff participated in an internal session to complete fee schedules that detail project categories and definitions. The resulting schedules were brought to the Board of Director's and approved at the October Full Authority meeting (FA-22-096)

Following the release of Bill 23 on October 24, 2022, the Board of Director's directed staff to refrain from hiring a Planning Ecologist, as previously planned and as factored into the Fee Schedule prepared by Watson & Associates. On November 28, 2022, Bill 23 received Royal Assent. Due to this, Staff have amended the approved Fee Schedule to reduce the fees within the schedule by the amount that was attributed to the Planning Ecologist position.

The revised Fee Schedule represents the removal of the Planning Ecologist position and aligns with the changes proposed to the Conservation Authorities Act by Bill 23. If these changes to not proceed through regulation, GSCA can revisit this staffing need again in the future.

### **Current Request:**

That the Board of Directors approve the revised 2023 Plan Review and Permit Fee Schedules which reflects a reduction in staff and service.

### **Financial/Budget Implications:**

The financial implications of the proposed fee schedules are expected to largely provide for cost recovery within the Environmental Planning Department, as well as providing cost recovery for other directly involved staff and indirect and overhead costs. The reduced fee schedule was utilized for the calculations for the 2023 Draft Budget.

### **Communication Strategy:**

As per the previous Board Report on this subject, the Plan Review Fee Schedule will be sent to watershed municipalities. Both the Plan Review and Permit Fee Schedules will be posted on GSCA's website along with a plain language communication piece for the public outlining the changes, the process GSCA undertook and the rationale.

### **Consultation:**

CAO, Water Resources Coordinator, Environmental Planner, Watershed Planner,  
Intermediate Planner, Planning Technician

### **Appendices:**

Appendix 1: Table of Proposed Fee Changes

Appendix 2: Planning Review Fee Schedule

Appendix 3: Permit Review Fee Schedule

APPENDIX # 1

Appendix 1: Proposed Changes to Planning and Permitting Fees

Costing Category Name	Approved Fee Schedule	Proposed Fee Schedule	Difference
Minor - Zoning By-law Amendment(Re-zoning)	830	830	0.00
Major - Zoning By-law Amendment(Re-zoning)	5100	4900	(200.00)
Minor - Official Plan Amendment	1190	970	(220.00)
Major - Official Plan Amendment	5230	4900	(330.00)
Consents (Minor)	635	635	0.00
Consents (Major)	2000	2000	0.00
Minor Variance	630	630	0.00
Subdivision/Condominium Draft Approval (Base Fee)	8500	6400	(2100.00)
Per Unit (0-50 Units)	191	143	(48.00)
Per Unit (50+ Units)	64	50	(14.00)
Site Plan Reviews - Minor - Single lot residential or small scale commercial/Industrial	2200	1700	(500.00)
Site Plan Reviews - Major - Commercial, Industrial and/or multiple residential	5961	4600	(1361.00)
Minor Red-line Revisions for Plan of Subdivision	940	705	(235.00)
Major Red-line Revisions for Plan of Subdivision	3315	2490	(825.00)
Minor Niagara Escarpment Development Permit Reviews	830	740	(90.00)
Major Niagara Escarpment Development Permit Reviews	1640	1460	(180.00)
Niagara Escarpment Plan Amendment - Applicant Driven	1240	1100	(140.00)
Pre-circulation consultation meeting	690	690	0.00
Minor Aggregate Resources Act Licence Application (under 20 hectares/50 acres) - Above Water Table	1260	1030	(230.00)
Minor Aggregate Resources Act Licence Application (over 20 hectares) - Above Water Table	1400	1150	(250.00)
Major Aggregate Resources Act Licence Application (uncer 20 hectares) - Below Water Table	3460	2840	(620.00)
Major Aggregate Resources Act Licence Application (over 20 hectares) - Below Water Table	4130	3374	(756.00)
Environmental Assessment Review Fee (Class B & C)	5775	4800	(975.00)
Routine Projects	300	300	0.00
Minor Projects	600	580	(20.00)
Standard Projects	1500	1320	(180.00)
Major Projects	3800	3300	(500.00)
60 Month Project (requires GSCA Board Approval)	5000	4350	(650.00)
Permit Replacement (Expired within 1 yr. and no amendments)	130	130	0.00
Permit Replacement with Amendments (Minor Projects)	300	290	(10.00)
Permit Replacement with Amendments (standard Projects)	750	660	(90.00)
Permit Replacement with Amendments (Major Projects)	1900	1650	(250.00)
Property Clearance and Inquiry Letters	225	225	0.00
Property Clearance and Inquiry Letters with Site Inspection	890	890	0.00

### Grey Sauble Conservation Authority Plan Review Fee Schedule 2023

Planning Application Type	Fee
Zoning By-law Amendment (Re-zoning)	Minor \$830.00
	Major \$4,900.00
Official Plan Amendment	Minor \$970.00
	Major \$4,900.00
Consents (Severances)	Minor \$635.00
	Major \$2,000.00
Minor Variance	\$630.00
Plan of Subdivision/Condominium	Base Fee - \$6,4000.00 Per Unit (0-50 units) - \$143.00 Per Unit (50+ units) - \$50.00
Site Plan Reviews – Minor – Single lot residential or small scale commercial/industrial	\$1,700.00
Site Plan Reviews – Major – Commercial, industrial and/or multiple residential	\$4,600.00
Red-line Revisions for Plan of Subdivision – Minor	\$705.00
Red-line Revisions for Plan of Subdivision – Major	\$2,490.00
Niagara Escarpment Development Permit Reviews	Minor \$740.00
	Major \$1,460.00
Niagara Escarpment Plan Amendment – Applicant Driven	\$1,100.00
Pre-consultation Meeting	\$690.00
Minor Aggregate Resources Act Licence Application – Above Water Table (under 20 hectares)	\$1,030.00
Minor Aggregate Resources Act Licence Application – Above Water Table (over 20 hectares)	\$1,150.00
Major Aggregate Resources Act Licence Application – Below Water Table (under 20 hectares)	\$2,840.00
Major Aggregate Resources Act Licence Application – Below Water Table (over 20 hectares)	\$3,374.00
Environmental Assessment Review Fee Class B & C	\$4800.00
<b>Technical Clearance</b>	
Scoped Environmental Impact Study	\$1,000.00
Full Environmental Impact Study	\$1,960.00
Sub-watershed Study/Master Drainage Plan or Tributary Study	\$1,000.00
Stormwater Management Study	\$1,960.00
Scoped Site Impact Study (Coastal, Flooding, Geotechnical, etc.)	\$1,000.00
Full Site Impact Study (Coastal, Flooding, Geotechnical, etc.)	\$1,960.00

## Notes and Definitions:

1. Minor includes applications with 1 or less scoped technical study including but not limited to a stormwater management report, environmental impact study, geotechnical study, floodplain report, and/or hydrogeological study.
2. Major includes applications with 2 or more technical studies including but not limited to stormwater management report, environmental impact study, geotechnical study, floodplain report, and/or hydrogeological study.
3. Preconsultation fee to be deducted from the formal application fee.
4. Multiple applications received concurrently are subject to a 20% discount on the total applicable fees.
5. GSCA reserves the right to modify or adjust fees should the review require a substantially greater or lower level of review and/or assessment.
6. Where a Conservation Authority development permit approval is required in addition to the planning approval, the fee for the Conservation Authority permit may be discounted at the Authority's discretion.

## Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation Ontario Regulation 151/06 **FEE SCHEDULE 2023**

When submitting an application, the appropriate fee must be included, otherwise, applications will not be processed. The fee is nonrefundable regardless of the decision reached by Grey Sauble Conservation Authority on the issuance of a permit. **Cheques made payable to: Grey Sauble Conservation Authority or by etransfer or Credit Card/Debit Card Payment available by phone or internet**

<b>Application for Permission</b>	<b>Work Fee</b>
<b>1. Routine Projects</b>	\$300.00
<b>2. Minor Projects</b>	\$580.00
<b>3. Standard Projects</b>	\$1320.00
<b>4. Major Projects</b>	\$3300.00
5. 60 Month Project (requires GSCA Board Approval)	\$4350.00
Permit Replacement (Expired within 1yr and no amendments)	\$130.00
Permit Replacement with Amendments (Minor Projects)	50% of original permit
Permit Replacement with Amendments (standard Projects)	50% of original permit
Permit Replacement with Amendments (Major Projects)	50% of original permit
Property Clearance and Inquiry Letters	\$225.00
Property Clearance and Inquiry Letters with Site Inspection	\$890.00

**Projects commenced prior to the issuance of a permit are subject to a fee that is double the regular fee.**

Definitions: This is a summary for the guidance of all applicants, Grey Sauble Conservation determines the applicable fee and whether the project is exempt.

### 1. Routine Projects:

- Development within an area of interference, accessory to existing development, greater than 50 metres from a wetland and is not located in a hazard area or other regulated area
- Decks and patios greater than 15 metres<sup>2</sup> (161 feet<sup>2</sup>) in floor area that are not enclosed or roofed and not located in a hazard area
- Non-permanent docks (example: floating or pipe dock)
- Shore wells

### 2. Minor Projects:

- Buildings and structures with floor area equal to or less than 93 metres<sup>2</sup> (1001 feet<sup>2</sup>)
- Fill (including placing, removal or re-grading) where the total quantity is equal to or less than 100 metres<sup>3</sup> (130.8 yards<sup>3</sup>)
- Retaining walls where slope stability is not a concern



**Minor Projects Continued:**

- Fences within a floodplain or dynamic beach
- Pools and associated minor site alterations
- Clean-out of existing ponds (location of disposal of dredged material must be indicated and may trigger additional permits) where pond size does not increase
- Clean-out of channels less than 100 metres in length completed while the channel is dry, provided the dimensions of the channel do not exceed the original “as constructed” channel
- Watercourse crossing where the existing stream channel width is equal to or less than 3.0 metres (9.8 feet) and the watercourse is dry at the time of construction
- Maintenance and repair to existing on-stream structures provided the use and dimensions remain substantially the same
- Stream bank or inland lake shoreline works that are equal to or less than 20 metres (65.6 feet) in total length
- Site alteration for the installation of a septic system
- Repairs or replacement of Great Lakes shoreline protection works within the same footprint

**3. Standard Projects:**

- All projects not defined as routine, minor, major or exempt are Standard Projects
- Clean-out of channels greater than 100 metres and less than 500 metres in length completed while the channel is dry, provided the dimensions of the channel do not exceed the original “as constructed” channel (primarily for agricultural purposes)

**4. Major Projects:**

- All non-residential buildings (commercial, industrial, institutional) greater than 500 metres<sup>2</sup> (5380 feet<sup>2</sup>) in floor area
- Filling (including placing, removal or re-grading) where the total quantity is more than 1500 metres<sup>3</sup> (1962 yards<sup>3</sup>)
- Ponds, dams, watercourse crossings where the existing stream channel width is greater than 10 metres (33 feet)
- New stream bank and channel works that exceed 500 metres (1,640 feet) in length
- Retaining walls or similar structures where there is potential for slope instability.

**Exempt Projects:**

- Non-habitable buildings or structures equal to or less than 15 metres<sup>2</sup> (161 feet<sup>2</sup>) in floor area provided they are not located in a hazard area
- Fill quantities (including placing, removal or re-grading) equal to or less than 10 metres<sup>3</sup> (13 yards<sup>3</sup>) where the work is completed in one calendar year, is not an ongoing project, is not located in a hazard area
- Fences not within a floodplain or dynamic beach.
- Septic system replacements being replaced in the same general location and size and not within a hazard area with no change to existing drainage patterns.
- New or replacement municipal/private water line and/or municipal/private sewer hook-up, telephone/cable/electrical/natural gas installations provided it does not cross a watercourse, wetland or steep slope and maintains existing drainage and grading patterns.
- Demolition of an existing building provided there are no changes in grade.

**Exempt Projects continued:**

- Repairs and/or replacement of a foundation provided the building footprint is not increased with no change in grade and the structure is not within a flood or erosion hazard area.
- Landscape works that do not change the grade or drainage and are not considered a structure.
- Works that are required to protect municipal infrastructure in the case of a flood or erosion emergency. (Consultation is required with the GSCA prior to completing the work).



## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-114

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**WHEREAS, the Board of Directors endorsed the Program Rates and Fees Review Final Report prepared by Watson's & Associates Economists Ltd.;**

**AND WHEREAS, the Board of Directors approved the Planning and Permitting Fee Schedule at the October Full Authority meeting;**

**AND WHEREAS changes in proposed staffing needs require an amendment to this Schedule**

**THAT THE Board of Directors approve the reduced 2023 Plan Review and Permit fee schedules;**



## STAFF REPORT

**Report To:** Board of Directors

**Report From:** Mac Plewes, Manager of Environmental Planning

**Meeting Date:** December 21, 2022

**Report Code:** 036-2022

**Subject:** ERO Posting #019-2927 Proposed Updates to the Regulation of Development for the Protection of People and Property from Natural Hazards in Ontario

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### Recommendation:

**WHEREAS, on October 25, 2022 the Province of Ontario released the “*Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario*” consultation guide on the Environmental Registry of Ontario, ERO #019-2927;**

**THAT THE GSCA Board of Directors receive Staff Report 036-2022 for ERO Posting #019-2927 as information;**

### Strategic Initiative:

This item is related to the Better Manage Flood Risks, Improve Water Quality and Enhance GSC Land Management and Natural Heritage Preservation strategic goals.

### Background and Discussion:

GSCA is currently responsible for the administration of Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands & Alterations to Shorelines & Watercourses. The regulated is enabled under Section 28 of the Conservation Authorities Act and requires permission be obtained from GSCA for development within a regulated area, alterations to watercourses and interfering with a wetland. Each conservation authority has established their own, yet similar version, of the regulation.

As part of the Province of Ontario's Housing Supply Action Plan, the provincial government is proposing updates to the Section 28 regulations with the goal to streamline approvals under the Conservation Authorities Act and to reduce risk to communities and individuals posed by flooding and other natural hazards. The province released a consultation guide in this respect to receive feedback and comments and to provide initial details on proposed changes. Some key changes include the following:

- Replacing the 36 existing regulations with a new single regulation that will apply across all conservation authorities;
- Changing the definition of a watercourse; and,
- Streamlining approvals for low-risk activities

Staff are generally supportive of the proposed changes overall, but have provided detailed comments for the province's consideration and to assist in developing an efficient and effective regulation. Further detailed changes are included within the consultation guideline and GSCA staff comments attached as an appendix to this staff report.

This regulation is also necessary prior to proclamation of sections of the Conservation Authorities Act that were enacted through Bill 229.

### **Financial/Budget Implications:**

The forthcoming regulation will define the areas subject to approvals from GSCA. Should there be less areas regulated as per the new regulation, then GSCA may see a reduction in permit applications and revenue generated. However, based on the information within the consultation guide much of the existing regulated areas will continue to be regulated.

### **Communication Strategy:**

There is no communication strategy required at this time.

### **Consultation:**

CAO, Environmental Planner, Watershed Planner, Intermediate Planner, Regulations Officer, Planning Technician

### **Appendices:**

Appendix 1: GSCA's Comments for ERO Posting #019-2927  
Appendix 2: Regulatory Proposal Consultation Guide – MNRF, 2022



December 16, 2022

MNRF- PD – Resources Planning and Development Policy Branch  
300 Water Street, 2<sup>nd</sup> Floor, South Tower  
Peterborough, ON K9J 8M5

**Re: GSCA comments on the “Proposed Updates to the Regulation of Development for the Protection of People and Property from Natural Hazards in Ontario” (ERO # 019-2927)**

To Whom it May Concern:

Grey Sauble Conservation Authority would like to thank you for the opportunity to provide comments on “Proposed Updates to the Regulation of Development for the Protection of People and Property from Natural Hazards in Ontario”. GSCA has reviewed the information provided in ERO posting #19-2927 and we offer the following general comments below followed by specific comments in table format.

Overall, GSCA is supportive of the government moving forward with the proposal to update the Section 28 (S.28) regulation made under the *Conservation Authorities Act*. Given that conservation authorities are responsible for administering the regulation, it is extremely important for CAs to be involved in the process to renew this regulation. CAs know the existing regulations better than any other organization and as a collective, we can identify areas where the draft regulation is inefficient, unclear, or inconsistent.

**Recommendation #1: THAT CAs be directly consulted by MNRF on the development of the S. 28 Regulation.**

## General Comments

### *Exemption of Development Authorized Under the Planning Act*

The regulatory proposal consultation guideline includes specific discussion points related to improved coordination between Conservation Authorities Act regulations and municipal planning approvals. We agree that there is some overlap with respect to these approvals in some cases. However, the planning process typically does not get into the level of technical detail that is required at the permitting stage. As such, we caution the approach to providing regulatory exemption where development is authorized under the Planning Act. There are concerns that broad level exemptions associated with Planning Act approvals will put life and property at risk, which is contrary to the core mandate of CAs. There is also concern with the ability for municipalities to be responsible with the extra burden this would place on them.

GSCA is of the opinion that the multi-stakeholder Conservation Authorities Working Group would be an appropriate means of discussing development activities that may be suitable for exemption from requiring a permit.

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### Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

**Recommendation #2: THAT advice be sought from the multi-stakeholder Conservation Authorities Working Group about which development activities may be suitable for exemption to avoid unintended risk to public safety, properties, or natural hazards.**

### Considering a Range of Solutions

It is important to have flexible solutions within our toolbox when addressing natural hazards given their connection to natural systems. If we solely focus on the natural hazard component, there is the concern that the solutions to manage natural hazards will focus on hard engineering solutions and will be missing important elements to ensure healthy landscapes across the province.

**Recommendation #3: THAT the regulations should be designed to ensure that a range of solutions to manage natural hazards can be employed.**

### Ongoing Support Required

The consultation guideline indicates a number of program delivery standards, including requiring CAs to develop, consult on, make publicly available and periodically review a policy that includes details about complete application requirements, timelines for decisions, and additional technical details on regulatory requirements and permit application and review procedures. GSCA and other CAs have been working with Conservation Ontario already on service delivery standards. To ensure consistency and limit administrative burden in this respect, it is recommended that the Ministry coordinate with Conservation Ontario on the guidance they have produced to serve as the basis for CA internal policies and assist with an expedient transition to implementing the new regulatory framework.

**Recommendation #4: THAT MNRF staff participate in and support Conservation Ontario in developing model guidance for CA internal policies.**

There is an administrative exercise in implementing a new regulation. This includes staff training, updating policies, materials available for the public, and other tasks. As a new regulation hasn't been provided at this time and the consultation guideline does not include any details on a timeline for implementation, we recommend a transition period be considered. Furthermore, MNRF should take the lead on coordinating training on the new Section 28 regulation and provincial implementation support materials.

**Recommendation #5: THAT the regulation include a transition period to update CA policies to be consistent with the Provincial implementation support materials and MNRF should take the lead on coordinating training.**

Conservation Ontario notes that CAs and municipalities rely on outdated provincial technical guidance to make decisions from a land use planning and regulatory perspective. This provincial technical guidance has not been updated since 2002 and does not reflect current science, land use patterns and the changing climate. In this regard, conservation authorities, municipalities and the development sector have staff expertise and experience to guide the renewal of these documents under provincial leadership. For greater efficiency and certainty for proponents, in addition to supporting land use planning decisions under the Provincial Policy Statement, the updated technical guidance should also serve as technical guidance for permit decisions made under S.28 of the *Conservation Authorities Act*.

**Recommendation #6: THAT the Province work with CAs, municipalities and the development sector to update technical guidance to protect people and property from flooding and water-related hazards to support land use planning decisions under the Provincial Policy Statement and permit decisions under S. 28 of the *Conservation Authorities Act*.**

Ontario has recently experienced a number of extreme weather events that have threatened people and property, including homes, businesses and infrastructure as a result of flooding. As we adapt to changing weather events, including concentrated periods of heavy precipitation within isolated storm cells and an increase in impervious surfaces, it may be time to re-evaluate the current flood event standards found within the individual S. 28 regulations. It is therefore recommended that the Province undertake a review of the current flood event standards and update them

based on the best available science, including observed flooding. This update to the standards should include provisions to consider climate change from a regulatory perspective.

**Recommendation #7: THAT the Province update, as necessary, the Flood Event Standards found within the existing S. 28 regulations based on the best available science and including a factor of safety for climate change.**

We thank you for the consideration of GSCA's comments and we look forward to more information regarding these proposed changes.

Sincerely,



Mac Plewes  
Manager of Environmental Planning  
Grey Sauble Conservation Authority

1 Attachment

GSCA's Detailed Comments on the "Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario"



# ATTACHMENT 1

## Grey Sauble Conservation Authority's Detailed Comments on the "Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario" (ERO #019-2927)

Proposed Changes	Response	Potential Details for the Regulation
The Ministry of Natural Resources and Forestry is proposing to replace the existing regulations with a single, new regulation that will apply across all 36 conservation authorities.	GSCA is supportive of the proposal to consolidate and harmonize the existing 36 individual conservation authority regulations into one Minister of Natural Resources and Forestry approved regulation.	The updated regulation should reflect local conditions for each CA. GSCA for example uses two flood event standards. The regional (Timmins) is applied for all watersheds except for the Sauble River watershed, which uses the 100-year. There are other nuances within our regulation such as post-glacial shorelines (Nipissing Ridge and Algonquin Ridge) and this should be specifically identified in the regulation.
Updating the definition of "watercourse".	There are concerns that there are some watercourses on the landscape which have a large drainage area but would not meet the new criteria to be considered a watercourse. Further clarification and examples should be provided as to what is intended to be a watercourse and what is not based on the new definition.	Criteria / technical guidelines will be required to assist as we update our regulatory mapping. Implementation support materials will be required to assist with consistency in implementation of the regulations.
Updating the "other areas" in which the prohibitions on development apply to within 30 m of all wetlands	No comment	
Streamlining approvals for low-risk activities	GSCA is generally supportive of streamlining where risk to public safety, properties and natural hazards is negligible. The guidance suggests a registration process for streamlining. More details are needed on the registration process and how it can be consistently applied across all CAs.  With respect to the square footage reference for non-habitable accessory structures, this could be increased to 15 square metres to be consistent with building code exemptions.	The ability to register an activity will require provincial investment to enable CAs to create online registration systems.
Development Activity – proposed to be the same as the definition currently set out in the Act for "development"	No comment	

Proposed Changes	Response	Potential Details for the Regulation
No proposed change to the definition of hazardous land	GSCA supports the maintenance of the existing definition however the regulatory limit around hazardous lands should include an allowance to reflect a factor of safety associated with the mapping of hazardous land (e.g., led a clay, karst, etc.). Should also be inclusive of steep slopes not associated with a valley or watercourse.	Include an allowance around hazardous lands within the regulation.
No proposed change to the definition of wetland.	The current definition is problematic and can be challenging to demonstrate especially in a compliance situation. Conservation Ontario's comments have provided a recommendation for the wetland definition to be consistent with the definition in the PPS. Ultimately, we encourage a flexible definition.	
Requiring CAs to request any information or studies needed prior to the confirmation of a complete application	Generally agree, however there may be instances where further studies are needed that were not initially foreseen prior to the application being deemed complete. This could be based on site level review that happens after the application has been deemed complete or a technical study identifying the need for additional study.	
Limiting the site-specific conditions a CA may attach to a permit to focus on matters dealing with natural hazards and public safety.	No comment	
Permits can be issued for a maximum period of up to 60 months (5 years).	GSCA is supportive of these proposed amendments. Extension requests must meet current application standards in order for them to be re-issued. Consideration could be given to removing 2.2.2. b (no extension has been granted previously) and c (setting out reasons why the permit extension is required) as a requirement for an extension to reduce regulatory burden. Renewal requests should be assessed based on their technical merit.	Extension requests must meet current application standards in order for the permit to be re-issued.
CAs will be required to develop, consult on, make publicly available a policy for service delivery standards along with or service standards.	CAs have already been working with Conservation Ontario with respect to program service delivery standards. As such, when developing the parameters of this requirement, it is recommended that the MNRF consider the Conservation Ontario "Client Service Standards for Conservation Authority	Recommend that the requirements are consistent with the CO Client Service and Streamlining Initiative.

Proposed Changes	Response	Potential Details for the Regulation
	<p>Plan and Permit Review” as the basis for these requirements.</p> <p>There are opportunities to improve the complete application process and improve the quality of technical submissions to achieve faster approvals. Technical guidelines and checklists are important for this purpose and are outlined as a best practice in CO’s Client Service and Streamlining Initiative.</p> <p>A transition period is required to enable CAs to update their policies.</p>	
Mapping of Areas	<p>GSCA already has digital mapping available publicly online and at our office for viewing upon request. This requirement should indicate if digital is sufficient.</p> <p>The guideline indicates that text based approach to the regulation will continue and this is a positive. Mapping is important but given the complexities and dynamic nature of natural hazards having a technical description as the basis helps provide clarity.</p>	Recommend that the requirements are consistent with the CO “Procedure for Updating Section 28 Mapping: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations”.
<p>Pre-consultation on permit applications</p> <p>“Under section 21.1 of the Act, it would be specified that either a conservation authority or a permit applicant may request pre-consultation prior to the submission of a permit applications in order to confirm requirements for a complete application for the activity in question”.</p>	<p>Pre-consultation is an important step in the permitting process. As it isn’t formally recognized currently in the legislation this is a positive step and should assist applicants and CAs in clarifying the pre-consultation process. It should clarify if a project proponent submits a permit application prior to any discussion with the CA that the CA can still request pre-consultation.</p> <p>Conservation Ontario has produced a guideline for pre-consultation and we recommend this be considered for best practices with respect to pre-consultation on planning and permit applications.</p>	Consider the best practices identified through the Conservation Ontario “Guideline for Conservation Authority Pre-Consultation (Planning and Permitting Applications)”.
For Discussion: Improved coordination between Conservation Authorities Act regulations and municipal planning approvals.	<p>Q - In which municipalities should the exemption apply? How should this be determined?</p> <p>A – Municipalities with internal engineering departments would be potential candidates.</p>	

Proposed Changes	Response	Potential Details for the Regulation
	<p>Q – Which Planning Act authorizations should be required for the exemption to apply?</p> <p>A – This should be limited to new plan of subdivision or condo only. Other applications may lack sufficient details to override the permitting process.</p> <p>Q – Should a municipality be subject to any requirements or conditions where this type of exemption is in place?</p> <p>A – Conditions limiting length of approval, CA supports and has cleared all relevant conditions through the planning process. Municipality to ensure development proceeds with approved plans and that CA's have no liability in this respect.</p> <p>Q – Are there any regulated activities to which this exemption shouldn't apply?</p> <p>A – activities related to "alterations or interference" should not be exempt. Any activities within a hazard area should not be exempt.</p>	

**Proposed updates to the regulation of development for the  
protection of people and property from natural hazards in  
Ontario**

**Regulatory proposal consultation guide**

**Ministry of Natural Resources and Forestry**

**October 2022**

## **Purpose**

As part of the Housing Supply Action Plan, the government is streamlining approvals under the *Conservation Authorities Act* to focus on natural hazards and to help meet Ontario's housing supply needs. These changes will improve clarity and consistency in decision making to support faster, more predictable and less costly approvals.

The Ministry's proposal is posted for consultation on the [Environmental Registry of Ontario](#) and [Ontario's Regulatory Registry](#). The purpose of this document is to outline the proposed changes in order to inform your feedback on these postings.

Comments on the proposal may be submitted through Environmental Registry posting #019-2927 during the comment period indicated or by email to [mnrwaterpolicy@ontario.ca](mailto:mnrwaterpolicy@ontario.ca).

## Outline

<b>1. Introduction .....</b>	<b>1</b>
<b>2. Overview of the Proposed Regulation .....</b>	<b>2</b>
<b>2.1 Activities Prohibited under the <i>Conservation Authorities Act</i> (section 28) .....</b>	<b>2</b>
2.1.1 Prohibited Activities .....	3
2.1.2 Areas where activities are prohibited .....	5
<b>2.2 Issuance of Permits under the <i>Conservation Authorities Act</i> (sections 28.1, 28.2).....</b>	<b>7</b>
2.2.1 Permit Applications .....	7
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<b>2.3 Program Service Delivery Standards .....</b>	<b>9</b>
<b>3. For discussion: Increased coordination between <i>Conservation Authorities Act</i> regulations and municipal planning approvals .....</b>	<b>11</b>

## **1. Introduction**

Prevention is a key part of Ontario's approach to managing natural hazards like flooding and erosion. Directing development away from floodplains and other hazardous areas helps reduce the risk to communities and individuals posed by flooding and other natural hazards and strengthens Ontario's resiliency to extreme weather events.

The objectives of directing development away from hazardous areas are to:

- Increase public health and safety and prevent loss of life
- Reduce property and environmental damage and social and economic disruption
- Reduce costs to people and governments for emergency operation, evacuation, restoration and protection infrastructure or other measures

This prevention-based approach is supported by two key tools: 1) municipal planning in accordance with the *Planning Act*, *Provincial Policy Statement, 2020* and other provincial plans, and 2) regulations under the *Conservation Authorities Act*. These two tools were intended to work efficiently together to ensure people and property are not put in harms way, and development and other activities do not worsen hazards like flooding and erosion.

Each of Ontario's 36 conservation authorities currently administer a separate, provincially-approved regulation in respect of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses created under section 28 of the *Conservation Authorities Act*.

Under these regulations, conservation authorities are responsible for regulating development and other activities for the purpose of natural hazard management. Regulated activities which require permission from a conservation authority are:

- Development in areas related to natural hazards such as floodplains, shorelines, wetlands and hazardous lands (i.e., lands that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock); and
- Interference with or alterations to a watercourse or wetland.

The Ministry of Natural Resources and Forestry (the Ministry) is proposing to update the regulation of these activities under the *Conservation Authorities Act*. This includes replacing the existing regulations with a single, new regulation that will apply across all



36 conservation authorities. This regulation will allow updates made to the *Conservation Authorities Act* in recent years to come into effect.

## **2. Overview of the Proposed Regulation**

The Ministry is proposing to create a regulation governing the activities that require permits under the *Conservation Authorities Act*<sup>1</sup>. The proposed regulation would focus permitting decisions on matters related to the control of flooding and other natural hazards and the protection of people and property. The proposed regulation would also streamline rules for development, and is a first step towards improved coordination between conservation authority permitting and municipal planning approvals. This regulation would apply to all authorities to ensure clear and consistent requirements while still addressing local differences.

The proposed regulation is part of the government's commitment under the Housing Supply Action Plan to support the construction of 1.5 million homes over the next 10 years to address Ontario's housing supply needs while continuing to protect Ontario families, communities, and critical resources.

Proposed changes will also deliver on the commitments and objectives in [Protecting People and Property: Ontario's Flood Strategy](#). The strategy outlines Ontario's plan to strengthen the approach to flooding in the province including updates to the regulation of hazard lands under the *Conservation Authorities Act* and their relationship to land use planning under the *Planning Act*.

The Ministry is also considering this proposal in the context of the [Lake Simcoe Protection Plan](#). To help implement the Plan, the *Lake Simcoe Protection Act* requires that permit decisions by the Lake Simcoe Region Conservation Authority conform with certain Plan policies. Elements of the proposed regulation may apply differently to the Lake Simcoe Region Conservation Authority to continue to advance the objectives of the Plan, which may include adjustments to areas where permits are required or to the criteria considered in a permit decision.

### **2.1 Activities Prohibited under the *Conservation Authorities Act* (section 28)**

The updated Section 28 of the *Conservation Authorities Act*<sup>2</sup> when brought in force will prohibit the following activities within the area of jurisdiction of a conservation authority:

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<sup>1</sup> As enacted by the *Building Better Communities and Conserving Watersheds Act*, 2017 and amended by the *Protect, Support and Recover from COVID-19 (Budget Measures) Act*, 2020

<sup>2</sup> as enacted by the *Building Better Communities and Conserving Watersheds Act*, 2017 and proposed to be amended by the *More Homes Built Faster Act*, 2022, introduced on October 25, 2022.

1. Activities to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a wetland.
2. Development activities in areas within the authority's area of jurisdiction that are,
  - i. hazardous lands;
  - ii. wetlands;
  - iii. river or stream valleys the limits of which shall be determined in accordance with the regulations;
  - iv. areas that are adjacent or close to the shoreline of the Great Lakes-St. Lawrence River System or to an inland lake and that may be affected by flooding, erosion or dynamic beach hazards, such areas to be further determined or specified in accordance with the regulations; or
  - v. other areas in which development should be prohibited or regulated, as may be determined by the regulations.

Key changes in the proposed regulation from current requirements regarding what activities are prohibited and areas where activities are prohibited include:

- Updating the definition of "watercourse" from an identifiable depression in which water regularly or continuously flows, to a defined channel having a bed, and banks or sides.
- Updating the "other areas" in which the prohibitions on development apply to within 30 metres of all wetlands.
- Streamlining approvals for low-risk activities, which may include exempting the need for a permit if certain requirements or conditions are met (i.e., requiring that an activity be registered with an authority).

### **2.1.1 Prohibited Activities**

Under the updated section 28, the definitions of certain terms will be set out in regulation, including the definition of "development activity".

The following definition is being proposed:

"Development Activity" is proposed to be the same as the definition currently set out in the Act for "development", which is:

- (a) the construction, reconstruction, erection or placing of a building or structure of any kind;

- (b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- (c) site grading; or
- (d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

It is also proposed that the regulation would include streamlined approvals for certain low-risk development activities from requiring a permit. In appropriate cases the activity could be fully exempted from a permit requirement provided that certain rules are followed, including potentially that the individual register the activity with an authority.

Activities proposed for streamlined approvals include:

- a non-habitable accessory structure 10 square metres or less that is not placed within hazardous land or a watercourse or wetland;
- an unenclosed detached deck or patio 10 square metres or less that is not placed adjacent or close to the shoreline of a lake or within hazardous land and does not utilize any method of cantilevering;
- one-time placement of fill not exceeding 10 cubic metres that is not placed within hazardous land or a watercourse or wetland;
- a seasonal or floating dock 10 square metres or less that does not require permanent support structures and can be removed in the event of flooding;
- installation of a fence with a minimum of 75 mm of space between panels;
- well installation that is not within hazardous land or a wetland, including private drilled or bored water well installation and the installation of municipal water monitoring wells;
- installation of tile drain and maintenance or repair of existing tile drains that are not within a wetland or “other area” outside of a wetland where development is prohibited and with an outlet that is not directed or connected to a watercourse, wetland or valley (steep slope);
- installation and maintenance of an offline pond for watering livestock that is not connected to or within a watercourse or wetland, and where no excavated material is deposited within a watercourse, wetland or valley (steep slope);
- installation of agricultural in-field erosion control measures with an outlet that is not directed or connected to a watercourse, wetland or steep slope;
- installation of a utility pole and anchor;
- maintenance or repair of a driveway/access that is outside of a wetland or maintenance or repair of an existing public road, provided that the driveway or

road is not extended or widened, or the elevation, bedding materials, or existing culverts are not altered; and,

- maintenance and repair activities for existing municipal drains, including pipes, junction boxes or catch basins, in accordance with the [Drainage Act and Conservation Authorities Act Protocol](#).

## **2.1.2 Areas where activities are prohibited**

Under the new section 28 of the *Conservation Authorities Act*, the definitions of the following terms will also be set out in regulation: “Watercourse”, “Wetland” and “Hazardous Land”.

There are proposed updates to the definition of “watercourse”. The definitions of “hazardous land” and “wetland” are not proposed to be changed from the current definition used within the Act.

In addition to these definitions, the regulation would further identify how the limits of certain areas where the prohibitions apply are to be determined - including the flood event standards to be used by various authorities. These areas include: rivers and stream valleys; areas that are adjacent to or close to the shoreline of the Great Lakes-St. Lawrence River System or to an inland lake and that may be affected by flooding, erosion or dynamic beach hazards; and other areas in which development is prohibited.

The following definitions are being proposed:

“Watercourse” is proposed to be defined as:

A defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs.

“Wetland” is proposed to be the same as the definition currently set out in the Act for “development”, which is:

Land that:

- a) is seasonally or permanently covered by shallow water or have a water table close to or at its surface;
- b) directly contributes to the hydrologic function of a watershed through connection with a surface watercourse;
- c) have hydric soils, the formation of which have been caused by the presence of abundant water; and
- d) have vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which have been favoured by the presence of abundant water.

But does not include periodically soaked or wet land being used for agricultural purposes and which no longer exhibits a wetland characteristic referred to in clause (c) or (d).

“Hazardous land” is proposed to be the same as the definition currently set out in the Act, which is:

Land that could be unsafe for development because of naturally occurring processes associated with flooding, erosion, dynamic beaches or unstable soil or bedrock.

Rivers and stream valleys limits and areas that are adjacent or close to the shoreline of the Great Lakes-St. Lawrence River System or to inland lakes that may be affected by flooding, erosion or dynamic beach hazards:

The limits of the areas where the prohibitions apply are not proposed to be significantly changed from the descriptions under existing conservation authority regulations, but certain changes are under consideration to make these limits consistent across conservation authorities while still allowing for local context (i.e., where an authority’s jurisdiction contains any Great Lakes shoreline). The current descriptions can be viewed in existing conservation authority regulations available online at: <https://www.ontario.ca/laws/statute/90c27>.

Flood standards for the determination of hazardous lands associated with flooding:

The applicable flood event standards that will be used determine the susceptibility to flooding of lands or areas within the watersheds in the jurisdiction of each authority, are not currently being proposed to change from the standards outlined in current conservation authority regulations. The current standards can be viewed in existing conservation authority regulations available online at: <https://www.ontario.ca/laws/statute/90c27>.

As per commitments in *Protecting People and Property: Ontario's Flooding Strategy*, these standards are being reviewed as part of a broader provincial review of the natural hazard technical guides used for hazard management purposes, including for municipal planning as well as conservation authority regulatory purposes.

Other areas in which development is prohibited:

It is proposed that other areas in which development is prohibited would be areas within 30 metres of all wetlands.

## **2.2 Issuance of Permits under the Conservation Authorities Act (sections 28.1, 28.2)**

Subsection 28.1 (1) of the *Conservation Authorities Act*<sup>3</sup> provides that a conservation authority may issue a permit, with or without conditions, for activities that are otherwise prohibited by the act, where, in the opinion of the authority,

- a) the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;
- b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and
- c) any other requirements that may be prescribed by the regulations are met.

Key changes in the proposed regulation from current requirements for permit applications and issuance of permits are:

- Requiring conservation authorities to request any information or studies needed prior to the confirmation of a complete application.
- Limiting the site-specific conditions a conservation authority may attach to a permit to focus on matters dealing with natural hazards and public safety.
- Providing increased flexibility for an authority to issue a permit up to its maximum length of validity, and issue extensions as necessary.

### **2.2.1 Permit Applications**

In order to create more clarity and consistency in what is required as part of a conservation authority permit application, it is proposed that the regulation include complete application requirements.

It is proposed that a complete application for a permit would consist of:

- a) A plan of the area showing the type and location of the proposed development activity or a plan of the area showing plan view and cross-section details of an activity to alter the existing channel of a river, creek, stream or watercourse, or change or interfere with a wetland;

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<sup>3</sup> as enacted by the *Building Better Communities and Conserving Watersheds Act, 2017* and proposed to be amended by the *More Homes Built Faster Act, 2022*, introduced on October 25, 2022.

- b) The proposed use of any buildings and structures following completion of the development activity, or a statement of the purpose of an activity to alter the existing channel of a river, creek, stream or watercourse, or change or interfere with a wetland;
- c) The start and completion dates of the development or other activity;
- d) A description of the methods to be used in carrying out an activity to alter the existing channel of a river, creek, stream or watercourse, or change or interfere with a wetland;
- e) The elevations of existing buildings, if any, and grades and the proposed elevations of any buildings and grades after the development;
- f) Drainage details before and after the development or other activity;
- g) A complete description of the type of fill proposed to be placed or dumped; and
- h) Such other technical information, studies or plans, as the authority may request *prior* to the confirmation of a complete application by the authority, including as determined during any pre-consultation between the authority and the applicant.

### **2.2.2 Issuance of Permits**

The regulation will also address the maximum period of permit validity, address the conditions the conservation authority may or may not attach to a permit, and address permit extension.

It is proposed that the maximum period of validity for which a permit can be issued is 60 months. An authority may issue a permit for less than this length.

It is proposed that the site-specific conditions a conservation authority may attach to a permit be limited to conditions to mitigate:

- effects the development project is likely to have on the control of flooding, erosion, dynamic beaches or unstable soil or bedrock; and
- conditions or circumstances created by the development project that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.

Along with any conditions to support the implementation or administration of the permit.

As per the process currently in place under the regulations, it is proposed that the authority may grant an extension of a permit if:

- a. the holder of the permission submits a written application for an extension to the authority at least 60 days before the expiry of the permit;

- b. no extension of the permit has been granted previously; and
- c. the application sets out the reasons for which an extension is required and demonstrates that circumstances beyond the control of the holder of the permission will prevent completion of the project before the expiry of the permit.

## **2.3 Program Service Delivery Standards**

The list of mandatory programs and services that conservation authorities must deliver related to the risk of natural hazards outlined in O.Reg. 686/21 which includes the administration of permits under section 28.1 of the *Conservation Authorities Act*. Section 21.1(3) of the Act allows the government to prescribe standards and requirements for these programs.

The following service delivery standards are being proposed related to the administration of permits as part of the mandatory programs and services that a conservation authority must carry out related to the risk of natural hazards.

### **2.3.1 Conservation Authority Policies**

The regulation would require each conservation authority to develop, consult on, make publicly available and periodically review a policy that includes:

- Further details about the complete application requirements listed above, as necessary;
- Timelines for confirming the requirements for a complete application following pre-consultation;
- Timelines for notifying applicants as to whether a permit application is deemed complete;
- A process for an administrative review if an applicant is not notified of a complete application within a specified timeframe, and of a decision on whether a permit application is complete;
- Timelines for a decision on a permit application following the submission of a complete application; and
- Additional technical details on regulatory requirements and permit application and review procedures.

If the authority wishes to make changes to this policy, they shall give notice of the proposed change to the public in a manner it considers appropriate, and each conservation authority shall prepare and publish a report annually that outlines statistics on permits issued, including reporting on the level of achievement of service delivery standards.



### **2.3.2 Mapping of areas where development or other activities are prohibited.**

Under section 21.1 of the Act, conservation authorities would be required to create maps of areas within their jurisdiction generally depicting where a permit is required for development and other activities and make these maps publicly available at the head office of the authority and in any other manner consistent with conservation authority policy. In some cases, regulated areas will still need to be confirmed based on the technical description as set out in the regulation, which is what officially determines the areas where permits are required.

It would also be required that if the conservation authority makes significant changes to this mapping based on new information or technology, or changes in watershed conditions (i.e., beyond any minor modifications or corrections or adjustments made regarding site specific applications) that result in an enlargement of the area depicting where the permitting requirements apply, the authority shall provide notice to the public in an appropriate manner, as set out in a policy adopted by the authority, and consider public comments in making any decisions regarding the proposed mapping changes.

### **2.3.3 Pre-consultation on permit applications**

Under section 21.1 of the Act, it would be specified that either a conservation authority or a permit applicant may request pre-consultation prior to the submission of a permit application in order to confirm requirements for a complete application for the activity in question. To support the pre-consultation process, the conservation authority may request initial information on the activity to be undertaken and regarding the property where the activity will take place.

### 3. For Discussion: Improved coordination between *Conservation Authorities Act* regulations and municipal planning approvals

The updated Section 28 of the *Conservation Authorities Act* as proposed to be amended by the *More Homes Built Faster Act*, 2022, introduced on October 25, 2022, would provide the ability to exempt development authorized under the *Planning Act* from requiring a permit under the *Conservation Authorities Act*. This exemption would apply in the municipalities set out in regulation and could be subject to certain conditions also set out in regulation. Conservation authorities would continue to permit other activities not subject to municipal authorization.

The Ministry has not proposed a regulation utilizing this exemption tool as part of this regulatory proposal but is requesting initial feedback on how it may be used in the future to streamline development approvals while still ensuring the protection of people and property from natural hazards.

Considerations for the use of this tool include:

- In which municipalities should the exemption apply? How should this be determined?
- Which *Planning Act* authorizations should be required for the exemption to apply?
- Should a municipality be subject to any requirements or conditions where this type of exemption is in place?
- Are there any regulated activities to which this exemption shouldn't apply?



## Grey Sauble Authority Board of Directors

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### M O T I O N

DATE: December 21, 2022

MOTION #: FA-22-115

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

**WHEREAS**, on October 25, 2022 the Province of Ontario released the “*Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario*” consultation guide on the Environmental Registry of Ontario, ERO #019-2927;

**THAT THE GSCA Board of Directors** receive Staff Report 036-2022 for ERO Posting #019-2927 as information;



## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-116

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**THAT the Grey Sauble Conservation Authority Board of Directors proceed into closed session at X:XX pm to discuss matters related to the following:**

- i. Minutes of the Closed Session of the Regular Board of Directors meeting held on October 26, 2022; and,**
- ii. Minutes of the Confidential Closed Session of the Regular Board of Directors meeting held on October 26, 2022.**

**AND FURTHER THAT CAO, Tim Lanthier, Administrative Assistant, Valerie Coleman, and Gloria Dangerfield, Manager of Information Services will be present.**



## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-117

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**THAT the Grey Sauble Conservation Authority Board of Directors resume open session.**



## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-118

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**THAT the Grey Sauble Conservation Authority Board of Directors approve the October 26, 2022, Closed Session and Confidential Closed minutes as presented in the closed session agenda.**



## **Grey Sauble Authority Board of Directors**

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### **M O T I O N**

**DATE:** December 21, 2022

**MOTION #:** FA-22-119

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**THAT** this meeting now adjourn.