

06-23-BOD

Nottawasaga Valley Conservation Authority

Jun 23, 2023 at 9:00 AM EDT to Jun 23, 2023 at 12:00 PM EDT

Agenda

1. Events

Learn to flyfish like a biologist

Date: June 17, 2023

Location: Cabela's Barrie

Camp Tiffin

Date: July 4 – September 1

Location: Tiffin Centre for Conservation

Junior Leadership Camp

Date: July 4 – September 1

Location: Tiffin Centre for Conservation

2. Call to Order

3. Land Acknowledgement

The Nottawasaga Valley Conservation Authority Board acknowledges that we are situated on the traditional land of the Anishinaabeg. The Anishinaabeg include the Odawa, Saulteaux, Anishinaabeg, Mississauga and Algonquin who spoke several languages including Anishinaabemowin and Potawatomi. We are dedicated to honouring Indigenous history and culture and committed to moving forward in the spirit of reconciliation and respect with all First Nation, Métis and Inuit people.

4. Declaration of Pecuniary and Conflict of Interest

5. Motion to Adopt the Agenda

Recommendation:

RESOLVED THAT: the agenda for the Board of Directors meeting #06-23-BOD dated June 23, 2023 be approved.

6. Announcements

There are no announcements at this time.

7. Presentations

7.1. Programs Rates and Fees Review from Sean-Michael Stephen, MBA, Managing Partner, Watson & Associates Economists Ltd.

Sean-Michael Stephen, MBA, Managing Partner, Watson & Associates Economists Ltd. will conduct a presentation regarding NVCA's Program Rates and Fees Review.

Recommendation:

RESOLVED THAT: the Board of Directors receive the presentation regarding Programs Rates and Fees Review.

7.2. Forestry Program Update from Rick Grillmayer, Manager, Forestry

Rick Grillmayer, Manager, Forestry will conduct a presentation regarding NVCA's Forestry Program Update.

Please see Agenda Item # 12.2.6 for the resolution and voting

8. Deputations

There are no deputations at this time.

9. Hearings

There are no hearings at this time.

10. Determination of Items Requiring Separate Discussion

Board Members are requested to identify items from the Consent List that they wish to have considered for separate discussion.

11. Adoption of Consent List and Identification of Items Requiring Separate Discussion

Recommendation:

RESOLVED THAT: agenda item number(s), _____ was identified as requiring separate discussion, be referred for discussion under Agenda Item #12; and

FURTHER THAT: all Consent List Agenda Items not referred for separate discussion be adopted as submitted to the board and staff be authorized to take all necessary action required to give effect to same; and

FURTHER THAT: any items in the Consent List not referred for separate discussion, and for which conflict has been declared, are deemed not to have been voted on or discussed by the individual making the declaration.

12. Consent List

12.1. Adoption of Minutes

Recommendation:

RESOLVED THAT: the minutes of the Board of Directors meeting 05-23-BOD dated on May 26, 2023 be approved.

12.2. Staff Reports

12.2.1. Staff Report No. 23-06-23-BOD from Doug Hevenor, Chief Administrative Officer

Recommendation:

RESOLVED THAT: The NVCA Board of Directors receive this report for information on the Lake Huron Management Plan (LAMP).

12.2.2. Staff Report No. 24-06-23-BOD from Doug Hevenor, Chief Administrative Officer

Recommendation:

RESOLVED THAT: the update on Memorandums of Understanding and Nottawasaga Valley Conservation Authority's (NVCA) progress report, be received; and

FURTHER THAT: NVCA's Board of Directors approves this progress report in fulfillment of O.Reg. 687/21 to be submitted to the Province's MNR by July 1, 2023, as required for meeting the needs of the Transition Plans and Agreements for Programs and Services under Section 21.1.2 of the Act;

12.2.3. Staff Report No. 25-06-23-BOD from Rick Grillmayer, Manager, Forestry

Recommendation:

RESOLVED THAT: The Board of Directors receive Staff Report No. 25-06-23-BOD regarding the 2023 Forestry Program Update.

12.2.4. Staff Report No. 26-06-23-BOD from Megan Kieferle, Senior Regulations Officer & Stacey Van Opstal, Regulations Technician

Recommendation:

RESOLVED THAT: the NVCA Board of Directors receive Staff Report No. 26-06-23-BOD that summarizes the permits and approvals issued by staff for the period of January 1, 2023 to June 10, 2023.

12.2.5. Staff Report No. 27-06-23-BOD from Maria Leung, Senior Communications Specialist

Recommendation:

RESOLVED THAT: Staff Report No. 27-06-23-BOD regarding NVCA Communications – *May 13 – June 9, 2023*, be received.

13. Other Business

14. In-Camera

Recommendation:

RESOLVED THAT: this meeting of the Board of Directors No. 06-23-BOD move into closed session at _____ to address matters pertaining to:

a). Litigation, or potential litigation, including matters before administrative tribunals, affecting the authority.

15. Out of In-Camera

Recommendation:

RESOLVED THAT: the Board of Directors rise from in-camera at _____ and report progress.

15.1. Staff Report No. 28-06-23-BOD from Sheryl Flannagan, Director, Corporate Services

Recommendation:

RESOLVED THAT: Staff Report No. 28-06-23-BOD be received regarding the NVCA Legal Status Update.

16. Adjourn

Recommendation:

RESOLVED THAT: this meeting adjourn at _____ to meet again on August 25, 2023 or at the call of the Chair.



Program Rates and Fees Review

Nottawasaga Valley Conservation Authority

Final Report

May 24, 2023

Watson & Associates Economists Ltd.
905-272-3600
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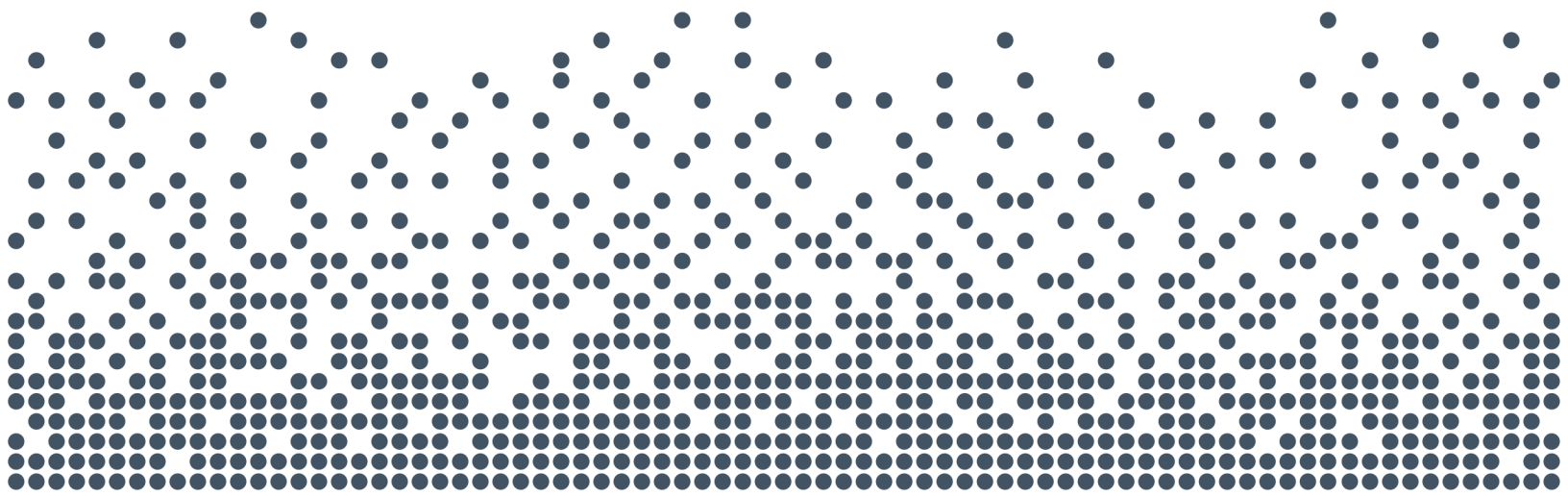
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.B.C.	Activity-Based Costing
C.A.	Conservation Authority
C.A.A.	<i>Conservation Authorities Act, 1990</i>
E.A.	Environmental Assessment
F.T.E.	Full Time Equivalent
N.V.C.A.	Nottawasaga Valley Conservation Authority
G.T.H.A.	Greater Toronto Hamilton Area
H.S.T.	Harmonized Sales Tax
L.P.A.T.	Local Planning Appeal Tribunal
M.N.R.F.	Ministry of Natural Resources and Forestry
M.O.U.	Memorandum of Understanding
O.L.T.	Ontario Land Tribunal
O.P.A.	Official Plan Amendment
Z.B.A.	Zoning By-law Amendment



Report



Chapter 1

Introduction



1. Introduction

1.1 Background

Nottawasaga Valley Conservation Authority (N.V.C.A.) provides plan review services and approvals to provincial agencies, 18 municipalities, and landowners throughout the watersheds within the Counties of Simcoe, Dufferin, and Grey as well as a small area in the Region of Peel. Additionally, N.V.C.A. regulates development, interference with wetlands, and alterations to shorelines and watercourses through *Conservation Authorities Act*, 1990 (C.A.A.) section 28 permits granted under O. Reg. 172/06. Currently, N.V.C.A. charges fees for the plan review and permitting services, however, N.V.C.A. has not undertaken a comprehensive review of user fees since review with regard to these services and programs since 2016.

Changes to the C.A.A. through *the Building Better Communities and Conserving Watershed Act, 2017* and the *More Homes, More Choice Act, 2019* (which are discussed further in section 1.4 herein) and subsequently the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020* have implications for the types of services provided by Conservation Authorities (C.A.s) and the available funding sources for the services provided. The impact of these changes on the ability of C.A.s to recover costs through municipal levies, agreements, memorandums of understanding, and fees and charges, suggest there will be a greater need for full cost accounting principles (i.e., direct, indirect, and capital costs) and transparency in the determination of fees and charges for all programs and services provided.

The C.A.A. and Ontario Regulations (O. Reg.) 686/21 and 687/21 set out the mandatory programs and services that C.A.s may provide and the proposed funding structures that C.A.s must comply with over the transition period to January 1, 2024. With regard to the required funding structures to be in place by January 1, 2024, the amended C.A.A. and regulations identify that programs and services can be funded through the municipal levy if they are a mandatory program or service or a program or service provided on behalf of a partnering municipality through a memorandum of understanding (MOU) or agreement.



1.2 Objectives

Watson & Associates Economists Ltd. (Watson) was retained by N.V.C.A. to undertake a review of the plan review and permitting fees that they impose. The primary objectives of the fee review are to assess the full cost of providing plan review and permitting services as well as the adequacy of the current fees to recover the anticipated costs of service. Furthermore, Watson had been tasked with assessing the costs of additional staffing to meet N.V.C.A.'s desired service levels as their current staffing levels have been deemed deficient. During the study process, the Ontario government released Bill 23, the *More Homes Build Faster Act*, which altered Ontario C.A.s' role in the plan review and permitting process (discussed further in Section 1.4.2). The resulting effects of these changes in legislation were also analyzed to assess the impacts they may have on staffing requirements, annual application volumes and annual costs of service.

This analysis was the basis for the for the fee structure recommendations to improve cost recovery levels while:

- being defensible and conforming with the C.A.A. and O. Reg. 686/21, in that the costs of non-mandatory programs and services will need to be funded by self generated revenue sources;
- having regard for the Minister's list of classes of programs and services in response of which C.A.s may charge a fee;
- balancing N.V.C.A.'s need to maximize cost recovery with stakeholder interests, affordability, and competitiveness;
- reflecting industry best practices; and
- considering the administrative process for the implementation of fees.

The analysis provided herein, and ultimate fee recommendations, have been developed to provide for the full recovery of the direct costs of service while also contributing towards the recovery of indirect and overhead support costs and capital costs associated with plan review and permitting activities. The final implementation plan for these fees will be determined through consultation with external stakeholders and N.V.C.A.'s board of directors and with respect to the legislative ability to increase fees (see section 1.4.2).



This technical report summarizes the legislative context for the fees review, provides in detail, the methodology utilized to assess the full costs of service, and presents the recommended fees.

1.3 Study Process

Set out in Table 1-1 is the project work plan that has been undertaken in the review of N.V.C.A.'s plan review and permitting fees.

Table 1-1
Program Rates and User Fee Study Work Plan

Work Plan Component	Description
1. Project Initiation and Orientation	<ul style="list-style-type: none">• Undertook an initial start-up meeting with N.V.C.A. staff to review project scope, work plan, legislative context, fee review trends, and activity-based costing methodology
2. Review Background Information	<ul style="list-style-type: none">• Reviewed cost recovery policies• Assessed annual application/permit patterns and characteristics
3. Document Fee Categorization and Processes	<ul style="list-style-type: none">• Met with N.V.C.A. staff members to review and refine fee design parameters and establish costing categories• Developed, in collaboration with N.V.C.A. staff, process maps for categories/processes established through these discussions• Established participating N.V.C.A. departments/staff positions, including additional staff required to meet desired service levels
4. Design and Execution of Direct Staff Processing Effort Estimation	<ul style="list-style-type: none">• Produced (by N.V.C.A. staff) effort estimates for each plan review and permitting costing category across established processes• Examined effort estimates to quantify and test overall staff capacity utilization (i.e., capacity analysis) for reasonableness• Reviewed the results of the staff capacity utilization analysis with N.V.C.A. staff and refined effort estimates
5. Develop A.B.C. Model to Determine the Full Cost Processes	<ul style="list-style-type: none">• Developed A.B.C. model to reflect the current cost base (i.e., 2023\$), fee costing categories, direct and indirect cost drivers, and generated full cost of service



Work Plan Component	Description
and Calculation of Fees	<ul style="list-style-type: none">• Used modeled costing results to generate full cost recovery and policy-driven fee structure options• Prepared comparison surveys for C.A. and municipal development• Provided impact analysis for sample development types and for C.A./municipal comparators• Developed a recommended fee structure to achieve full cost recovery while maintaining market competitiveness and considering applicant affordability• Presented draft fee structure and findings to N.V.C.A. staff
6. Draft Report	<ul style="list-style-type: none">• Prepared the Draft Report
7. Final Report and Presentation to Board of Directors	<ul style="list-style-type: none">• Final report and presentation to the Board of Directors to occur in June

1.4 Legislative Context for Fees Review

The context for the fees review is framed by the statutory authority available to N.V.C.A. to recover the costs of service. The statutory authority for imposing fees for services, including plan review and section 28 permits, is conferred through the C.A.A.

1.4.1 Conservation Authorities Act, 1990

Section 21 of the C.A.A. provides C.A.s the legislative authority to charge fees for services. Recent changes to the C.A.A. through *the Building Better Communities and Conserving Watershed Act, 2017* (Bill 139) and the *More Homes, More Choice Act, 2019* (Bill 108), have implications for the types of services C.A.s provide and how costs are recovered. S. 21.1, S. 21.1.1, and Section 21.1.2. of the C.A.A. and O. Reg. 686/2 identify the programs and services that a C.A. is required or permitted to provide within its area of jurisdiction. These programs and services include:

- Mandatory programs and services (section 21.1) related to:
 - Risk of Natural Hazards;
 - Conservation and Management of Lands;



- Other Programs and Services related to the provincial groundwater monitoring program, the provincial stream monitoring program, or a watershed-based resource management strategy;
- Conservation authority duties, functions and responsibilities as a source protection authority under the Clean Water Act, 2006;
- Lake Simcoe Region Conservation Authority duties, functions, and responsibilities under the Lake Simcoe Protection Act, 2008; and
- Prescribed services under the Building Code Act, 1992.
- Municipal programs and services (section 21.1.1)
 - Provided through an M.O.U. or agreement with municipal partners.
- Other programs and services (section 21.1.2).

C.A.s may apportion operating costs of programs and services to participating municipalities. However, the apportionment of the costs of “municipal” programs and services must be identified in an MOU or agreement and the costs of “other” programs and services must be identified in a cost apportionment agreement. The apportionment of costs may also be appealed by the participating municipalities.

C.A.s are required to determine the fees for service unless prescribed through regulation. C.A.s are required to maintain a fee schedule that sets out the programs and services it provides and for which it charges a fee, the amount of the fee, and the manner in which the fee has been determined.

C.A.s are required to adopt a fee policy, including fee schedule, frequency, and process for review (including notice and public availability), and circumstances for the request of reconsideration. The fees and fee policy shall be made available to the public and reviewed at regular intervals. Notice of any changes to the list of fees, amount of any fee, or the manner in which the fees were determined, shall be given to the public.

The Province also released Phase 2 of the *Conservation Authorities Act* regulations, including:

- O.Reg. 402/22: Budget Apportionment;
- O.Reg. 401/22: Determination of Amounts Under subsection 27.2 (2) of the Act;
- O.Reg/ 400/222: Information requirements; and



- O.Reg. 399/22: Amendment to the Minister’s Transition Plans and Agreements for Programs and Services Under Section 21.1.2 of the Act (Ontario Regulation 687/21).

Of relevance to this undertaking is the ability of authorities to apportion general operating expenses and capital costs that are not related to the provision of programs and services to municipalities through the municipal levy. In this regard, the regulation provides clarity that general operating expenses or capital costs (referred to as indirect overhead and support costs herein) do not need to be apportioned in the costing of mandatory, municipal, or other programs and services.

As part of the release of the second phase of the regulations in 2022, the Province also released their Minister’s list of classes of programs and services in response of which C.A.s may charge a fee. The policy identifies that fees charges must be a “user fee” in which there is a direct benefit of service received and the “user pay” principle is appropriate. Further direction is provided that fees for planning and permitting services should be developed to recover but not exceed the costs associated with administering and delivering the services on a program basis.

1.4.2 The More Homes Built Faster Act, 2022

The More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent on November 28, 2022. The bill was introduced with the following objective: “This plan is part of a long-term strategy to increase housing supply and provide attainable housing options for hardworking Ontarians and their families.” The Province’s plan is to address the housing crisis by targeting the creation of 1.5 million homes over the next 10 years. To implement this plan, Bill 23 introduced a number of changes to the C.A.A., along with nine other Acts including the *Development Charges Act* and the *Planning Act*, which seek to increase the supply of housing. The changes to the C.A.A. that are now in force include:

- Identifying programs and services that are prohibited within municipal and other programs and services. This change means that C.A.s are no longer permitted to review and comment on a proposal, application, or other matter made under a prescribed Act (if not related to their mandatory programs and services under O.Reg. 686/21). One of the main areas impacting C.A. involvement is with



respect to their role reviewing natural heritage matters on behalf of their municipal partners.

- The Minister of Natural Resources and Forestry was granted authority to issue a written direction to C.A.s to not change fees under section 21.3 of the C.A.A. Written direction was provided to all C.A.s on December 28, 2022 to not change fees related to reviewing and commenting on planning and development proposals, applications, or land use planning policies, or for C.A. permitting until December 31, 2023.

Further regulations are anticipated to define exemptions to the requirement for a permit under section 28 such as when a development has been authorized under the *Planning Act*.



Chapter 2

Activity-Based Costing Methodology



2. Activity-Based Costing Methodology

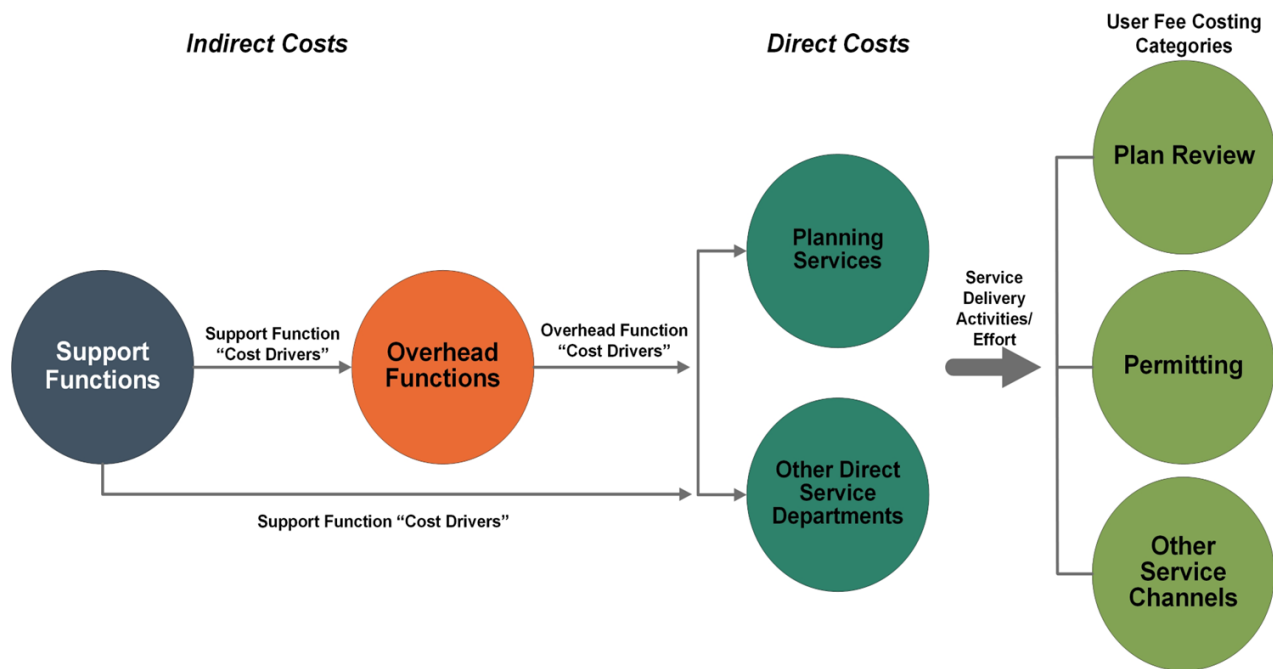
2.1 Activity Based Costing Methodology for Plan Review and Permitting Fees

An activity-based costing (A.B.C.) methodology, as it pertains to C.A.s, assigns an organization's resource costs through activities to the services provided to the public. Conventional public sector accounting structures are typically not well suited to the costing challenges associated with development or other service processing activities, as these accounting structures are department focussed and thereby inadequate for fully costing services with involvement from multiple departments/divisions. An A.B.C. approach better identifies the costs associated with the processing activities for specific user-fee types and thus is an ideal method for determining full cost recovery plan review and permit fees.

As illustrated in Figure 2-1, an A.B.C. methodology attributes processing effort and associated costs from all participating departments and individuals to the appropriate plan review and permit categories. The resource costs attributed to processing activities and application/permit categories include direct operating costs, indirect support costs, and capital costs. Indirect support function and corporate overhead costs are typically allocated to direct service departments according to operational cost drivers (e.g., human resource costs allocated based on the relative share of full time equivalent (F.T.E.) positions by department). Once support costs have been allocated amongst direct service departments, the accumulated costs (i.e., indirect, direct, and capital costs) are then distributed across the various fee categories, based on the department's direct involvement in the processing activities. The assessment of each department's direct involvement in the plan review and permitting process is accomplished by tracking the relative shares of staff processing effort across each fee category's sequence of mapped process steps. The results of employing this costing methodology provides organizations with a better recognition of the costs utilized in delivering plan review and permitting services, as it acknowledges not only the direct costs of resources deployed but also the operating and capital support costs required by those resources to provide services.



Figure 2-1
Activity-Based Costing Conceptual Cost Flow Diagram



2.2 Plan Review and Permitting Fee Costing Category Definition

A critical component of the full cost recovery fees review is the selection user fee costing categories. This is an important first step as the process design, effort estimation, resource allocation, and the subsequent costing exercise is based on these categorization decisions. Moreover, the cost categorization process will provide insight into any differences in processing or resource costs for each costing category, which is informative to the fee structure design exercise.

For plan review and permitting, fee categorization decisions were made using N.V.C.A.'s existing fee structure and discussions on the potential further disaggregation of application/permit types to understand differences in costs by application complexity (e.g., minor and major applications, inclusion of technical reviews) and size (e.g., differentiation by number of units). These discussions and the fee categorization process were undertaken during working sessions with N.V.C.A. staff at the outset of



this review and allows for a better understanding of the factors influencing processing effort.

Summarized in Table 2-1 and 2-2 are the plan review and permitting costing categories that have been included in the A.B.C. model. These costing categories have been used to rationalize changes to N.V.C.A.'s plan review and permitting user fee schedule and understand the full costs of other processes.

The following explains the rationale for the major plan review and permitting categorization decisions utilized in the fee review:

Plan Review

- Official Plan Amendments (O.P.A.), Zoning By-law Amendments (Z.B.A.) applications have been costed separately to understand the difference in costs by application type. Additionally, these have been separated into minor vs. major (i.e., including technical review) application types to understand the cost differences based on the complexity of the applications.
- Minor, intermediate, and major Subdivision and Condominium application categories have been included to understand the differences in marginal costs by development size (i.e., hectares). Additional categories have also been included for revisions to draft plan approvals (i.e., red line revisions).
- For residential site plans, categories for major, minor, and intermediate (differentiated by size) have been included in the analysis. For all other site plans, the same three categories have been included as well as an additional category for complex applications.
- Committee of Adjustment applications (i.e., consents and minor variances) have been looked at as major vs minor application types to cost the differences between the complexity of the applications when technical reviews are required.
- Categories for applications that are typically received concurrently have also been included to recognize economies of scale in processing joint applications.
- Other application types have been categorized to reflect N.V.C.A.'s current fee schedule and include new golf course applications, aggregate proposals, Niagara Escarpment Commission (N.E.C.) applications, and letters of approval.

Permitting



- The current disaggregation seen in N.V.C.A.'s current fee schedule has been maintained for this exercise as it reflects the differences between permit complexity.
- Additional categories have been included for time spent on unauthorized works where no permit is issued and compliance may or may not be gained.
- Agricultural permits have not been included as a separate category as the agricultural permit process is similar to that for other C.A.A. development permits.



Table 2-1
Plan Review Costing Categories

Costing Category	
	Planning
	OPA/ZBA
1	OPA - Minor
2	OPA - Major
3	ZBA - Minor
4	ZBA - Major
	Technical Reviews
5	Scoped Technical Review
6	Full Technical Review (including flood plain study)
	Subdivision/Condo
7	1. Subdivision or Condo - Minor (less than 4 hectares)
8	2. Subdivision or Condo - Intermediate
9	3. Subdivision or Condo - Major (30 hectares)
10	1. Redline Revision - Minor (Design Change)
11	2. Redline Revision - Major (Change to Limits of Development)
	Site Plan
12	Letter of Approval - Site Plan
13	1. Site plan - Minor (Below 2 ha)
14	2. Site Plan - Intermediate (2-4 ha)
15	3. Site Plan - Major (4-10 ha)
16	4. Site Plan - Complex (Above 10 ha)
17	5. Site Plan Residential - Minor (less than 4 hectares)
18	6. Site Plan Residential - Intermediate
19	7. Site Plan Residential - Major (30 hectares)
	Major Applications
20	New Golf Courses
21	1. Aggregate Proposals Below Water Table
22	2. Aggregate Proposals Above Water Table
	COA
23	1. Consent - Minor
24	2. Consent - Major
25	1. Minor Variance - Minor
26	2. Minor Variance - Major
	Other
27	1. NEC Applications - Minor
28	2. NEC Applications - Major
29	Letter of Approval - OPA, ZBA, Consent, Minor Variance, NEC Permit, CA Permit
	Combined Applications
30	1. Combined OPA and ZBA
31	2. Combined OPA, ZBA and Subdivision
32	3. Combined OPA, ZBA, Siteplan



Table 2-2
Permitting Costing Categories

Costing Category	
	Permitting
	Permits
1	1. Permit Application - Minor
2	2. Permit Application - Intermediate
3	3. Permit Application - Major
4	4. Permit Application - Major - Complex
5	Works located within flood and or erosion hazard
	Unauthorized Works
6	1. Unauthorized works - Permit issued
7	2. Unauthorized works - No Permit issued (Compliance)
8	3. Unauthorized works - No Permit issued (No Compliance)
	Other
9	1. Minor Fill Project (1,000 m3)
10	2. Major Fill Project (5,000 m3)
11	Permit – amendment
12	Legal or Real Estate Inquiries
13	Legal or Consultant Peer Review Costs (charged on the basis of cost recovery)
14	Provision of Individual Property Information
15	1. Pre-consultations Fee (without site visit)
16	2. Pre-consultations Fee (one planner and one technical discipline)
17	3. Pre-consultations Fee (one planner and more than one technical discipline)

2.3 Processing Effort Cost Allocation

To capture each participating N.V.C.A. staff member’s relative level of effort in processing plan review applications and permits, process templates were prepared for each of the referenced costing categories in Table 2-1 and 2-2. The process templates were generated using sample templates based on established processes from other C.A.s. N.V.C.A. staff then refined and modified the process steps to reflect the current and/or proposed plan review and permitting processes undertaken by N.V.C.A.

The individual process maps were populated by N.V.C.A. staff in internal working sessions with the typical effort spent by staff for each process step and costing



category. The effort estimates generated reflect the time related to the plan review and permitting processing activities by participating N.V.C.A. staff position and by application/permit type.

During the outset of the project, N.V.C.A. staff identified that their current staff compliment is deficient to provide their desired service levels (e.g., faster turnaround times, more in depth application review, etc.). To achieve these service levels, it was identified that the following three additional staff would be required: a Senior Planner, a Water Resource Engineer/Technologist, and a Senior Regulations Technician. When providing the effort estimates for staff, estimates for these additional resources were also provided. These effort estimates were applied to average historical application/permit volumes, by type, to produce annual processing effort estimates by N.V.C.A. staff position.

Annual processing efforts per staff position were compared with available capacity to determine overall service levels. Subsequent to this initial capacity analysis, working sessions were held with the N.V.C.A. staff to further define the scope and nature of staff involvement in plan review and permitting activities to reflect current and/or anticipated staff utilization levels. These refinements provided for the recognition of efforts that are ancillary but related to the direct processing tasks, i.e., departmental support activities, management, and application oversight activities by departmental senior management.

The capacity utilization results are critical to the full cost recovery fee review because the associated resourcing costs follow the activity-generated effort of each participating staff member into the identified costing categories. As such, considerable time and effort was spent ensuring the reasonableness of the capacity utilization results. The overall departmental fee recovery levels underlying the calculations are provided in Chapter 3 of this report.

Separate scenario analysis has also been undertaken to assess the impacts to levels of effort and to annual volumes of applications/permits received as a result of proposed changes within Bill 23. The proposed changes brought about by Bill 23 that have been considered in the scenario analysis are:

- Prohibiting authorities from reviewing applications made under a prescribed Act (if not related mandatory programs and services). i.e., the removal of Natural Heritage review; and



- Streamlining certain low-risk development activities and developments associated with a Planning Act application from requiring a permit.

The effects of the additional staffing requirements to meet desired service levels and the impacts of Bill 23 on application review responsibilities and application volumes have been assessed for:

- Annual staff utilization;
- Annual costs of service;
- Annual revenues; and
- The impact on municipal levy funding requirements.

2.4 Direct Costs

Direct costs refer to the employee costs (salaries, wages, and benefits), supplies, materials, and equipment, and purchased services, that are typically consumed by directly involved departments. Based on the results of the staff capacity analysis summarized in Chapter 3, the proportionate share of each individual's direct costs is allocated to the respective user fee categories. The direct costs included in N.V.C.A.'s costing model are taken from their 2023 operating budget and include cost components such as compensation and benefits (e.g., salary, wages, and benefits) and other operating expenses (e.g., materials, insurance, etc.).

2.5 Indirect Cost Functions and Cost Drivers

An A.B.C. model includes both the direct service costs of providing service activities and the indirect support costs that allow direct service departments to perform these functions. The method of allocation employed in this analysis is referred to as a step-down costing approach. Under this approach, support function and general corporate overhead functions are classified separately from direct service delivery departments. These indirect cost functions are then allocated to direct service delivery departments based on a set of cost drivers, which subsequently flow to plan review application and permit fee categories according to staff effort estimates. Cost drivers are units of service that best represent the consumption patterns of indirect support and corporate overhead services by direct service delivery departments. As such, the relative share of a cost driver (units of service consumed) for a direct department determines the relative



share of support/corporate overhead costs attributed to that direct service department. N.V.C.A. currently allocates support costs from GIS & Technical Support, Transportation, Office and Occupancy Costs, Governance and Corporate Administration to Planning Services amongst other direct service departments. However, the entirety of the budgeted support costs are not allocated to the direct service departments. As such, for the purpose of this analysis, the N.V.C.A. budgeted drivers (i.e. estimates of man hours) were used to allocate the total budgeted support costs.

2.6 Capital Costs

Annual capital costs have been included in the full cost assessment to reflect the replacement value of assets commonly utilized to provide direct department services.

The inclusion of capital costs relating within the full cost plan review and permitting fees calculations follow a methodology similar to indirect costs.

The replacement value approach determines the annual asset replacement value over the expected useful life of the respective assets. This reflects the annual depreciation of the asset over its useful life based on current asset replacement values using a sinking fund approach. This annuity is then allocated across all fee categories based on the capacity utilization of the direct service departments.



Chapter 3

Plan Review and Permitting Fees Review



3. Plan Review and Permitting Fees Review

3.1 Staff Capacity Utilization Results

To capture each participating N.V.C.A. staff member's relative level of effort in processing activities related to plan review/permitting, process estimates were obtained for each of the costing categories referenced in Table 2-1 and 2-2. The effort estimates were applied against average annual plan review/permitting volumes for the 2018 - 2021 period to assess the average annual processing time per position spent on each plan review/permitting category in the current state (i.e., pre-Bill 23). These calculations were undertaken for both current service levels (i.e., current staff compliment) and the desired service levels (i.e., with the additional staff discussed in section 2.3). Additionally, the effects of Bill 23 (i.e., reduced review responsibilities and permit volumes) has also been assessed under the desired service level and Bill 23 scenarios. The Bill 23 scenario analysis accounts for a reduction in staff involvement on plan review from planning ecologists (20% reduction) and water resource engineers (15% reduction) with the removal of natural heritage review. These reductions have been estimated by N.V.C.A. staff for the order of magnitude scenario analysis considered herein. Furthermore, the annual volumes of development permits has been reduced by 30 permits per year to estimate the impacts of exemptions to permits associated with *Planning Act* applications.

Table 3-1 summarizes the annual staff resource utilization and number of F.T.E. positions attributable to plan review and permitting processes for each of the three scenarios:

- Scenario 1 – Current Staff Compliment
- Scenario 2 – Desired Service Levels
- Scenario 3 – Desired Service Levels – Bill 23

The level of staff involvement excludes non-plan review and permit processing effort provided by staff for O.L.T. appeals, other provincial reviews, corporate management, policy initiatives, public consultation, and other organizational initiatives, consistent with the approach utilized in other Ontario C.A.s. Table 3-2 outlines each of the departments' aggregated involvement by the high-level category groupings for the Desired Service Levels – Bill 23 Impacts scenario.



**Table 3-1
Staff Resource Utilization by Division and Review Area**

Staff Position	Current Staff Compliment				Desired Service Levels				Desired Service Levels - Bill 23 Impacts			
	FTE	Planning	Permitting	Total	FTE	Planning	Permitting	Total	FTE	Planning	Permitting	Total
Watershed Management Services												
Director, Watershed Management Services	1.00	38%	36%	74%	1.00	40%	37%	78%	1.00	40%	37%	77%
Development Review Assistant	1.00	24%	67%	90%	1.00	24%	67%	90%	1.00	24%	65%	89%
Engineering												
Water Resource Engineer	2.00	50%	45%	95%	3.00	50%	45%	95%	3.00	43%	44%	86%
Senior Engineer	1.00	48%	27%	75%	1.00	48%	27%	75%	1.00	41%	26%	67%
Engineering Technologist	1.00	61%	34%	95%	1.00	61%	34%	95%	1.00	52%	33%	85%
Flood Operations Field Specialist	1.00				1.00				1.00			
Watershed Monitoring Technician	0.25				0.25				0.25			
Watershed Science												
Manager, Watershed Science	1.00	1%		1%	1.00	1%		1%	1.00	1%		1%
Senior Ecologist	1.00		50%	50%	1.00		50%	50%	1.00		48%	48%
Watershed Monitoring Specialist	1.00				1.00				1.00			
Watershed Monitoring Technician												
Planning												
Manager, Planning Services	1.00	43%	32%	75%	1.00	43%	32%	75%	1.00	43%	32%	75%
Planning Ecologist	1.00	85%	15%	100%	1.00	85%	15%	100%	1.00	68%	15%	83%
Supervisor, Planning Services				100%	1.00	100%		100%	1.00	100%		100%
Planner I	3.00	100%		100%	3.00	100%		100%	3.00	100%		100%
Regulations & Enforcement												
Regulations Technician	2.00		100%	100%	2.00		100%	100%	2.00		97%	97%
Senior Regulations Technician	1.00		100%	100%	2.00		100%	100%	2.00		97%	97%
Total Watershed Management	18.25	38%	36%	74%	21.25	40%	37%	78%	21.25	37%	37%	74%
Total FTEs Utilized		7.00	6.50	13.50		8.52	7.96	16.48		7.96	7.77	15.73

**Table 3-2
Desired Service Levels – Bill 23 Detailed Capacity**

Costing Category	Watershed Management	Engineering	Watershed Science	Planning Subtotal	Regulations & Enforcement
FTEs	2	6.25	3	6	4
Planning					
OPA & ZBA	4.7%	1.5%		8.2%	
Technical Review	0.0%	0.1%		0.1%	
Miscellaneous	7.8%	9.4%	0.0%	11.8%	
Subdivions & Condominium	0.2%	0.3%		0.5%	
Site Plan	4.1%	3.3%	0.0%	16.9%	
Committee of Adjustments	3.6%	5.4%	0.0%	17.7%	
Combined Applications	11.3%	15.5%	0.1%	29.8%	
Subtotal Planning	31.8%	35.4%	0.2%	85.1%	0.0%
Permitting					
Permits	28.0%	15.2%	12.7%	4.5%	65.0%
Unauthorized Works	11.2%	11.8%	1.9%	2.4%	18.3%
Fill Projects	0.6%	0.3%	0.0%	0.1%	1.0%
Inquiries	8.0%		0.4%	0.3%	11.1%
Preconsultation	3.0%	3.2%	1.0%	0.6%	1.9%
Subtotal Permitting	50.8%	30.5%	16.1%	7.9%	97.2%
Grand Total	82.7%	65.8%	16.3%	93.0%	97.2%

The following observations are provided based on the results of the capacity analysis summarized in Table 3-1 and 3-2:



Scenario 1 – Current Staff Compliment

- In total, 13.5 (or 70%) of the total 18.25 F.T.E. staff positions are involved in the plan review and permitting processes. 52% (7.0 F.T.E.s) of this effort is spent on plan review activities and 48% (6.5 F.T.E.s) is spent on permitting activities.
- 91% of the total time spent on plan review is undertaken by Engineering (30% of the total utilized F.T.E.s) and Planning (61% of the total utilized F.T.E.s).
- Permitting is mainly undertaken by Engineering (23% of the total utilized F.T.E.s), Watershed Management Services Administrative Staff (16% of the total utilized F.T.E.s) and Regulations and Enforcement (46% of the total utilized F.T.E.s).

Scenario 2 – Desired Service Levels

- Including the three additional staff required for N.V.C.A. to meet their desired service levels increase the total utilized F.T.E.s by 2.98 from 13.5 in the Current Staff Compliment scenario to 16.48.
- Utilized F.T.E.s increase by 22% for plan review (+1.52 utilized F.T.E.s) and 23% for permitting review (+1.47 utilized F.T.E.s).
- The distribution of effort across the departments for plan review and permitting remains generally unchanged when compared to the Current Staff Compliment scenario.

Scenario 3 – Desired Service Levels – Bill 23

- Comparing the Bill 23 impacts considered herein to the Desired Service Levels scenario, utilized F.T.E.s will decrease 5% overall (a reduction of 0.56 F.T.E.s on plan review and 0.2 F.T.E.s on permitting).
- After these adjustments, it is still anticipated that the overall involvement in plan review will increase 14% (+0.96 utilized F.T.E.s) and 20% (+1.27 F.T.E.s) on permitting over the Current Staff Compliment scenario.
- Similar to the Desired Service Levels scenario, the distribution of effort across the departments for plan review and permitting remains generally unchanged when compared to the Current Staff Compliment scenario.
- As shown in Table 3-2, the greatest area of staff involvement on an annual basis is on combined applications (e.g. subdivision and Z.B.A. applications received concurrently). 37% of the annual staff time spent on plan review is for these applications received concurrently. The next largest area of involvement is



Committee of Adjustment applications (i.e. minor variance and consent applications) due to the large volume of these applications received annually.

- For plan review the majority of time is spent on development permits with the majority of that time being spent on minor development permits. Staff are also spending just under 25% of their annual time related to permitting on compliance and enforcement matters. This represents approximately 1.9 F.T.E.s annually.

3.2 Annual Costs and Revenues

Consideration was given to the marginal costs of processing applications of varying sizes and complexity. In this regard, plan review and permitting processes have been costed at the application type and sub-type level. This level of analysis goes beyond the statutory requirements of cost justification on a program basis to better understand costing distinctions at the application sub-type level to provide the basis for a more defensible fee structure and fee design decisions.

The following subsections summarize the overall cost recovery levels for plan review and permitting.

Annual cost impacts include the direct, indirect, and capital costs by costing category and are based on N.V.C.A.'s 2023 budget. The overall recovery levels are based on the weighted average annual historical application and permit volumes over the 2018 to 2021 period, the anticipated change in application volumes due to Bill 23 and 2023 application/permit fees.

Table 3-3 presents the annual costs of service for each of the three scenarios discussed in Section 3.1. Under Scenario 1, the total annual cost of service is \$1.8 million (\$928,600 for plan review services and \$846,100 for permitting services). With the anticipated additional staffing for Scenario 2, overall annual costs increase by 18% (+\$315,500) with costs associated with plan review services totaling \$1.1 million and permitting totaling \$1.0 million. Scenario 3 then shows a slight decrease from Scenario 2 to account for the reduction in anticipated application volumes and engineering and ecology involvement. Under Scenario 3, an additional \$216,100 (+12%) has been included over Scenario 1. Under Scenario 3, direct costs of service represent 79% of the annual costs, while indirect and capital costs represent the remaining 21%.



Table 3-3
Annual Cost of Service

Scenario	Planning	Permitting	Total
Scenario 1 - Current Staff Compliment			
Direct SWB Costs	682,260	617,551	1,299,811
Direct Non-SWB Costs	33,226	30,821	64,047
Indirect Costs	190,234	176,465	366,698
Capital Costs	22,925	21,266	44,191
Total	928,645	846,103	1,774,747
Scenario 2 - Desired Service Levels			
Direct SWB Costs	830,988	756,541	1,587,529
Direct Non-SWB Costs	34,725	32,450	67,175
Indirect Costs	198,813	185,790	384,604
Capital Costs	26,326	24,601	50,927
Total	1,090,852	999,382	2,090,235
Scenario 3 - Desired Service Levels - Bill 23 Impacts			
Direct SWB Costs	773,122	738,105	1,511,226
Direct Non-SWB Costs	32,441	31,653	64,094
Indirect Costs	185,740	181,225	366,965
Capital Costs	24,595	23,997	48,591
Total	1,015,897	974,979	1,990,876

Table 3-4 compares cost and modelled revenues for each scenario. Modelled revenue is the annual revenue that would be produced by applying current fees to the average annual application and permits volumes received.

Under Scenario 1, annual modelled revenue totals \$1.3 million (\$808,200 for plan review totals and \$458,500 for permitting). This annual revenue would recover 71% of the full costs of service identified in Table 3-3. Plan review fees are performing better than permitting fees from a cost recovery standpoint. For example, plan review fees are recovering 87% of costs, while permitting fees are recovering 54% of annual costs.

Under Scenario 2, annual revenue from current fees would remain unchanged in comparison to Scenario 1, however, cost recovery levels decrease due to the additional \$315,500 in costs incurred as a result of adding staff in improve service levels.



Under Scenario 3, annual revenue and costs associated with plan review and permitting would decrease as a result of decreasing the involvement of staff in plan review and reducing the number of permits that would be received annually.

Table 3-4
Modelled Revenues and Cost Recovery Levels

	Scenario	Planning	Permitting	Total
	Scenario 1 - Current Staff Compliment			
1	Revenue	808,133	458,492	1,266,625
2	Less: Total Costs	928,645	846,103	1,774,747
3	Surplus/(Deficit)	(120,511)	(387,611)	(508,122)
4	Cost Recovery %	87%	54%	71%
	Scenario 2 - Desired Service Levels			
1	Revenue	807,974	458,307	1,266,281
2	Less: Total Costs	1,090,852	999,382	2,090,235
3	Surplus/(Deficit)	(282,878)	(541,075)	(823,953)
4	Cost Recovery %	74%	46%	61%
	Scenario 3 - Desired Service Levels - Bill 23 Impacts			
1	Revenue	808,133	444,891	1,253,024
2	Less: Total Costs	1,015,897	974,979	1,990,876
3	Surplus/(Deficit)	(207,764)	(530,088)	(737,852)
4	Cost Recovery %	80%	46%	63%

Table 3-5 shows the breakdown of revenue and costs by major application and permit type for Scenario 3 (Desired Service Levels – Bill 23 Impacts). Within plan review, combined applications make up 38% of the annual costs, (\$387,600), O.P.A. and Z.B.A. make up 8% of the total costs (\$85,400), Site Plans make up 16% of the total costs (\$162,300) and Committee of Adjustment applications make up 18% (\$185,300) of the total annual costs. The remaining costs of \$195,400 are distributed amongst standalone Subdivisions and Condominiums, Golf Courses and Aggregates, NEC Applications and Letters of Approval.

The majority of the costs for permitting (57% or \$557,000) for Scenario 3 are related to the review of permit applications. The remainder of the costs are related to enforcement activities for unauthorized works (25% or \$242,500) and other cost recoverable activities (18% or \$175,500).

The modelled revenues under Scenario 3 based on N.V.C.A.'s current fee schedule would recover 63% of the cost of service (\$1.3 million), with plan review fees performing



better than permitting fees at 80% cost recovery (\$808,100) versus 46% cost recovery (\$444,900) realized by the permitting fees.

With regard to planning applications, current fees for combined applications, subdivision and condominium, and major applications (golf courses and aggregate applications) are generating a surplus (148% cost recovery). Conversely, all other application types (i.e., O.P.A, Z.B.A, Site Plan, Committee of Adjustment, NEC application and letters of approval) are currently only recovering 35% of the annual cost of service.

Within permitting, development permits are generating the largest share of revenues (65% of all permitting related revenues). However, permit fees are only recovering 52% of their annual cost of service. Unauthorized works are currently recovering 23% of annual enforcement costs and all other application types are recovering approximately 59% of the annual cost of service.

Table 3-5
Annual Costs and Revenues by Major Application/Permit Type for Scenario 3 – Desired Service Levels – Bill 23 Impacts

Category	Total Costs	Annual Impacts		
		Revenue	Cost Recovery (%)	Surplus/ (Deficit)
Planning				
OPA/ZBA	85,413	35,908	42%	(49,505)
Technical Reviews	1,041	159	15%	(882)
Subdivision/Condo	7,166	19,052	266%	11,886
Site Plan	162,276	78,434	48%	(83,842)
Major Applications	7,846	21,579	275%	13,733
COA	185,258	65,080	35%	(120,178)
Other	179,313	34,116	19%	(145,198)
Combined Applications	387,583	553,805	143%	166,222
Planning Total	1,015,897	808,133	80%	(207,764)
Permitting				
Permits	556,985	287,396	52%	(269,589)
Unauthorized Works	242,507	54,785	23%	(187,722)
Other	175,488	102,710	59%	(72,777)
Permitting Total	974,979	444,891	46%	(530,088)
Grand Total	1,990,876	1,253,024	63%	(737,852)



3.3 Fee Recommendations

Proposed fee structure recommendations were developed with regard to the cost and revenue impacts presented in Table 3-5 by program area (i.e., plan review vs. permitting) and by individual costing category (e.g. Subdivision vs. O.P.A, etc.). The proposed fee structures, presented in Table 3-6, seek to align the recovery of processing costs to application/permit characteristics to improve cost recovery levels while balancing C.A.A. compliance, applicant benefits and affordability, and revenue stability. N.V.C.A.'s current fee structure has been generally maintained within the proposed fee structures. Proposed plan review and permitting fees have been designed below full cost recovery levels where full cost recovery fees would be beyond the range of the fees imposed by comparator C.A.s or charging fees would run counter to N.V.C.A.s service objectives.

In developing the proposed fees, a survey of the fees imposed for a comparator group of C.A.s was undertaken to assess the relative competitiveness of the current and proposed fees. This survey is contained in Appendix A.

The proposed fees have been calculated in 2023\$ values and exclude H.S.T. Furthermore, it is recommended that fees be increased annually consistent with cost-of-living increases incorporated into N.V.C.A.'s annual budget. As such, if the C.A.s are permitting to change their fees as of January 1, 2024, the following fee recommendations should be adjusted to account for increases in N.V.C.A. budgeted costs. The following fee recommendations from Table 3-6 are noted:

Plan Review

- Site specific O.P.A and Z.B.A. fees would be increased and new fees are proposed to differentiate technical reviews between a Scoped Technical Review and a Full Technical Review which includes a flood plain study.
- No changes to Subdivision, Condominium, Golf Course, or Aggregate Proposal fees.
- No changes are proposed for residential Site Plan applications (consistent with Subdivision fees). All other Site Plan fees would be increased to improve cost recovery levels.
- It is recommended that where plan review applications are received concurrently (e.g., Subdivision and Z.B.A.) that only the higher of the individual application



fees would apply to recognize the economies of scale in processing combined applications.

- Committee of Adjustment (i.e., minor variance and consent applications) and NEC application fees have increased to levels consistent with other C.A.s

Permitting

- Development permit fees have been increased to full cost recovery levels while maintaining competitiveness with other C.A.s. The discounted fee for agricultural permit fees that were established in 2016 has been maintained.
- Legal/real estate inquiry fees are proposed to increase from \$214 to \$350 to improve cost recovery while maintaining affordability and competitiveness with other C.A. fees.

It is also proposed that the fee implementation policies will provide N.V.C.A. with the authority to modify fees should the review require a substantially greater or lower level of review and/or assessment. This policy has been used in other C.A.s to adjust fees where additional technical reviews are required or where development permits stemming from a planning application require less review than stand-alone permits.



Table 3-6
Proposed Fees

Description	Charging Parameter	Current Fees	Proposed Fees
Planning Services			
Site Specific Official Plan and Zoning By-Law Amendments	per application	\$530	\$1,300
Additional fee for scoped technical study review	per application	\$796	\$2,500
Additional fee for full technical study review (including flood plain study)	per application	n/a	\$5,000
Letter of approval (no technical review or site inspection required)	per application	\$107	\$200
Plan of Subdivision/Condominium (Residential, Commercial and Industrial)			
Minimum Fee	Minimum Fee	\$13,260	\$13,260
Lot/Unit fee and Net hectare fee	per hectare	\$3,425	\$3,425
Maximum Fee	Maximum Fee	\$106,080	\$106,080
Design Resubmission surcharge for subdivisions and residential/mixed use site plans			
3rd Submission	per application	25% of original fee (\$13,000 maximum)	25% of original fee (\$13,000 maximum)
4th and subsequent submissions	per application	50% of original fee (\$13,260 maximum)	50% of original fee (\$13,260 maximum)
Redline Revisions			
Minor (Design Change)	per application	25% of original fee (\$13,770 maximum fee)	25% of original fee (\$13,770 maximum fee)
Major (Change to Limits of Development)	per application	75% of original fee (\$106,080 maximum)	75% of original fee (\$106,080 maximum)
Site Plans			
Letter of Approval (no technical review or site inspection required)	per application	\$556	\$1,100
Minor: Site Plan Area less than 2 ha	per application	\$1,591	\$5,000
Intermediate: Site Plan Area more than 2 ha, less than 4 ha	per application	\$5,824	\$10,000
Major: Site Plan Area more than 4 ha (Additional \$1,250/ha fee charge for sites over 10 ha.)	per application	\$14,285	\$14,285
Site Plan: Residential (multi-unit and/or mixed use)	per hectare	\$1,250	\$1,250
<i>Minimum Fee</i>	Minimum Fee	\$13,260	\$13,260
<i>Lot/Unit fee and Net hectare fee</i>	per hectare	\$3,425	\$3,425
<i>Maximum Fee</i>	Maximum Fee	\$106,080	\$106,080
Design Resubmission surcharge for nonresidential site plans			
3rd Submission	per application	25% of original fee	25% of original fee
4th and subsequent submissions	per application	50% of original fee	50% of original fee
Golf Courses			
New Golf Courses	per application	\$15,912	\$15,912
Aggregate Proposals			
Minimum fee for Below Water Table	Minimum Fee	\$13,260	\$13,260
Net hectare fee for Below Water Table	per hectare	\$1,352	\$1,352
Maximum fee for Below Water Table	Maximum Fee	\$106,280	\$106,280
Above water table proposals or expanded extraction within a licensed area	per application	\$13,260	\$13,260



Table 3-6
Proposed Fees Cont'd

Description	Charging Parameter	Current Fees	Proposed Fees
Planning Services			
Consents			
Base Fee	per application	\$321	\$600
Additional fee for technical study review (e.g., SWM Report or EIS)	per application	\$530	\$1,000
Letter of approval (no technical review or site inspection required)	per application	\$107	\$200
Minor Variances			
Base Fee		\$214	\$250
Additional fee for technical study review (e.g., SWM Report or EIS)		\$530	\$1,000
Letter of approval (no technical review or site inspection required)		\$107	\$200
Niagara Escarpment Commission Applications			
Base Fee	per application	\$321	\$600
Additional fee for technical study review, for example EIS	per application	\$530	\$1,000
Letter of approval (no technical review or site inspection required)	per application	\$107	\$200
Permitting Services			
Conservation Authorities Act			
Letter of Approval (site inspection not required)	per application	\$102	\$200
Permit Application Minor Works	per application	\$255	\$500
Permit Application Intermediate Works	per application	\$561	\$1,000
Permit Application Major Works	per application	\$1,591	\$3,300
Permit Application Major Works – complex	per application	\$3,182	\$5,000
Agricultural Permit Applications (separated in 2016)			
<i>Letter of Approval (site inspection not required)</i>	per application	\$102	\$200
<i>Minor works or works located in regulated adjacent lands</i>	per application	\$255	\$500
<i>Intermediate Works located within flood and/or erosion hazard</i>	per application	\$561	\$1,000
Unauthorized works	per application	2 X permit fee	2 X permit fee
Permit application large fill projects: 250 – 1,000 m3 (Permit application for large fill projects - See procedural guidelines for more detail.)	per application per m3	\$530 plus \$0.82/m3	\$530 plus \$0.82/m3
Permit application large fill projects: more than 1000 m3	per application per m3	\$1,591 plus \$0.82/m3	\$1,591 plus \$0.82/m3
Permit – amendment		50% of original fee	50% of original fee
Additional fee for significant technical review		Varies	Refer to fees for scoped and full technical reviews
Other			
Legal/Real Estate Inquiries	per inquiry	\$214	\$350
Legal/Consultant Peer Review Costs (charged on the basis of cost recovery)		Varies	Varies
Provision of Individual Property Information	per inquiry	\$77	\$90
Pre-consultations Fee (without site visit)		\$561	\$561
Pre-consultations Fee (one planner and one technical discipline)		\$1,591	\$1,591
Pre-consultations Fee (one planner and more than one technical discipline)		\$3,182	\$3,182



Table 3-7 presents the annual revenues and cost recovery levels by major application and permit type (consistent with Table 3-5) based on the proposed fees in Table 3-6 and anticipated application volumes under Bill 23.

Table 3-7
Annual Costs and Revenues by Major Application/Permit Type (2023\$)
Proposed Fees

Category	Total Costs	Annual Impacts		
		Revenue	Cost Recovery (%)	Surplus/ (Deficit)
Planning				
OPA/ZBA	85,413	88,185	103%	2,772
Technical Reviews	1,041	750	72%	(291)
Subdivision/Condo	7,166	19,052	266%	11,886
Site Plan	162,276	113,279	70%	(48,997)
Major Applications	7,846	21,579	275%	13,733
COA	185,258	103,863	56%	(81,396)
Other	179,313	63,800	36%	(115,513)
Combined Applications	387,583	607,120	157%	219,537
Planning Total	1,015,897	1,017,628	100%	1,730
Permitting				
		-	0%	-
Permits	556,985	557,414	100%	429
Unauthorized Works	242,507	106,257	44%	(136,250)
Other	175,488	144,875	83%	(30,613)
Permitting Total	974,979	808,545	83%	(166,434)
Grand Total	1,990,876	1,826,172	92%	(164,704)

Based on the anticipated Bill 23 application volumes and application characteristics the proposed fees would increase annual revenue by 46% from \$1.25 million to \$1.8 million, increasing cost recovery from 63% to 92% of annual costs. Plan review fees would recover 100% of annual costs and permitting fees would recover 83%. Revenue shortfalls compared to annual costs for permitting are related to the costs of unauthorized works and enforcement which are not recovered through fees and preconsultation (fees are not charged for general inquiries to encourage usage of the preconsultation process before applicants come forward with a formal application). Moreover the fee recommendations would provide for revenues to recover the annual direct costs of \$1.6 million (see Table 3-3) and contribute \$250,900 towards the indirect support costs of N.V.C.A.



3.4 Annual Budget and Levy Impacts Under Desired Service Levels and Bill 23 Impacts

Table 3-8 outlines the impacts the changes in service levels, Bill 23 changes addressed herein, and fee recommendations have on the N.V.C.A. municipal levy. With the increased staff to address the service level deficiencies and the anticipated change in application volumes due to Bill 23, the municipal levy funding required for plan review and permitting services would increase by \$229,700 (with no changes to current fees to fees). Increasing the planning and permitting fees would result in a net reduction to N.V.C.A. municipal levy funding of \$343,400 based on modelled user fee revenue (see line 11 of Table 3-8).

Table 3-8
Modeled Municipal Levy Impacts

	Scenario	Planning	Permitting	Total
	Current Fees			
	Scenario 1 - Current Staff Compliment			
1	Revenue	808,133	458,492	1,266,625
2	Less: Total Costs	928,645	846,103	1,774,747
3	Municipal Levy Funding Requirement	(120,511)	(387,611)	(508,122)
	Scenario 3 - Desired Service Levels - Bill 23 Impacts			
4	Revenue	808,133	444,891	1,253,024
5	Less: Total Costs	1,015,897	974,979	1,990,876
6	Municipal Levy Funding Requirement	(207,764)	(530,088)	(737,852)
7	Change in Municipal Levy Funding Requirement Compared to Scenario 1 - Current Fees			229,730
	Proposed Fees			
	Scenario 3 - Desired Service Levels - Bill 23 Impacts			
8	Revenue	1,017,628	808,545	1,826,172
9	Less: Total Costs	1,015,897	974,979	1,990,876
10	Municipal Levy Funding Requirement	1,730	(166,434)	(164,704)
11	Change in Municipal Levy Funding Requirement Compared to Scenario 1 - Current Fees			(343,418)

Based on N.V.C.A.'s 2023 operating budget, budgeted plan review and permitting revenues are \$650,000 and \$465,00, respectively. The proposed fees would increase revenue for plan review by 26% and for permitting by 76%, resulting in an increase to budgeted revenue of approximately \$523,000 (compared to an increase in modelled revenue of \$724,300). In terms of budgeted municipal levy funding requirements, the



proposed fee recommendations would have a net decrease of \$307,800 (as shown on line 11 of Table 3-9).

Table 3-9
Budgeted Municipal Levy Impacts

Scenario	Planning	Permitting	Total
Current Fees			
Scenario 1 - Current Staff Compliment			
Revenue	650,000	465,500	1,115,500
Less: Total Costs	928,645	846,103	1,774,747
Municipal Levy Funding Requirement	(278,645)	(380,603)	(659,247)
Scenario 3 - Desired Service Levels - Bill 23 Impacts			
Revenue	650,000	451,691	1,101,691
Less: Total Costs	1,015,897	974,979	1,990,876
Municipal Levy Funding Requirement	(365,897)	(523,288)	(889,185)
Change in Municipal Levy Funding Requirement Compared to Scenario 1 - Current Fees			229,938
Proposed Fees			
Scenario 3 - Desired Service Levels - Bill 23 Impacts			
Revenue	818,501	820,903	1,639,404
Less: Total Costs	1,015,897	974,979	1,990,876
Municipal Levy Funding Requirement	(197,396)	(154,076)	(351,472)
Change in Municipal Levy Funding Requirement Compared to Scenario 1 - Current Fees			(307,775)

3.5 Impact Analysis of Proposed Plan Review and Permit Fees

In order to understand the impacts of the proposed fee structure (in 2023\$) on the total cost of C.A. development fees, an impact analysis for sample developments has been prepared.

Three development types have been considered, including:

- Z.B.A., and Plan of Subdivision applications for a residential 100-unit low-density subdivision;
- Site Plan, O.P.A., Z.B.A., and condominium applications, for a residential 25-unit medium-density condominium development; and



- Site Plan Application for a 10,000 m² industrial development.

Development permit fees have not been included in the analysis as these permits may no longer be required for developments proceeding through planning applications.

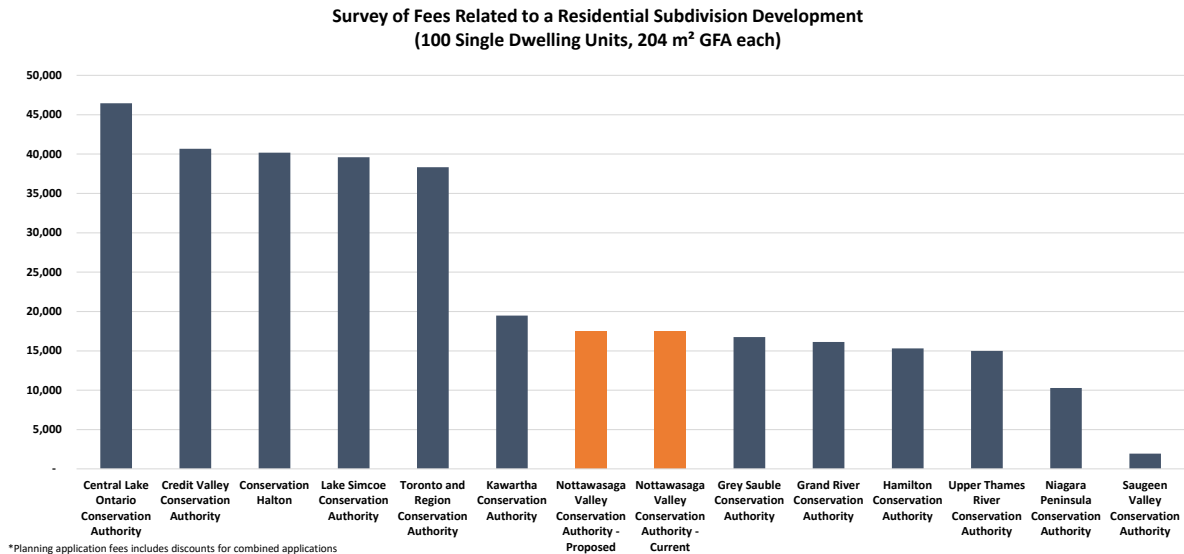
In the following sections, the total N.V.C.A. plan review fees are shown in comparison to comparator CA.s. Furthermore, the impacts of the proposed N.V.C.A. fees in the context of the total C.A. and municipal development fees (i.e. development charges, building permit fees, and planning application fees) payable in the N.V.C.A. municipalities are summarized to provide a broader context for the affordability considerations.

3.5.1 Subdivision and Z.B.A. Applications for a Residential 100-unit Low-Density Development

Under the current and proposed N.V.C.A. fees only the Subdivision fees would apply for this sample development. As shown in Figure 3-1, the N.V.C.A. ranking would remain unchanged as the total plan review fees would not change under the recommended fee structure. As N.V.C.A. fees represent between 0.16% to 0.47% of the total C.A. and municipal development fees for the N.V.C.A. municipalities, and there are no changes to the C.A. fees payable under the recommended fees, no changes to the competitiveness of N.V.C.A.'s fees are anticipated.



Figure 3-1
Comparison of C.A. Fees for a Residential 100-Unit Low-Density Development



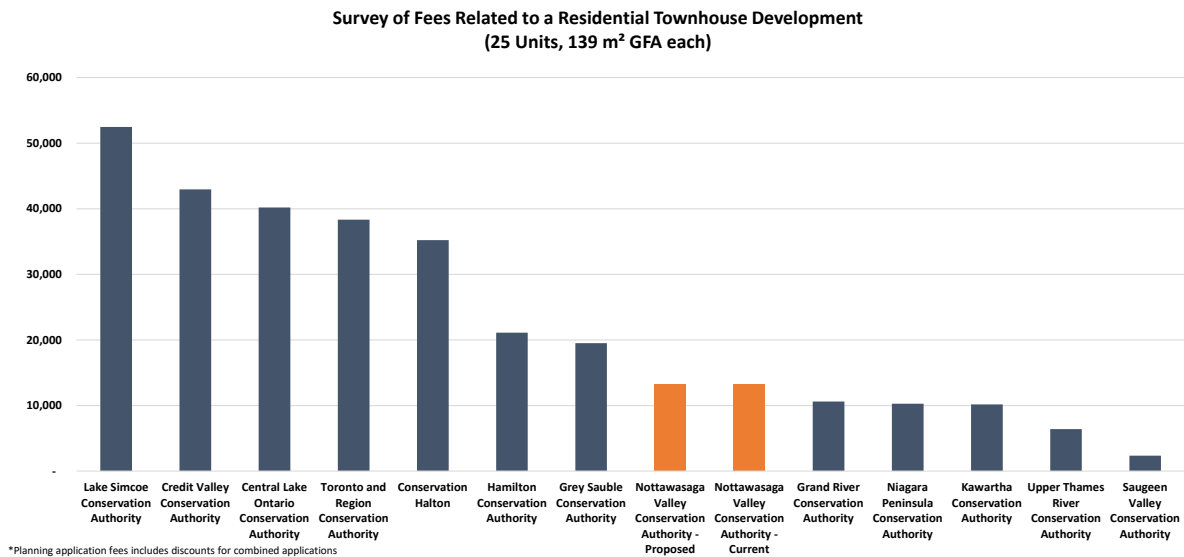
3.5.2 Site Plan, O.P.A, Z.B.A. and Condominium Applications for a Residential 25-unit Medium-Density Development

A 25-unit, medium-density residential development within N.V.C.A.'s watershed would pay a \$13,260 condominium application fee, being the highest of the individual application fees for N.V.C.A. Under the proposed fee structure, the total application fees payable for this type of application would remain unchanged (since the condominium fee remains unchanged and continues to be the highest fee). The position of N.V.C.A. within the comparator C.A.s would remain at 8th overall in the comparison.

The total applicable conservation authority fees within N.V.C.A.'s watershed would represent between 0.57% and 1.52% of the total fees payable (i.e., development charges, municipal planning fees, conservation authority planning fees and building permits fees) within each municipality.



Figure 3-2
Comparison of C.A. Fees for a Residential 25-Unit Medium-Density Development

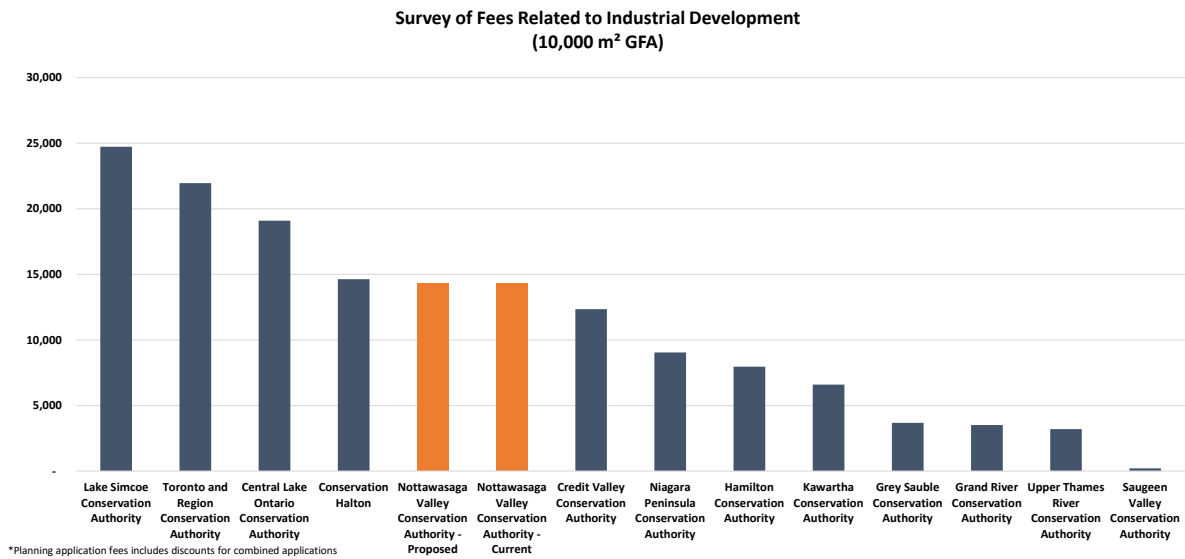


3.5.3 Site Plan Application for a 10,000 m² Industrial Development

The Site Plan fees for a 10,000 m² industrial development would remain unchanged at \$14,285. For this sample development, N.V.C.A.'s position in the fee comparison would also remain unchanged in 8th place in the comparison. N.V.C.A. fees would continue to represent between 0.10% to 0.27% of the total development fees payable in each municipality.



Figure 3-4
Comparison of C.A. Fees for an Industrial 10,000 m² Development





Chapter 4

Conclusion

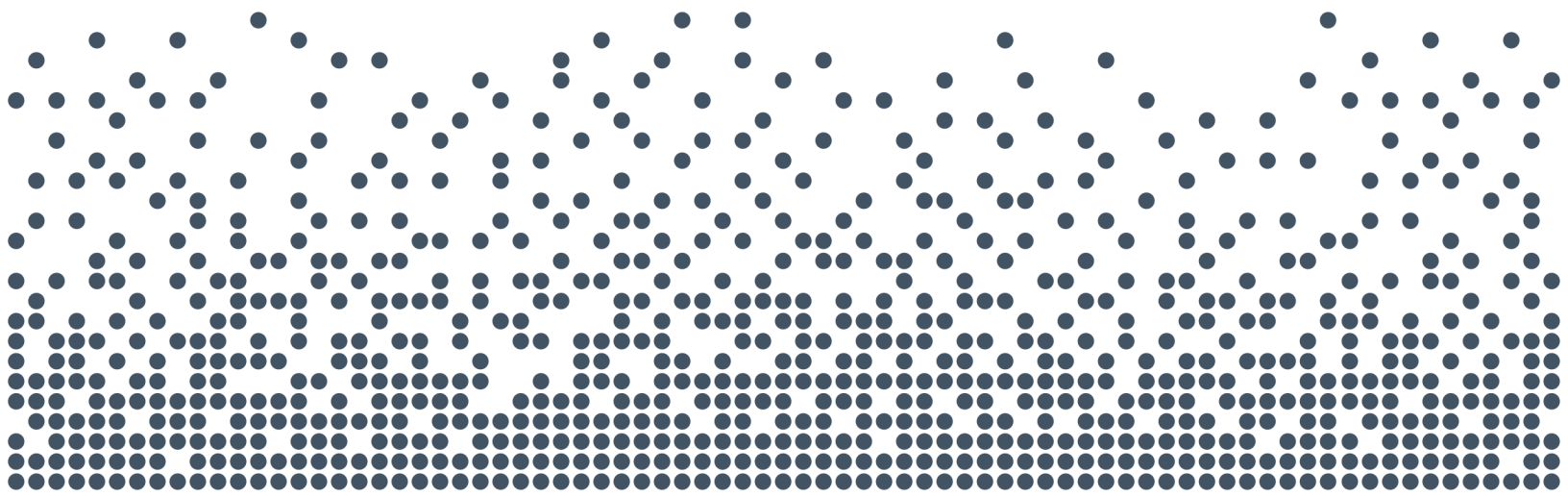


4. Conclusion

Summarized in this technical report is the legislative context for the program rates and fees review, the methodology undertaken, A.B.C. results and full cost of service, and proposed fee structures. In developing the proposed fee structure, careful consideration was given to the affordability and market competitiveness of the fee impacts. The proposed plan review and permitting fees are contained in Table 3-6.

The proposed plan review and permit fees have been designed to provide N.V.C.A. with a fee structure for consideration that would align the cost of service with the benefitting parties to improve cost recovery levels. As C.A.s are restricted from changing their plan review and permitting fees until January 1, 2024, it is recommended that the proposed fees are reviewed to ensure they are representative of the levels of effort incurred in light of recent and further changes to the C.A.A., C.A. roles in development review, and N.V.C.A. service levels and changes to budgeted costs prior to implementation.

N.V.C.A. will ultimately determine the level of cost recovery and phasing strategy that is suitable for their objectives. In this regard, staff will consider further input received from stakeholders, the general public, and the N.V.C.A. board of directors on the proposed fees before implementing the recommendations herein (currently anticipated for January 1, 2024).



Appendices



Appendix A

Survey of Comparator Conservation Authority Fees



Plan Review

Costing Category	Niagara Peninsula Conservation Authority		Grey Sauble Conservation Authority	
Planning				
OPA/ZBA				
OPA - Minor	Minor	1,695	Minor	970
OPA - Major	Major	6,893	Major	4,900
ZBA - Minor	Minor	1,695	Minor	830
ZBA - Major	Major	6,893	Major	4,900
Technical Reviews				
Scoped Technical Review	Environmental Assessment Review Technical Study Review (Not Part of a Permit or Planning Application)	2,825	Scoped Environmental Impact Study	1,000
Full Technical Review (including flood plain study)		2,260	Full Environmental Impact Study	1,960
Subdivision/Condo				
	Plan of Subdivision/Condominium (with no previous site plan circulation)*: <100 lots >100 lots Clearance of Conditions for Subdivision Registration (per phase): <100 lots >100 lots *Charges for review to provision of Conditions of Draft Approval only on a new application; involvement subsequent to draft approval is subject to additional fees.	Base Fee Per Unit: 4,746 <50 7,684 >50 644 2,599		6,400 143 50
1. Subdivision or Condo - Minor (less than 4 hectares)				
2. Subdivision or Condo - Intermediate				
3. Subdivision or Condo - Major (30 hectares)				
1. Redline Revision - Minor (Design Change)	Draft Plan Modifications (alterations to site/plan layout)	1,133	Minor	705
2. Redline Revision - Major (Change to Limits of Development)			Major	2,490
Site Plan				
Letter of Approval - Site Plan				
	Site Plan Control: Single Residential Multiple Residential, Commercial, Industrial	3,380 9,040	Minor - Single lot residential or small scale commercial/industrial. Major - Commercial, industrial and/or multiple residential.	1,700 4,600
1. Site plan - Minor (Below 2 ha)				
2. Site Plan - Intermediate (2-4 ha)				
3. Site Plan - Major (4-10 ha)				
4. Site Plan - Complex (Above 10 ha)				
5. Site Plan Residential - Minor (less than 4 hectares)				
6. Site Plan Residential - Intermediate				
7. Site Plan Residential - Major (30 hectares)				
Major Applications				
New Golf Courses	Aggregate Extraction Applications	10,674	<20 hectares >20 hectares	2,840 3,374
1. Aggregate Proposals Below Water Table				
2. Aggregate Proposals Above Water Table			<20 hectares >20 hectares	1,030 1,150
COA				
1. Consent - Minor	Minor	1,187	Minor	635
2. Consent - Major	Major	2,246	Major	2,000
1. Minor Variance - Minor	Minor	678	Minor Variance	635
2. Minor Variance - Major	Major	2,034		
Other				
1. NEC Applications - Minor	Niagara Escarpment Plan: Development Permit (no tech review required)	678	Minor	740
2. NEC Applications - Major	Development Permit (tech review required) Niagara Escarpment Plan Amendment	960 4,544	Major	1,460
Letter of Approval - OPA, ZBA, Consent, Minor Variance, NEC Permit, CA Permit				
Combined Applications				
1. Combined OPA and ZBA	Plan review applications that fall into one or more categories will be charged one fee, at the highest rate, when the applications are submitted at the same time.		Multiple applications received concurrently are subject to a 20% discount on the total applicable fees.	
2. Combined OPA/ZBA and Subdivision				
3. Combined OPA, ZBA, Site plan				



Permitting

Costing Category	Niagara Peninsula Conservation Authority		Grey Sauble Conservation Authority	
Permitting				
Permits				
	Routine	678	Routine	300
1. Permit Application - Minor	Minor	1,695	Minor	580
2. Permit Application - Intermediate	Major	6,780	Standard	1,320
3. Permit Application - Major			Major	3,300
4. Permit Application - Major - Complex Works located within flood and/or erosion hazard				
Unauthorized Works				
1. Unauthorized works - Permit issued	Non-Compliance or Violation Surcharge	3X Permit fee + 169.50		
2. Unauthorized works - No Permit issued (Compliance)				
3. Unauthorized works - No Permit issued (No Compliance)				
Other				
1. Minor Fill Project (1,000 m3)				
2. Major Fill Project (5,000 m3)				
	Minor Amendment to Issued Permit	50% of permit fee		
Permit – amendment	Solicitor, Real Estate, Appraiser	396	Property Clearance and Inquiry Letters Property Clearance and Inquiry Letters with Site Inspection	225 890
Legal or Real Estate Inquiries				
Legal or Consultant Peer Review Costs (charged on the basis of cost recovery)				
Provision of Individual Property Information			Pre-consultation Meeting	690
1. Pre-consultations Fee (without site visit)				
2. Pre-consultations Fee (one planner and one technical discipline)				
3. Pre-consultations Fee (one planner and more than one technical discipline)				



Nottawasaga Valley Conservation Authority Program Rates and Fees Review

Board of Directors Presentation

June 23, 2023



Introduction

Objectives/Deliverables

- Plan Review and Permitting user fee review being undertaken for Nottawasaga Valley Conservation Authority (NVCA) to:
 - Assess the full cost of service for Plan Review and Permitting activities, including impacts of Bill 23 legislation
 - Make fee recommendations that:
 - Conform with legislation and are defensible;
 - Balance the need to maximize cost recovery with stakeholder interests, affordability, and competitiveness; and
 - Reflect industry best practices



Legislative Context

Fees For Programs and Services

- Section 21 of the *Conservation Authorities Act* (CA Act) provides the ability to charge fees for services (including for plan review and s. 28 permitting)
- Province has provided a *Minister's List of Classes of Programs and Services in Respect of Which Authorities May Charge a Fee*
 - Fees charged must be a 'user fee' in which there is a direct benefit of service received
 - Planning and permitting fees may not exceed the costs associated with administering and delivering the services on a program basis
 - Fees for planning services should be developed in conjunction with the appropriate planning authorities



Legislative Context

The More Homes Built Faster Act, 2022 (Bill 23)

- Bill 23 received Royal Assent on November 28, 2022 and amended the CA Act, amongst other pieces of legislation
- CA Act amendments include:
 - Granting authority to the Minister of Natural Resources and Forestry to direct authorities to not change fees – **Direction was given to not change fees during 2023**
 - Further changes proposed to regulations that would limit NVCA staff involvement in the regulatory process such as:
 - Prohibiting authorities from reviewing applications made under a prescribed Act (if not related mandatory programs and services). i.e., Removal of Natural Heritage review; and
 - Streamlining certain low-risk development activities and developments associated with a *Planning Act* application from requiring a permit

Presentation Objectives

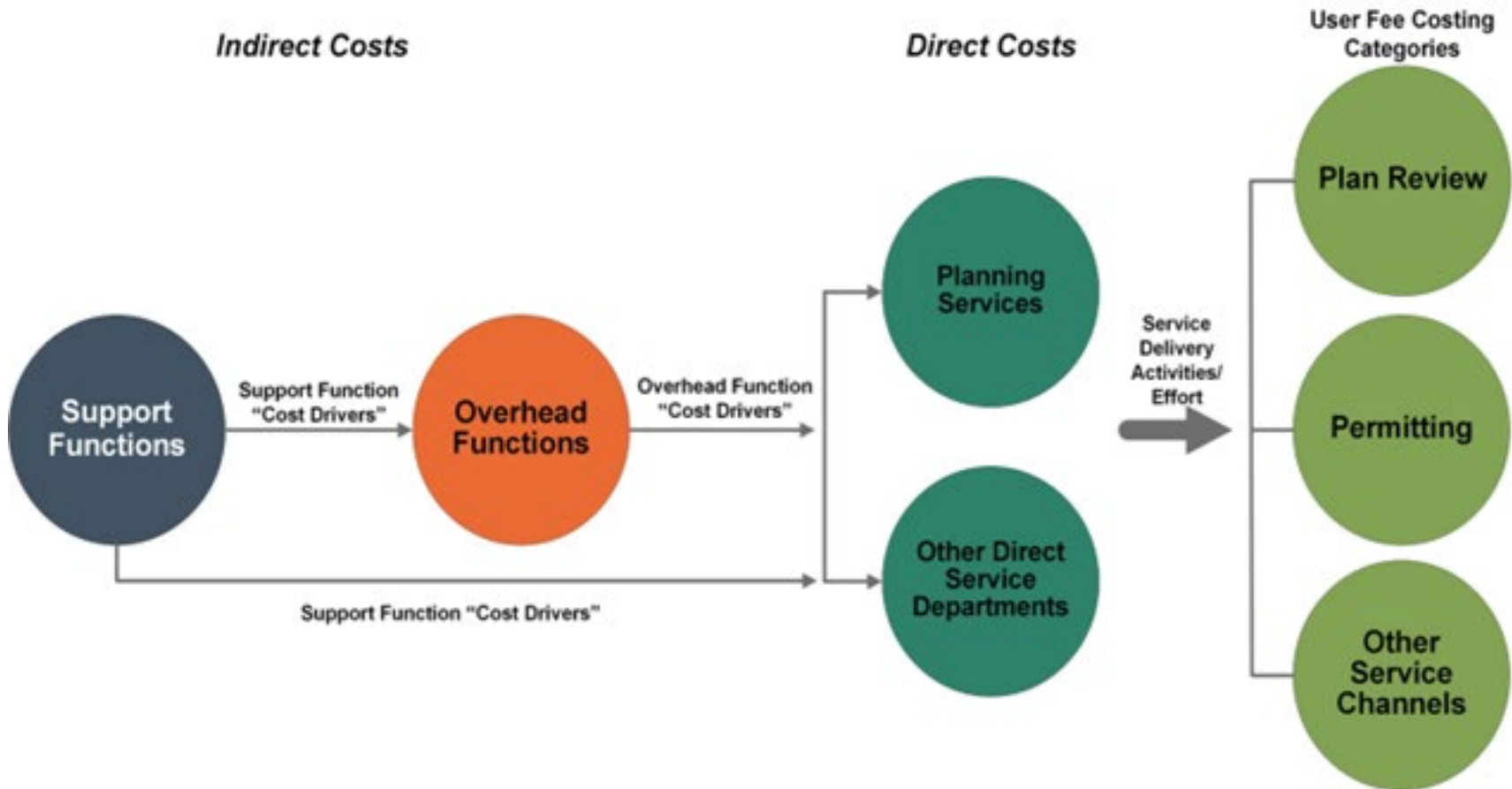


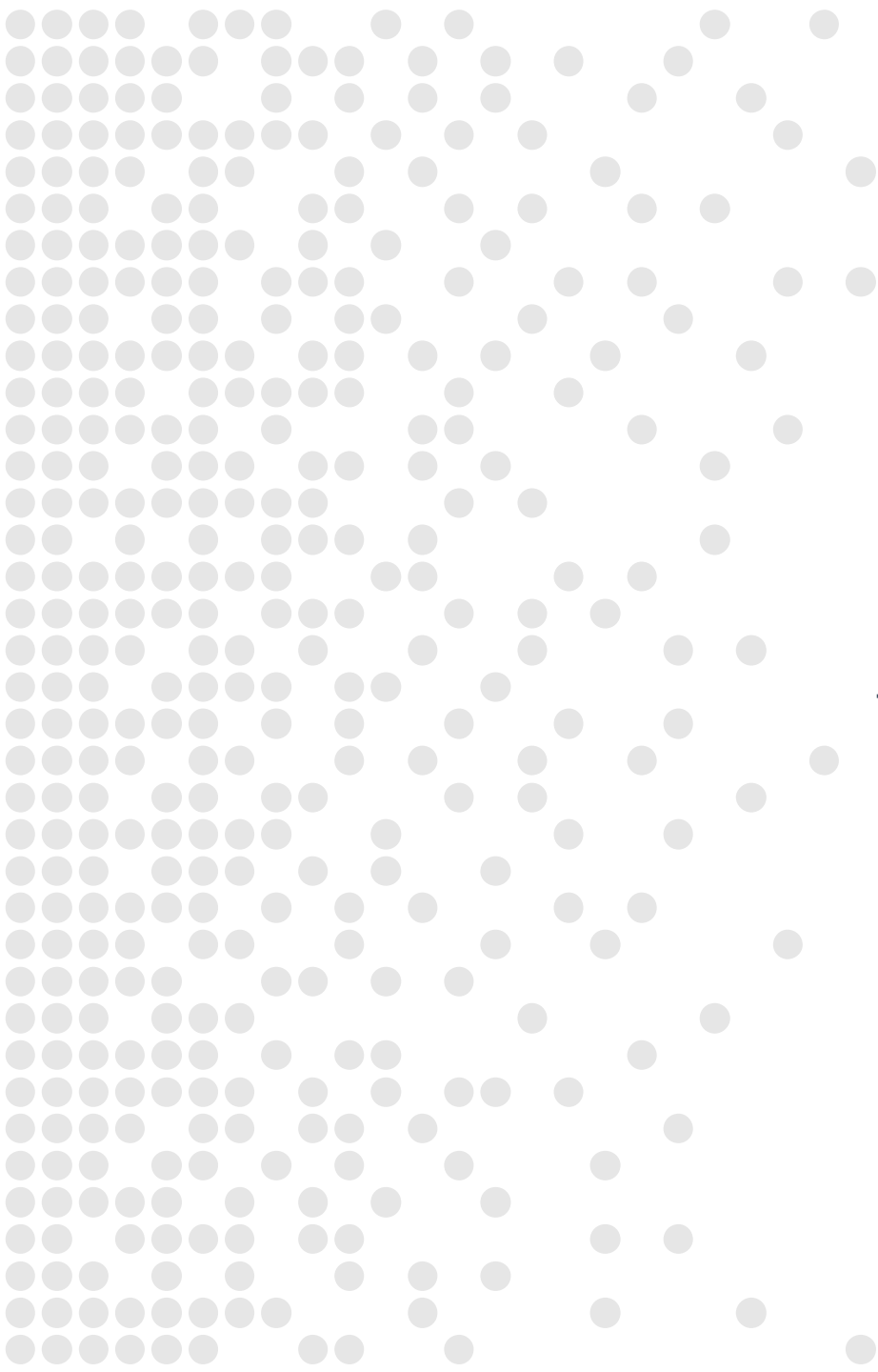
- Review:
 - Staff utilization and costs of service for Plan Review and Permitting under three scenarios:
 1. Current service levels and average annual application/permit volumes
 2. Desired service levels and average annual application/permit volumes
 - Desired service levels includes three additional positions (Sr. Planner, Water Resource Engineer/Technologist, and Sr. Regulations Technician)
 3. Desired service levels and annual application/permit volumes with Bill 23 changes
 - Proposed fees and impacts on municipal levy funding of changes in service levels and Bill 23 impacts



Activity-Based Costing Methodology

Activity-Based Costing Methodology





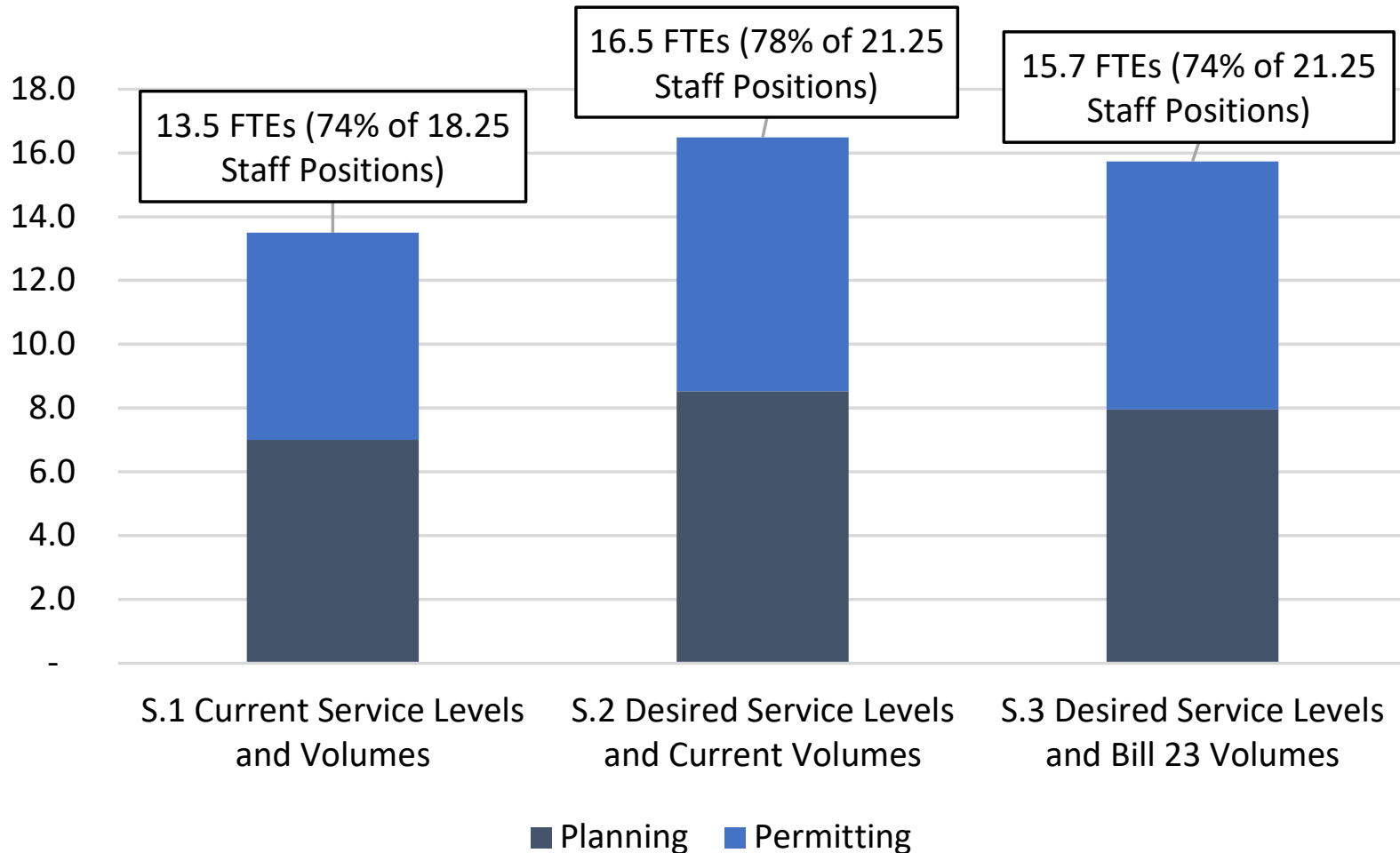
Activity Based Costing Results

Activity Based Costing Results

Staff Capacity Utilization



Utilized FTE Staff Positions

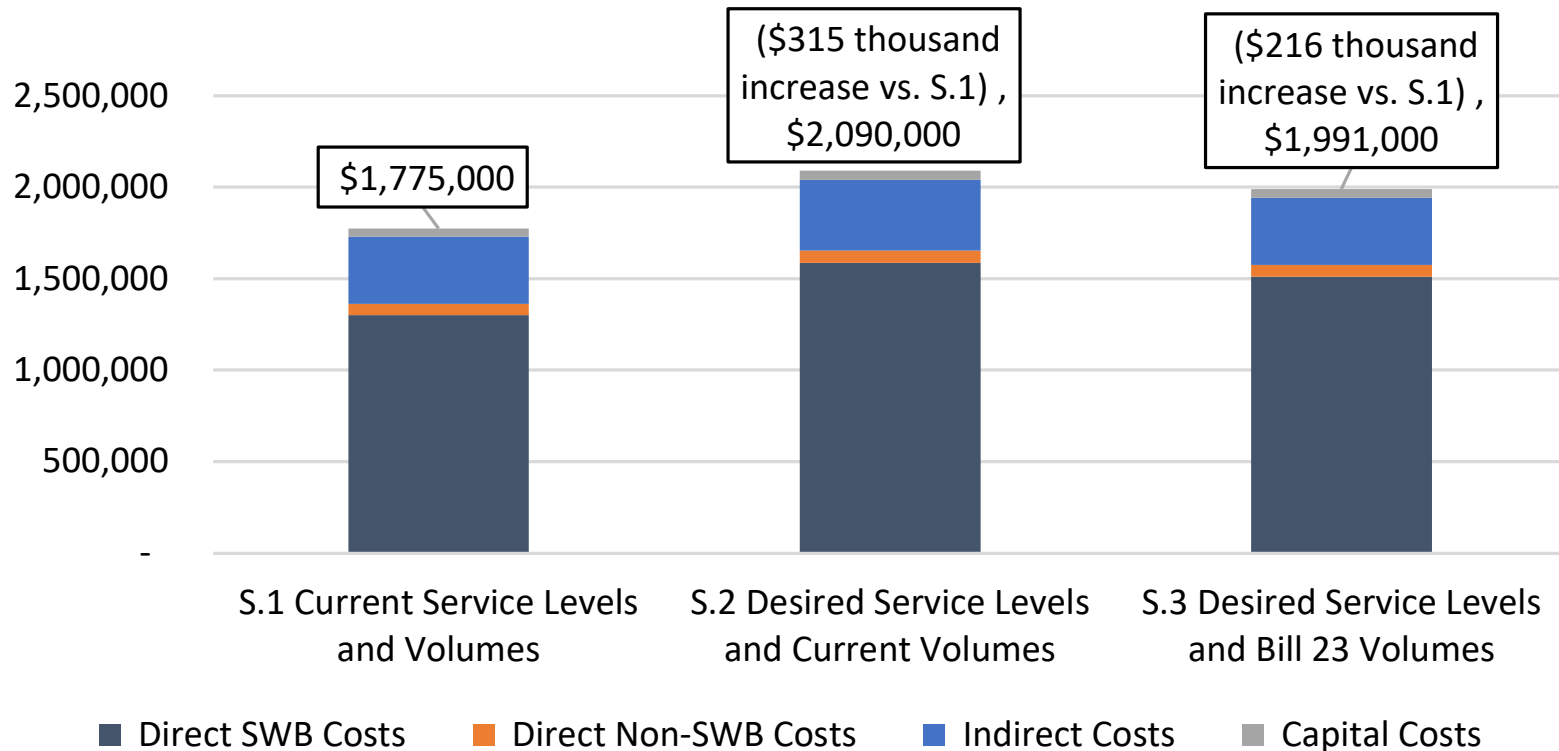


Activity Based Costing Results

Annual Costs of Plan Review and Permitting (2023\$)



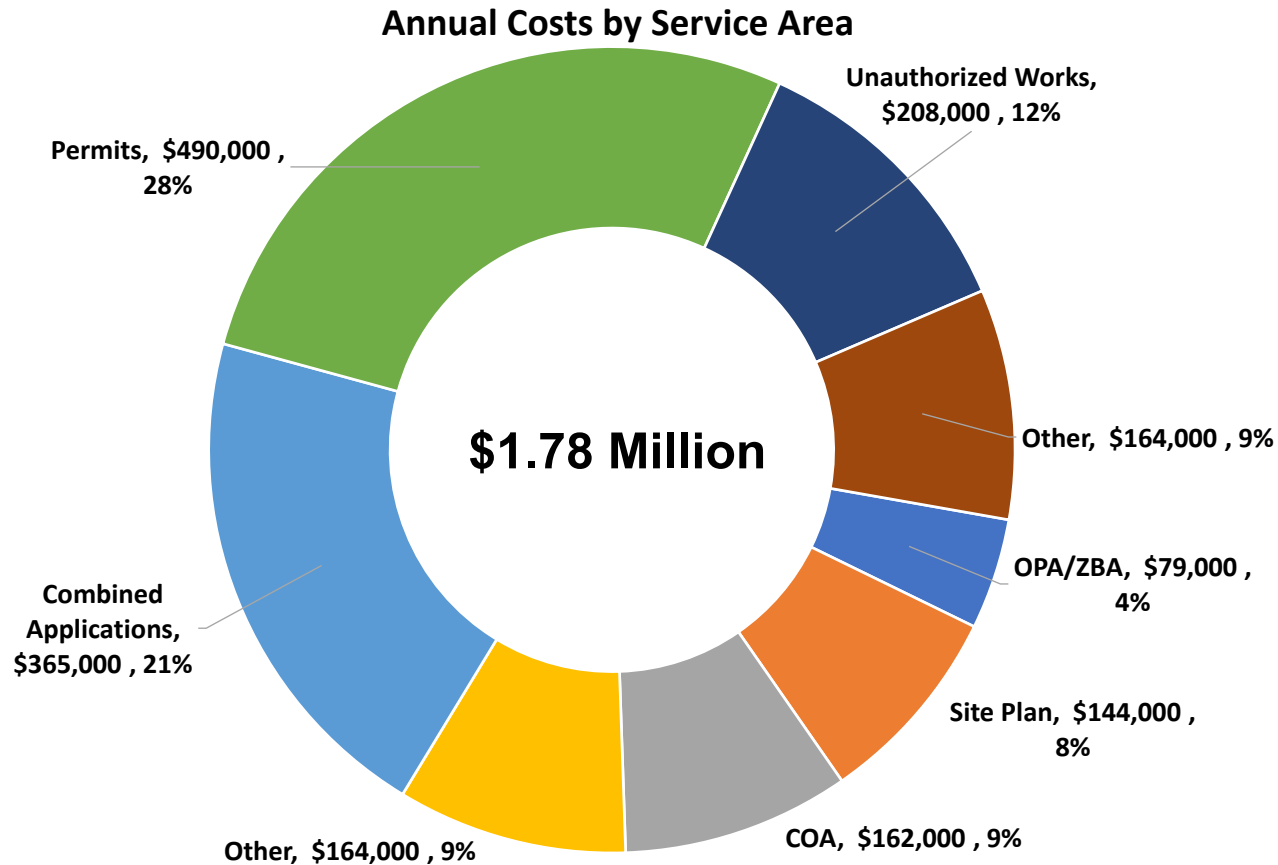
Annual Costs of Plan Review and Permitting Services





Activity Based Costing Results

Annual Costs of Plan Review and Permitting (2023\$)

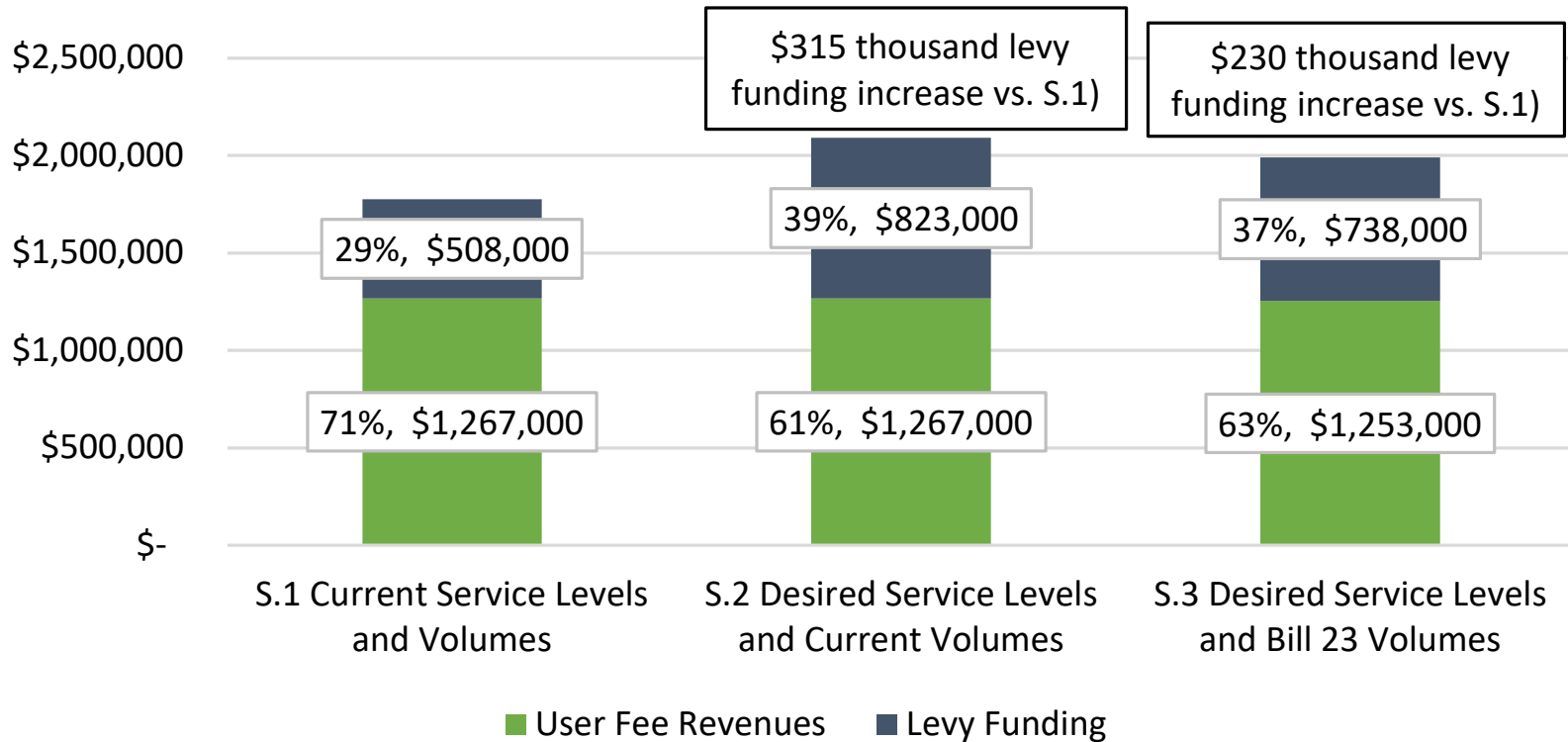


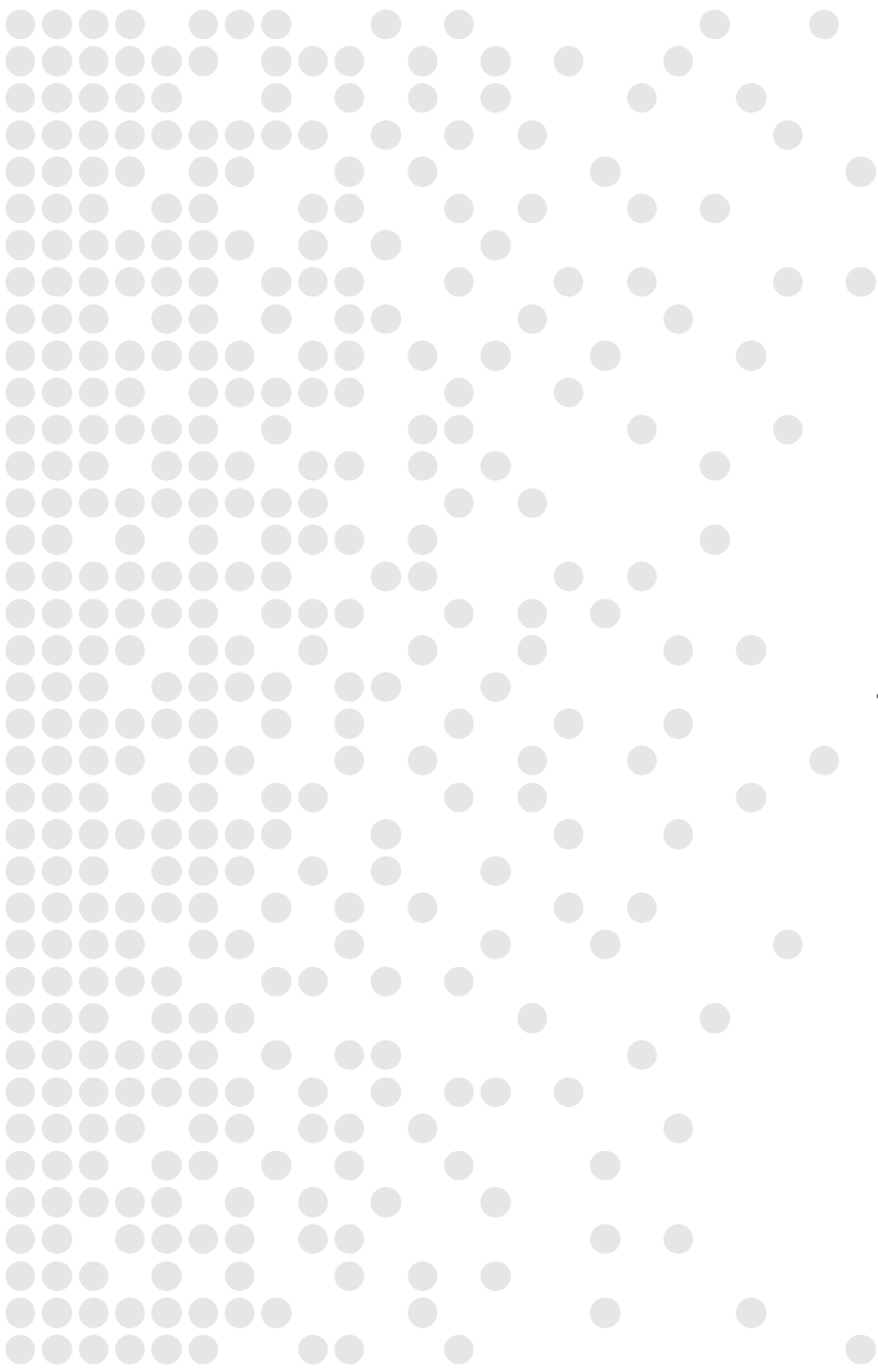
- Plan Review – 52% of annual costs
- Permitting – 48% of annual costs

Annual Revenue and Budget Impacts – Current Fees (2023\$)



Annual Revenue and Budget Impacts





Fee Recommendations

Fee Recommendations



- Fee recommendations made with regard for:
 - Legislative authority to recover the full costs of delivering plan review and permitting services on a program basis
 - Applicant affordability and competitiveness
 - Industry best practices and uniformity of fees
- Recommended fees are anticipated to recover the full costs of plan review and improve cost recovery levels for permitting
 - Less than full cost recovery proposed for permitting considering enforcement activities, general inquiries, and legal/real estate inquiries set a market rates



Fee Recommendations

Plan Review

- Site specific O.P.A and Z.B.A. fees increased to full costs. New fee introduced to differentiate between scoped and full technical reviews
- Site Plan Applications
 - No change to residential fees
 - Other fees increased to improve cost recovery levels
- Where multiple plan review applications are received concurrently (e.g., Subdivision and Z.B.A.) only the higher of the individual application fees would apply to recognize the economies of scale in processing combined applications.
- Committee of Adjustment (i.e., minor variance and consent applications) and NEC application fees are increased to levels consistent with other C.A.s (below full cost recovery)



Fee Recommendations

Permitting

- Development permit fees are proposed to be increased to full cost recovery levels while maintaining competitiveness with other C.A.s
- The discounted fee for agricultural permit fees that was established in 2016 has been maintained.
- Legal/real estate inquiry fees are proposed to increase from \$214 to \$350 to improve cost recovery while maintaining affordability and competitiveness with other C.A. fees.



Fee Recommendations

Annual Revenue and Cost Recovery (2023\$)

Description	Scenario 1				Scenario 3			
	Total Annual Costs	Current Fees			Total Annual Costs	Recommended Fees		
		Annual Revenue	Surplus/ (Deficit)	Cost Recovery %		Annual Revenue	Surplus/ (Deficit)	Cost Recovery %
Plan Review	928,645	808,133	(120,511)	87%	1,015,897	1,017,628	1,730	100%
Permitting								
Unauthorized Works	207,753	54,785	(152,968)	26%	242,507	106,257	(136,250)	44%
Development Permits	490,402	300,812	(189,589)	61%	556,985	557,414	429	100%
Other	147,948	102,895	(45,053)	70%	175,488	144,875	(30,613)	83%
Subtotal - Permits	846,103	458,492	(387,611)	54%	974,979	808,545	(166,434)	83%
Grand Total	1,774,747	1,266,625	(508,122)	71%	1,990,876	1,826,172	(164,704)	92%

- Scenario 3 compared to Scenario 1
 - Annual cost increase of \$216,100 (+12%)
 - Annual revenue increase of \$559,500 (+44%)
 - Decrease in municipal levy funding of \$343,400 for plan review and permitting services (from \$508,100 to \$164,700)

Plan Review Fee Comparison

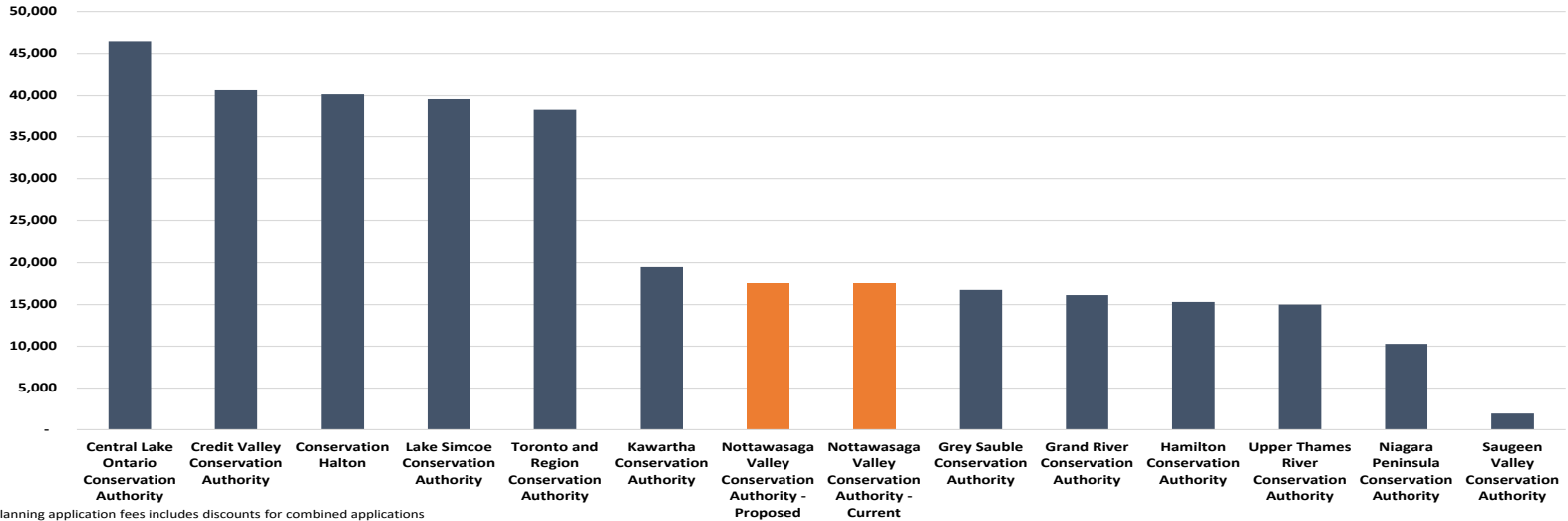


- Impacts of Plan Review fee recommendations in comparison to fees in other conservation authorities are provided for a 100 unit low density development and a 25 unit medium density development
- N.V.C.A. relative position would remain unchanged when compared to peer conservation authorities
- N.V.C.A. fees currently represent between 0.2% to 1.5% of the total municipal and conservation authority development fees (i.e., development charges, planning applications fees, building permit fees and CA fees)

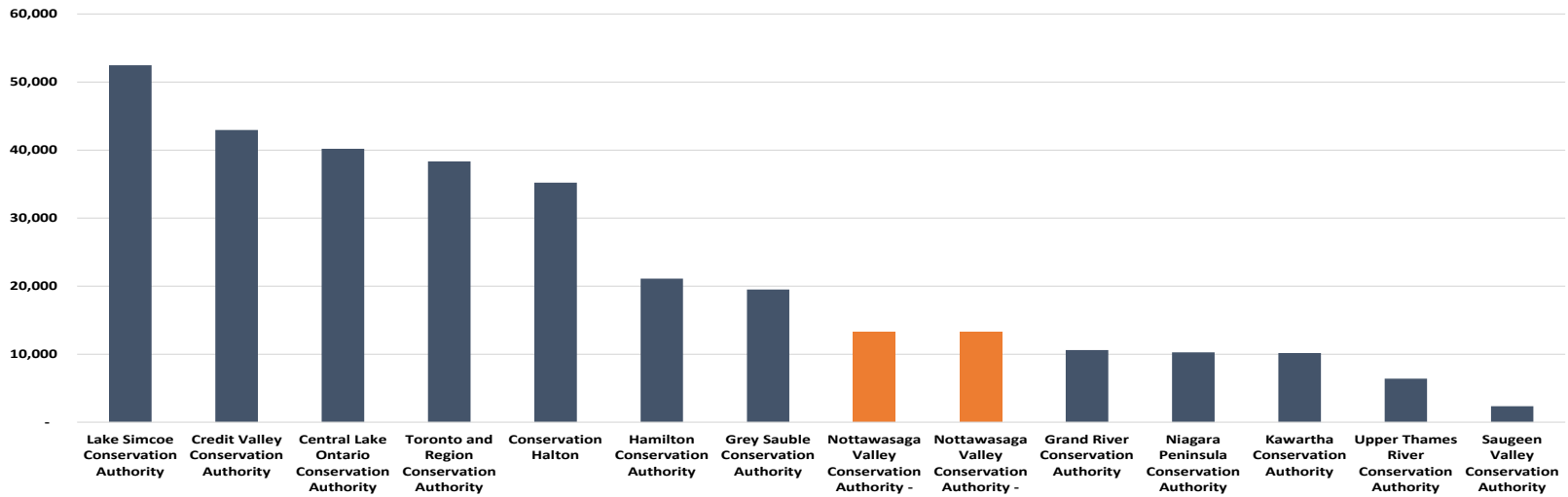
Plan Review Fee Comparison



**Survey of Fees Related to a Residential Subdivision Development
(100 Single Dwelling Units, 204 m² GFA each)**



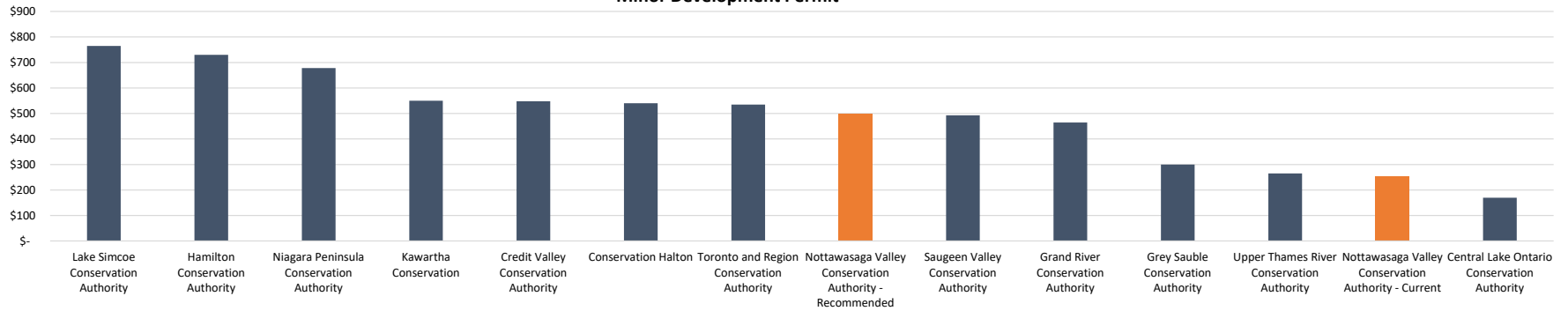
**Survey of Fees Related to a Residential Townhouse Development
(25 Units, 139 m² GFA each)**



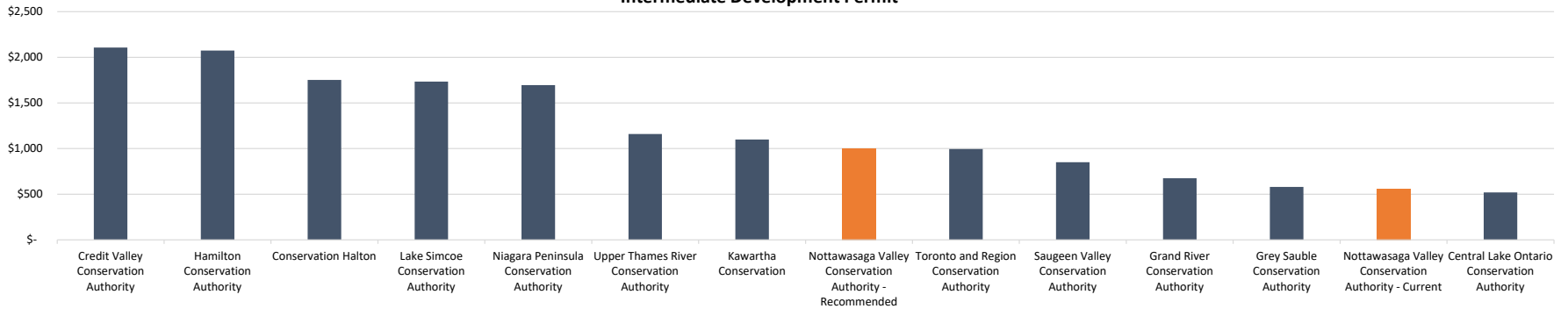
Permitting Fee Comparisons



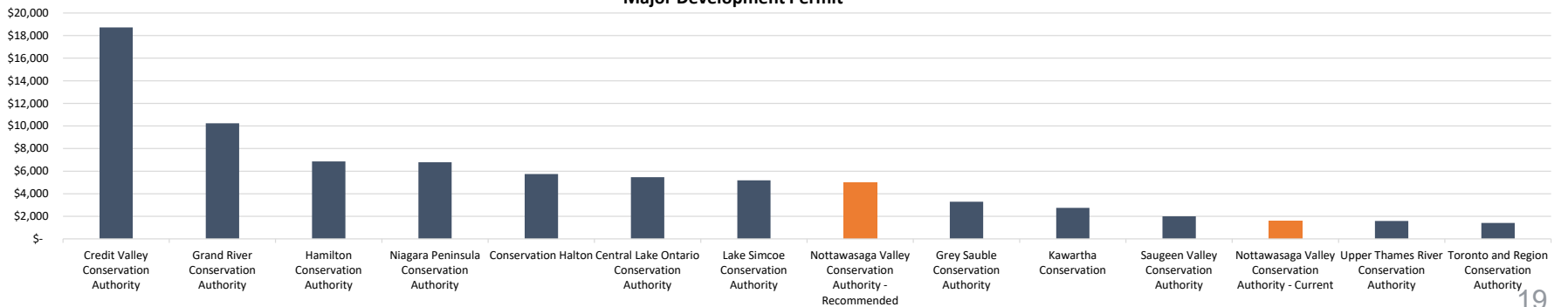
Minor Development Permit



Intermediate Development Permit



Major Development Permit



Next Steps



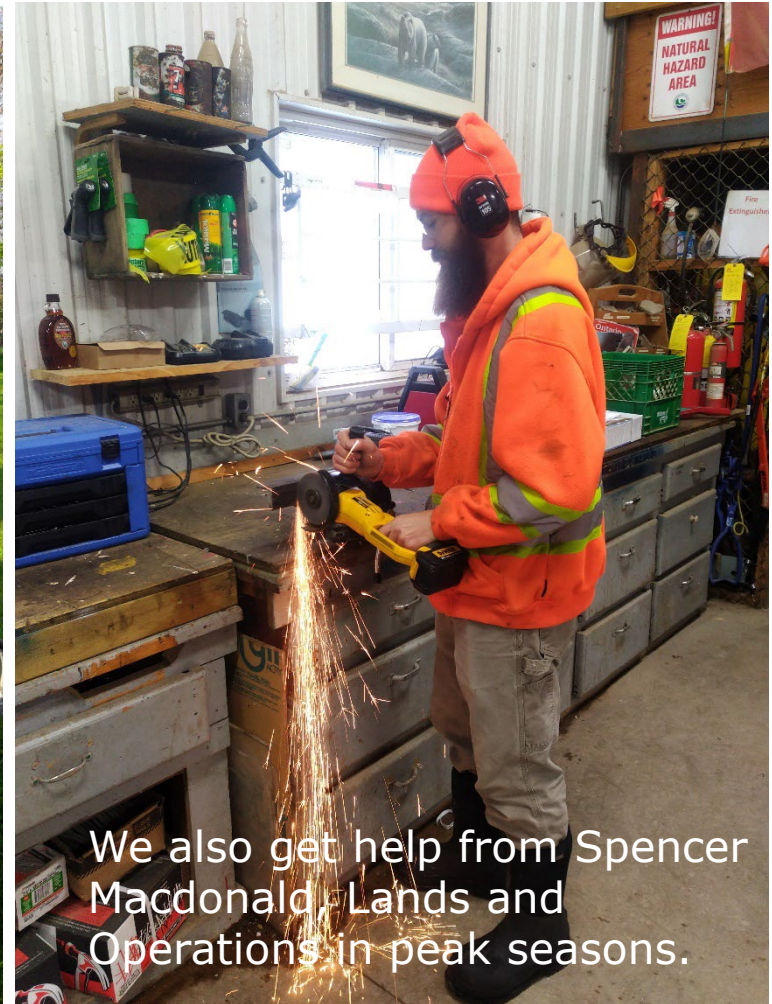
- N.V.C.A. staff to monitor regulatory changes and impacts on development review processes and volumes of permits and applications prior to considering proposed fees for implementation in 2024
- Consult with stakeholders and Board of Directors
- Anticipated implementation of updated fees in 2024



Forestry Program Update

[Rick Grillmayer] | [Manager, Forestry] | [June 23, 2023]

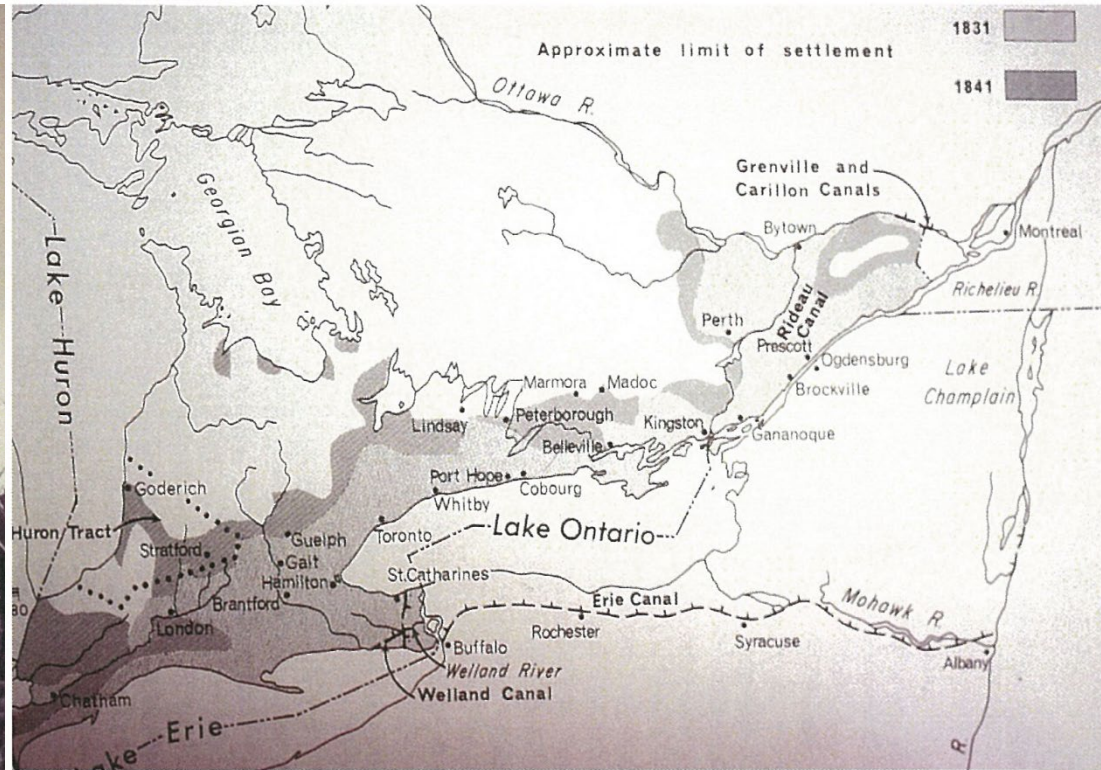
Who we are



History of Tree Planting

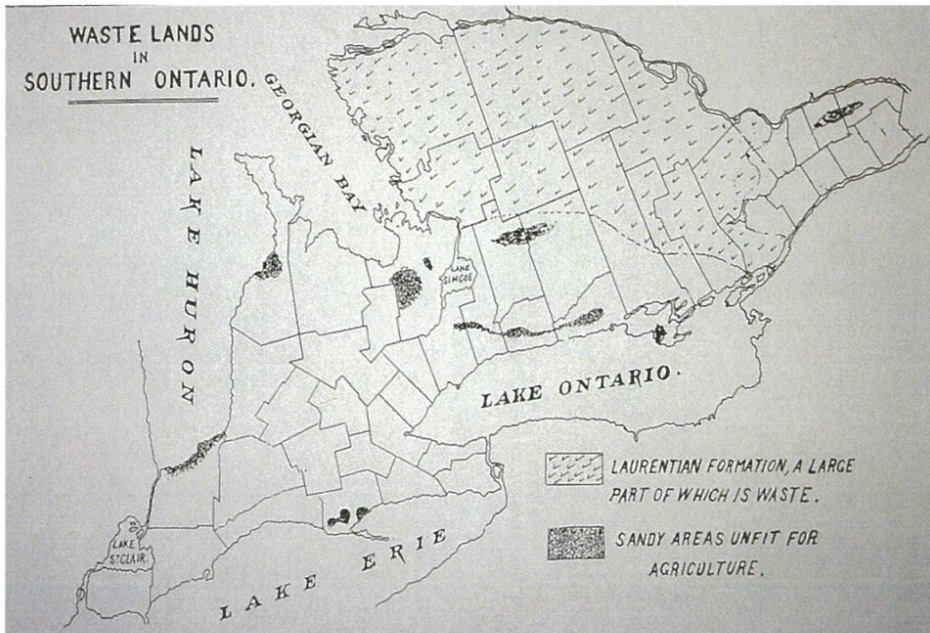


Removing pine stumps, Metcalf farm, Innisfil, 1882. Pine stumps could be transported by wagon to Collingwood for the production of turpentine. Uprooted stumps were also placed on their side, creating fencerows that contained the movement of livestock. Simcoe County Archives.

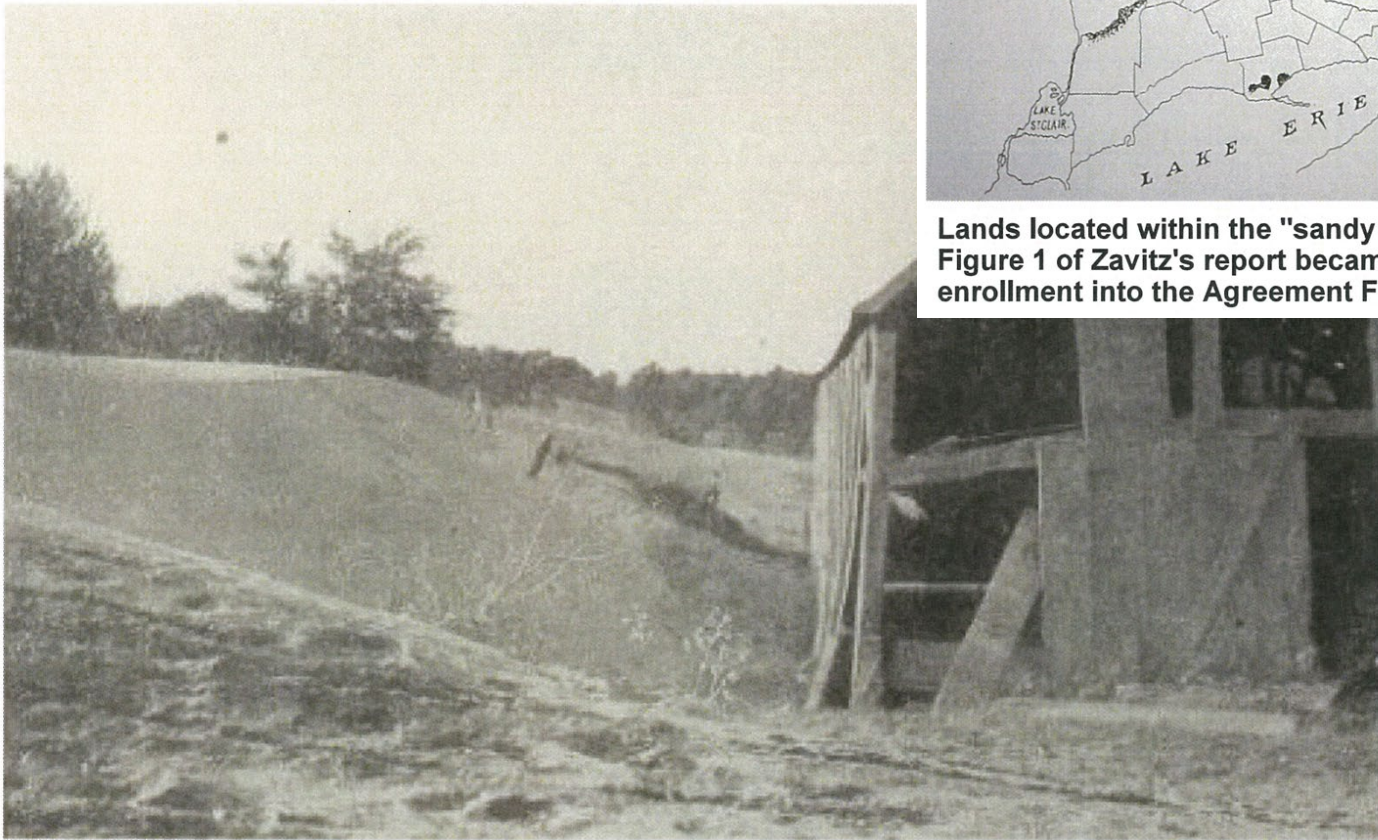


Approximate limit of settlement 1831 and 1841.

WASTE LANDS
IN
SOUTHERN ONTARIO.



Lands located within the "sandy areas unfit for agriculture" in Figure 1 of Zavitz's report became a priority for acquisition and enrollment into the Agreement Forest program.



Abandoned farm showing effects of drifting sand. Forestry in Southern Ontario. Photo by E.J. Zavitz O. A. C. Review Volume 22 Issue 3, December p. 126 1909 Ontario Agricultural College.

History of Tree Planting in S. Ont.

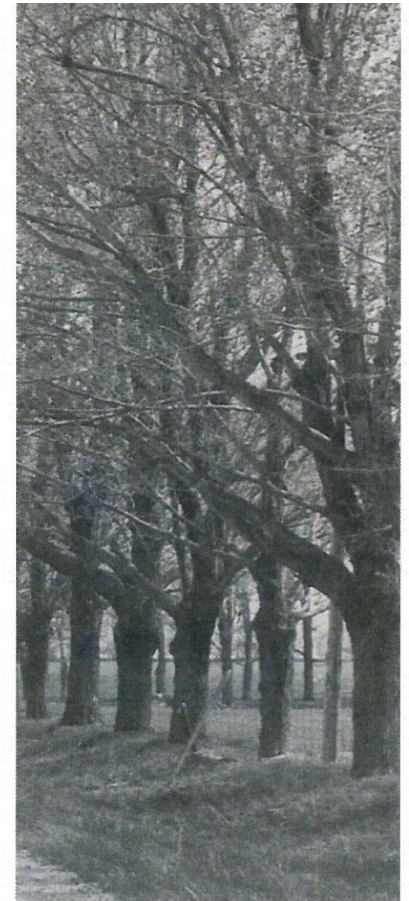
The Early Years.

- Promoted in 1871 as a means of preventing “further degradation” of agricultural lands.



(left) Planted roadside trees along Bill Hunter farm, The Maples, Dufferin County c. 1900.

(right) Trees along Hunter farm, 1982. Photo E.L. Borczon

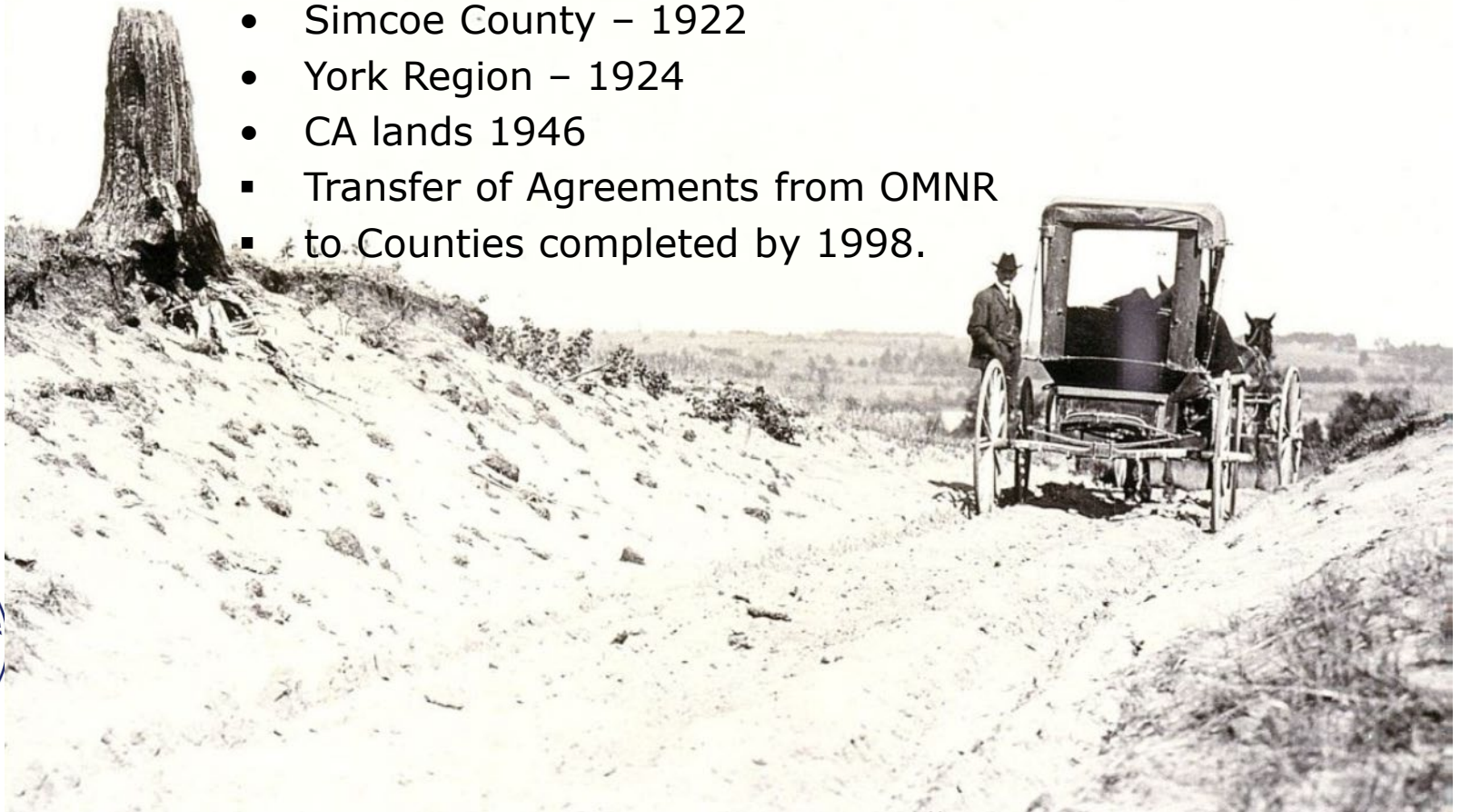


Forestry Agreements

Agreement Forests – 1921 – 1998.

- » The planting and management of Municipal lands
- » by the Province of Ontario.

- Simcoe County – 1922
- York Region – 1924
- CA lands 1946
- Transfer of Agreements from OMNR
- to Counties completed by 1998.



Provincial Leads

- » Woodlands Improvement Act – 1966 – 1993.
 - Allowed the Department of Lands and Forests to work with individual landowners.
 - 15 year agreement.
 - Signs still visible today.



Province Leaves

Provincial Tree Planting

- Provincial Nurseries 1922 – 1999
- Ontario Tree Seed Plant 1923 – 2018



Why we Care about Forests and Plant Trees

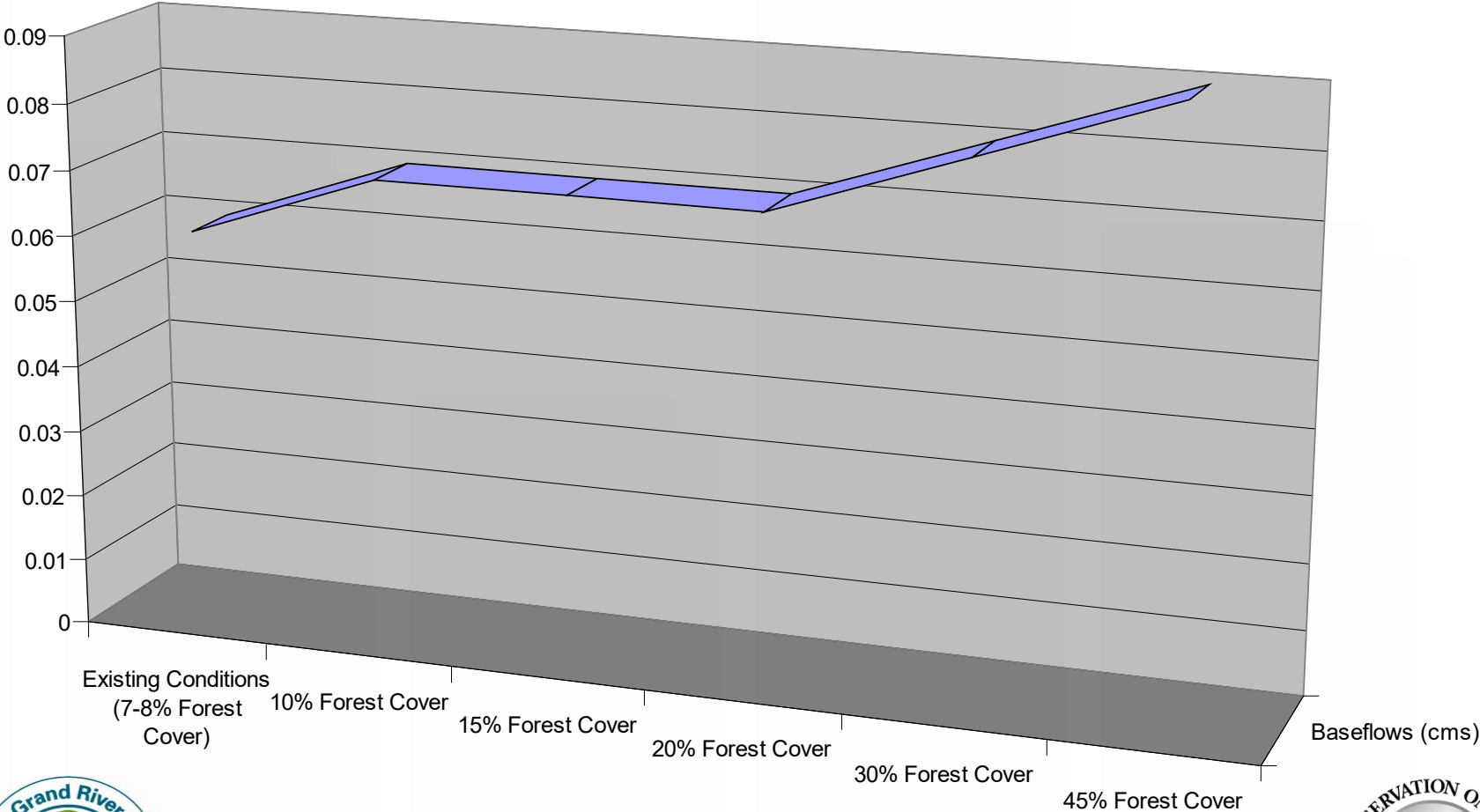


» NVCA is now the only agency left in the watershed that provide this service. We have been planting trees each year since 1964.

Effect of Increased Forest Cover on Baseflows

(GAWSER Model - based on observed conditions in the Grand River watershed)

- increases baseflows...



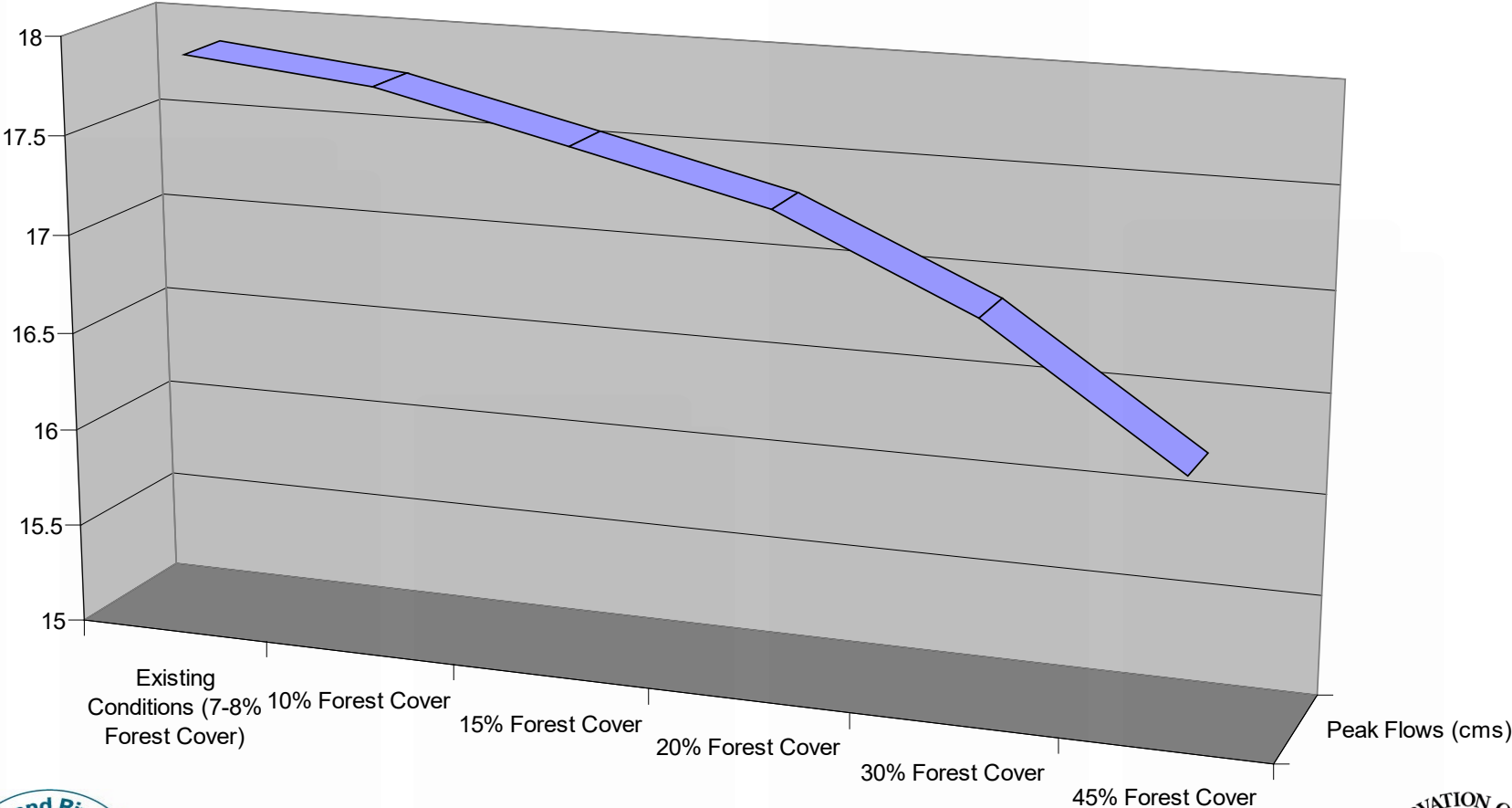
Fifty Years of Collaborative Afforestation for Watershed Health



Effect of Increased Forest Cover on Peak Flows

(GAWSER Model - based on observed conditions in the Grand River watershed)

- increased forest cover decreases peak flows.





















Fifty Years of Collaborative Afforestation for Watershed Health



How Trees Fit into NVCA Goals and Objectives

Green Infrastructure Benefits and Practices

This section, while not providing a comprehensive list of green infrastructure practices, describes the five GI practices that are the focus of this guide and examines the breadth of benefits this type of infrastructure can offer. The following matrix is an illustrative summary of how these practices can produce different combinations of benefits. Please note that these benefits accrue at varying scales according to local factors such as climate and population.

Benefit	Reduces Stormwater Runoff				Increases Available Water Supply	Increases Groundwater Recharge	Reduces Salt Use	Reduces Energy Use	Improves Air Quality	Reduces Atmospheric CO ₂	Reduces Urban Heat Island	Improves Community Livability					Improves Habitat	Cultivates Public Education Opportunities
	Reduces Water Treatment Needs	Improves Water Quality	Reduces Grey Infrastructure Needs	Reduces Flooding								Improves Aesthetics	Increases Recreational Opportunity	Reduces Noise Pollution	Improves Community Cohesion	Urban Agriculture		
Practice																		
Green Roofs	●	●	●	●	○	○	○	●	●	●	●	●	○	●	○	○	○	○
Tree Planting	●	●	●	●	○	○	○	●	●	●	●	●	●	●	●	○	○	○
Bioretention & Infiltration	●	●	●	●	○	○	○	○	●	●	●	●	○	○	○	○	○	○
Permeable Pavement	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Water Harvesting	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○

● Yes

◐ Maybe

○ No



Forestry Industry



Carbon Offsets

Tree Seedling Carbon Storage - over 10 years:

- » 0.039 metric ton CO₂/ tree
- » note: average car equiv. 4.6 ton/yr/car
- » 15,550 trees planted would store 13 car equivalents per year at 10 years after planting.
- » 15,550 trees covers 20 acres.



2023 Partnerships

- » Levy = \$75,923
- » Partners = \$318,000
- » Funding ration 1:4
- » Forests Ontario, Simcoe County, Federal Government (via numerous programs), Town of New Tecumseth and the Landowners.
- » Biggest individual contributor is Forests Ontario.
- » Some partners have funded us since 2008.



Where the Trees Come From



2023 Planting Season



78,000 trees planted on 19 properties in 7 municipalities.



Planting to began on April 24 and completed May 17.



Machine Planting



Hand Planters



Streamside Plantings



Working 1-year in Advance

- » Site visits need to be completed the year before planting - before winter sets in.



In-house Site Preparation and Tending



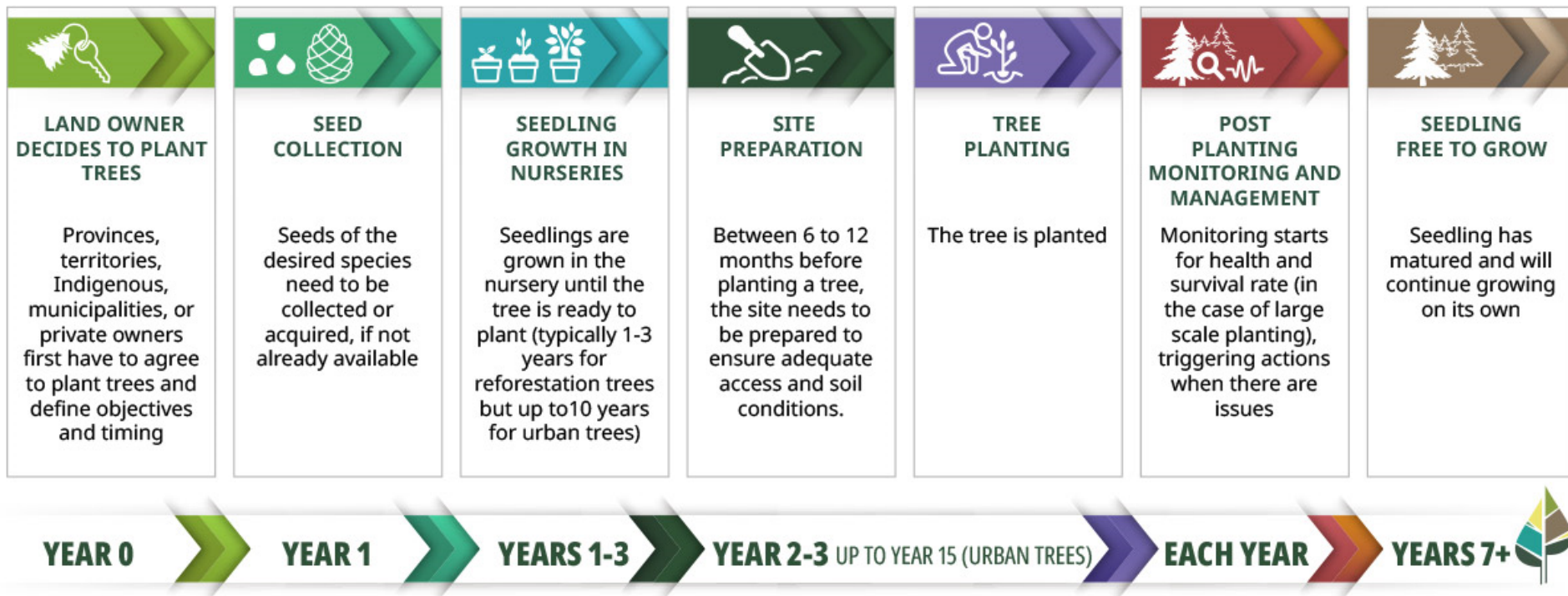
The Fall

Tending and Site Preparation



Survival surveys to be completed in 1st, 2nd, and 5th years.

Typical Timeline for the Establishment of Trees



Pines as a Cover Crop – Squair Plantation



Francis Squair 1908

Simcoe Plantations



1953 white pine



Son of Francis Squair 1981

- » 2019 – 110 years later.
- » “in Forestry 30 years is nothing”



Arbour Day Tree Sales



Special Projects – Living Snowfences

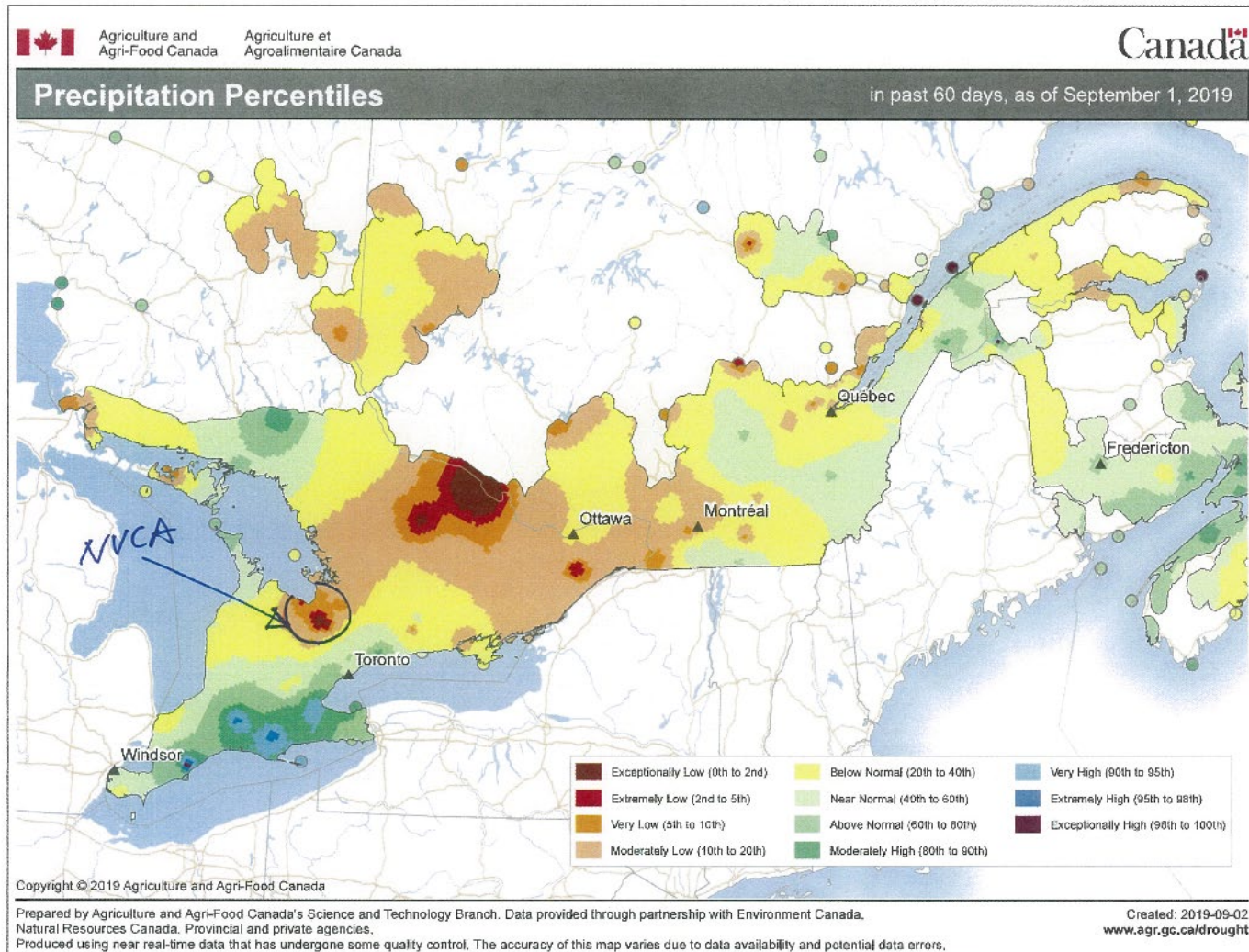


Managed Forest Tax Incentive Program (MFTIP)

Section 6.1 - 2008 Air Photo Compartment Map - Nottawasaga Valley Conservation Authority
2688 Horseshoe Valley Road, Springwater Twp - 4341 030 001 05007



Challenges to Growing Trees



Deer Predation



Climate Change

Current climate suitability zone of aspen

1971–2000

Range
Core 5-95%

— Provincial Boundaries

Source
NRCan - CFS
www.cfs.nrcan.gc.ca/forestchange
Projection
Canada Lambert Conformal Conic
Standard Parallels 49N 77N
Central Meridian: -95
Date
January 14, 2016



Projected climate suitability zone of aspen

2071–2100 RCP 8.5 Continued emissions increases

Range
Core 5-95%

— Provincial Boundaries

Source
NRCan - CFS
www.cfs.nrcan.gc.ca/forestchange
Projection
Canada Lambert Conformal Conic
Standard Parallels 49N 77N
Central Meridian: -95
Date
January 14, 2016



Climate Change – Species Selection



Forest Loss to Emerald Ash Borer



Spongy Moth (aka Gypsy Moth)





Lymantria dispar dispar 2021

Areas in Ontario where Lymantria dispar dispar moth caused defoliation

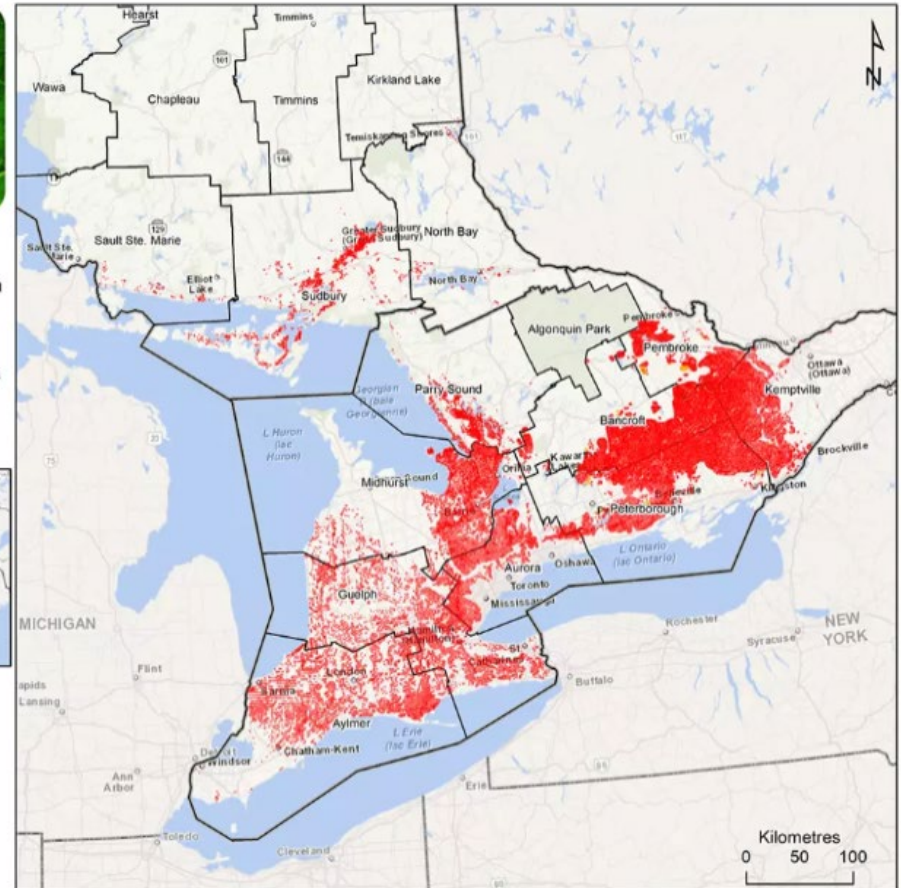
Light = 9,101 ha

Moderate to severe = 1,779,744 ha

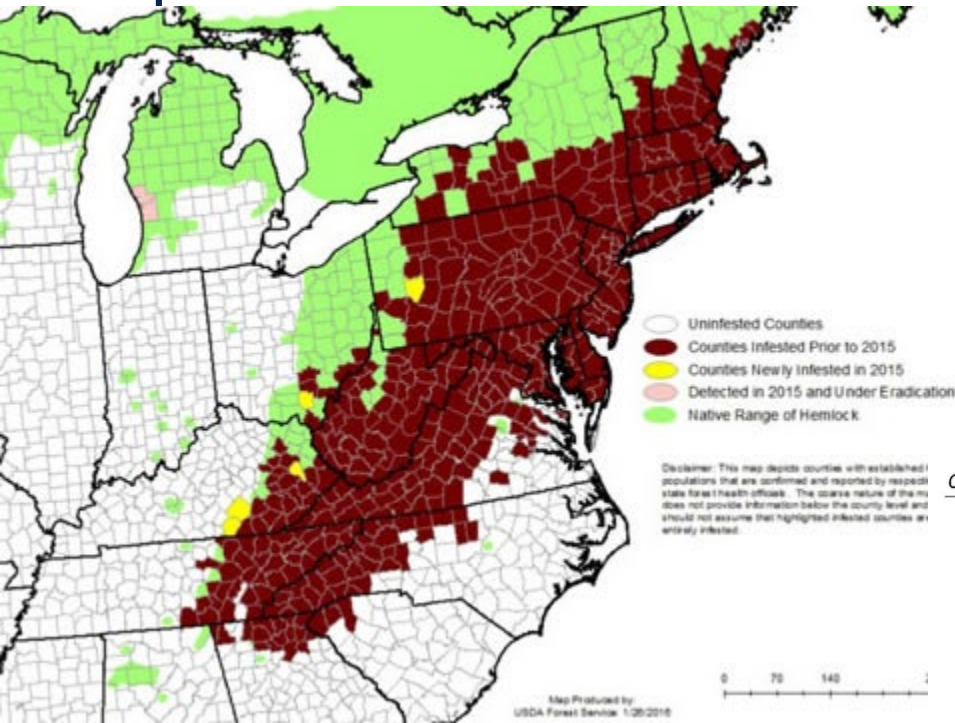
-  Area of light defoliation
-  Area of moderate to severe defoliation



Disclaimer:
This map is illustrative only. Do not rely on this map as being a precise indicator of routes, locations of features, nor as a guide to navigation. This map was produced by the Ministry of Northern Development, Mines, Natural Resources and Forestry.



Pests on the Horizon that are Much More Serious



Oak Wilt Detection Survey

Revision 2019-12-19

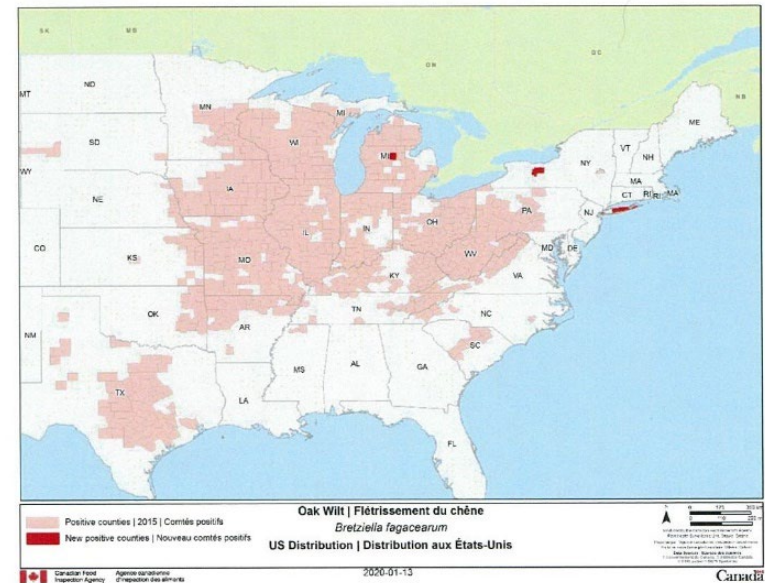


Figure 5. Map of Regulated US counties as of 2019.

~Thank You ~



Rick Grillmayer
Manager, Forestry
Rgrillmayer@nvca.on.ca
705-424-1479 extension 230



05-23-BOD Minutes **(DRAFT)**
Nottawasaga Valley Conservation Authority
May 26, 2023 at 9:00 AM EDT

Attendance

Present:

Mayor Scott W. Anderson, Adjala-Tosorontio (Township); Cllr. Christopher Baines, Collingwood (Town); Cllr. Joe Belanger, Wasaga Beach (Town); Cllr. Nicole Cox, New Tecumseth (Town); Cllr. Pieter Kiezebrink, Essa (Township); Chair Gail Little, Amaranth (Township); Deputy Mayor Paul Van Staveren Clearview (Township); Cllr. Kevin Eisses, Innisfil (Town); Mayor Darren White, Melancthon (Township); Cllr. Joel Loughead, Grey Highlands (Municipality); Cllr. June Porter, The Bule Mountains (Town); Vice-Chair Jonathan Scott, Bradford West Gwillimbury (Town) *arrived at 10:00am*; Cllr. Richard Schell, Oro-Medonte (Township); Cllr. Gary Harvey, Barrie (City)

NVCA Staff:

Sheryl Flannagan, Director, Corporate Services; Doug Hevenor, Chief Administrative Officer; Chris Hibberd, Director, Watershed Management Services; Byron Wesson, Director, Conservation Services; Ian Ockenden, Acting Watershed Science Supervisor; Fred Dobbs, Manager, Stewardship Services, Kyra Howes, Manager, Lands & Operations; Maria Leung, Senior Communications Specialist; Kerry Jenkins, Administrative Assistant/Recorder

Absent:

Mayor Jennifer Coughlin, Springwater (Township); Cllr. Ralph Manktelow, Mono (Town); Cllr. Kyle Fegan, Shelburne (Town); Mayor Janet Horner, Mulmur (Township)

1. Events

Help plant trees in the Minesing Wetlands!

Date: Tuesday, May 16, 2023 9:00 AM - 3:00 PM

Location: Minesing Wetlands

Volunteer to plant trees in Innisfil

Date: Saturday, May 27, 2023 9:00 AM - 12:00 PM

Location: Innisfil

The Great Mansfield Outdoor Run

Date: Saturday June 3, 2023

Location: Mansfield Outdoor Centre

PA Day Camp Tiffin

Date: Friday, June 2, 2023 9:00 AM - 4:00 PM

Location: Tiffin Centre for Conservation

Conservation and Flyfishing

Date: Saturday June 17, 2023

Location: Cabela's Barrie

Camp Tiffin

Date: July 4 – September 1

Location: Tiffin Centre for Conservation

Junior Leadership Camp

Date: July 4 – September 1

Location: Tiffin Centre for Conservation

2. Call to Order

Chair Little called the meeting to order at 9:05am.

3. Land Acknowledgement

The Nottawasaga Valley Conservation Authority Board acknowledges that we are situated on the traditional land of the Anishinaabeg. The Anishinaabeg include the Odawa, Saulteaux, Anishinaabeg, Mississauga and Algonquin who spoke several languages including Anishinaabemowin and Potawatomi. We are dedicated to honouring Indigenous history and culture and committed to moving forward in the spirit of reconciliation and respect with all First Nation, Métis and Inuit people.

4. Declaration of Pecuniary and Conflict of Interest

5. Motion to Adopt the Agenda

Recommendation:

RES: 34-23

Moved by: Cllr. Nicole Cox

Seconded by: Cllr. Joe Belanger

RESOLVED THAT: the agenda for the Board of Directors meeting #05-23-BOD dated May 26, 2023 be approved.

Carried;

6. Announcements

Chair Little recognized the retirement of Byron Wesson, former Director, Conservation Lands and expressed her gratitude for all that he's done.

Byron Wesson, former Director, Conservation Lands to spoke on his retirement. He thanked all his team on everything they've accomplished throughout the years.

Chair Little introduced Kyra Howes, the new Director, Conservation Services.

7. Presentations

Fred Dobbs, Manager, Stewardship Services conducted a presentation on NVCA's Watershed Stewardship Services Overview.

Recommendation:

RES: 35-23

Moved by: Mayor Darren White

Seconded by: Cllr. June Porter

RESOLVED THAT: the Board of Directors receive the presentation *NVCA's Watershed Stewardship Services Overview*.

Carried;

8. Deputations

There were no deputations at this time.

9. Hearings

There were no hearings at this time.

10. Determination of Items Requiring Separate Discussion

Board Members are requested to identify items from the Consent List that they wish to have considered for separate discussion.

11. Adoption of Consent List and Identification of Items Requiring Separate Discussion

Recommendation:

RES: 36-23

Moved by: Mayor Darren White

Seconded by: Mayor Scott W. Anderson

RESOLVED THAT: agenda item number(s), 12.2.2 was identified as requiring separate discussion, be referred for discussion under Agenda Item #12; and

FURTHER THAT: all Consent List Agenda Items not referred for separate discussion be adopted as submitted to the board and staff be authorized to take all necessary action required to give effect to same; and

FURTHER THAT: any items in the Consent List not referred for separate discussion, and for which conflict has been declared, are deemed not to have been voted on or discussed by the individual making the declaration.

Carried;

12. Consent List

12.1. Adoption of Minutes

Recommendation:

Approved by Consent

Moved by: Cllr. Pieter Kiezebrink

Seconded by: Cllr. Christopher Baines

RESOLVED THAT: the minutes of the Board of Directors meeting 04-23-BOD dated April 28, 2023 be approved.

12.2. Staff Reports

12.2.1. Staff Report No. 20-05-23-BOD from Sheryl Flannagan, Director, Corporate Services

Recommendation:

Approved by Consent

Moved by: Cllr. Gary Harvey

Seconded by: Deputy Mayor Paul Van Staveren

RESOLVED THAT: the Board of Directors approve Staff Report No. 20-05-23-BOD regarding the Administrative Bylaws Update.

12.2.2. Staff Report No. 21-05-23-BOD from Ian Ockenden, Acting Watershed Science Supervisor

Recommendation:

RES: 37-23

Moved by: Cllr. Kevin Eisses

Seconded by: Cllr. Rick Schell

RESOLVED THAT: the Board of Directors receive Staff Report No. 21-05-23-BOD the Watershed Monitoring Strategy for information.

Carried;

12.2.3. Staff Report No. 22-05-23-BOD from Maria Leung, Senior Communications Specialist

Recommendation:

Approved by Consent

Moved by: Cllr. Joel Loughhead

Seconded by: Cllr. Ralph Manktelow

RESOLVED THAT: Staff Report No. 22-05-23-BOD regarding NVCA Communications – *April 15, 2023 – May 12, 2023*, be received.

13. Other Business

There was no other business.

14. Adjourn

Recommendation:

RES: 38-23

Moved by: Cllr. June Porter

Seconded by: Cllr. Nicole Cox

RESOLVED THAT: this meeting adjourn at 10:35am to meet again on June 23, 2023 or at the call of the Chair.

Carried;



Staff Report: 23-06-23-BOD

Date: 23/06/2023

To: Chair and Members of the Board of Directors

From: Doug Hevenor, Chief Administrative Officer (CAO)

SUBJECT: 2022-2026 Lake Huron Management Plan (LAMP) Update

Recommendation

RESOLVED THAT: The NVCA Board of Directors receive this report for information on the Lake Huron Management Plan (LAMP).

Purpose of the Staff Report

The purpose of this staff report is to present to the Nottawasaga Valley Conservation Authority's (NVCA) Board of Directors summary information for the 2022-2026 LAMP.

Background

The LAMP is bi-national action plan for restoring and protecting the Great Lakes ecosystem within a bi-national partnership, which facilitates information sharing, sets priorities, and coordinates bi-national environmental protection and restoration activities.

The LAMP is developed under the 2012 Great Lakes Water Quality Agreement (GLWQA), the governments of Canada and the United States committed to restore and maintain the physical, biological and chemical integrity of the waters of the Great Lakes.

The LAMP is an ecosystem-based strategy for protecting and restoring the water quality of both Lake Huron and the St. Mary's River, a connecting river system.

The Lake Huron Partnership, led by the U.S. Environmental Protection Agency (U.S. EPA) and Environment and Climate Change Canada (ECCC), develops and implements the LAMP and facilitates information sharing, priority setting and coordination of bi-national protection and restoration activities.

Over the past year, the Lake Huron Partnership agencies have cooperated to protect and restore the lake's water quality through targeted actions and programs. These actions include development of the 2022-2026 Lake Huron Lakewide Action and Management Plan (LAMP) and planning for, and completing, the 2022 intensive field year of the Cooperative Science and Monitoring Initiative. Members of the Lake Huron Partnership also participated in the 2022 Great Lakes Public Forum and engaged the public in discussing the state of the Great Lakes, progress achieved under the GLWQA over the past three years and priorities that will guide the science and actions for the next three years.

Issues/Analysis

REDUCING CHEMICAL CONTAMINATION AND POLLUTION: Lake Huron continues to be a good source of high-quality drinking water. Levels of toxic chemicals are assessed as good, and long-term trends indicate that concentrations are declining in Lake Huron. Concentrations of toxic chemicals in fish filets are also declining or remaining stable.

MANAGING NUTRIENTS AND ALGAE: Nutrient and algae issues in the lake continue to threaten water quality and ecosystem health, as phosphorus concentrations are deficient in the offshore waters, limiting productivity, but are high enough in some nearshore areas to cause nuisance algae growth. Beaches and nearshore areas, however, continue to provide good opportunities for swimming and recreational use; healthy watersheds and shorelines are a critical component of maintaining water quality for those many uses. The Partnership addresses nutrient and algae issues through actions, research and programs at the local, state, provincial and federal levels, focusing on Saginaw Bay and Georgian Bay.

PREVENTING AND CONTROLLING INVASIVE SPECIES: Over 100 non-native species have become established in Lake Huron, causing direct and indirect impacts to the ecology and water quality of the basin. Once established, invasive fish, plants, and other organisms are very difficult to eradicate. Aquatic Invasive species such as Sea Lamprey and Round Goby negatively affect native fish species by causing physical injury and/or outcompeting them for food and habitat. Efforts to detect, eradicate, and control invasive species are ongoing.

PROTECTING AND RESTORING HABITAT AND SPECIES: Many intact, high-quality habitats, including many coastal wetlands, are found in the Lake Huron ecosystem. Hard infrastructure, such as retaining walls, dams and parking lots, degrade habitats and can negatively affect native species populations, biodiversity, and resilience to climate change. Continued efforts to assess, protect and restore habitat are important for improving and maintaining water quality and ecosystem health.

OUTREACH AND ENGAGEMENT: The Lake Huron Partnership held two Let's Talk Lake Huron public webinars in 2022, including one on protecting Lake Huron fish and wild rice (Manoomin) and a second on managing nutrients and nuisance algae. You can keep up to date on GLWQA engagement opportunities in the Engagement section of binational.net. Information on our partner organizations' upcoming outreach and engagement opportunities can be found in the Great Lakes Commission's "Great Lakes Calendar".

Impact on Authority Finances

At this time, we see no changes to proposed budgeting resulting from recent review of Lake Huron and Georgian Bay through the development of the LAMP.

Climate Change Implications

This staff report does not result in an increase in green house gases, temperature or precipitation exposure.

Reviewed by and approved for submission by:

Original Signed by:

Doug Hevenor

Chief Administrative Officer



Staff Report: 24-06-23-BOD
Date: 23/06/2023
To: Chair and Members of the Board of Directors
From: Doug Hevenor, Chief Administrative Officer (CAO)

SUBJECT: July 1st, 2023 MOU/Inventory of Programs and Services for Submission to Ministry of Natural Resources and Forestry (MNR)

Recommendation:

RESOLVED THAT: the update on Memorandums of Understanding and Nottawasaga Valley Conservation Authority's (NVCA) progress report, be received; and

FURTHER THAT: NVCA's Board of Directors approves this progress report in fulfillment of O.Reg. 687/21 to be submitted to the Province's MNR by July 1, 2023, as required for meeting the needs of the Transition Plans and Agreements for Programs and Services under Section 21.1.2 of the Act;

Purpose of the Report

This Report provides the MNR and the NVCA Board with an update on the MOUs relating to the Inventory of Programs and Services (IP&S).

Key Issue

To provide an update to the Board of Directors on work underway to update and develop new Memorandums of Understanding (MOUs) and other agreements with participating and partner municipalities in the context of the updated *Conservation Authorities Act* (CA Act) and regulations, and to obtain Board approval of the second progress report on this work, as required under O.Reg. 687/21, Transition Plans and Agreements for Programs and Services Under Section 21.1.2 of the Act

under the Conservation Authorities Act ("Transition Regulation") and to be submitted to the Province.

Background

The Conservation Authorities Act recent regulatory changes require the NVCA to prepare Transition Plans outlining steps and timelines for the preparation of an IP&S and for the development and execution of funding agreements with participating municipalities.

On December 5, 2020 the Conservation Authorities Act was amended. This was followed by three new regulations on October 1, 2021. These changes require Conservation Authorities (CAs) to:

- Complete a Transition Plan by December 31, 2021
- Complete a Program Inventory by February 28, 2022
- Complete Cost Apportioning Agreements by January 1, 2024

On August 30, 2022, NVCA was advised that through new Orders-In-Council made pursuant to the *Executive Council Act*, the MNRF has been designated as the Ministry responsible for administering the *Conservation Authorities Act*. Moving forward, MECP no longer has duties, functions or responsibilities under the CA Act. MECP, which led the legislative and regulatory changes since 2018, will support MNRF during the transition period. Staff will continue to apprise the Board on any further details regarding this change and will continue to circulate this report to MECP to assist with this transition.

Transition Plans require conservation authorities to:

Outline the timeline and steps they will follow to prepare a program inventory and enter into cost apportioning agreements with participating municipalities

Program Inventories then require conservation authorities to:

List their current programs and services:

- Categorize their programs and services into three categories:
 - o Category 1 – prescribed as mandatory by the province
 - o Category 2 – delivered on behalf of municipalities
 - o Category 3 – those that further the conservation, restoration, development and management of natural resources
- Identify the cost of delivering each program and service
- Identify the revenue source(s) of each program and service Cost-Apportioning

Agreements then require conservation authorities to:

- Enter into agreements with participating municipalities for any category 2 or 3 programs that are supported by municipal levy.

April MOU Activity

- Met with General Managers and CAOs and discussed implications of Bill 23 on MOU development with our municipal partners.
- Met with CO and CAO/GMs of all 36 CAs discussed progress of MOUs.
- Provided presentation to Adjala-Tosorontio Council on MOU and changes to the CA Act working with TRCA's Victoria Kramkowski, PhD (she/her) Senior Manager, Government and Community Relations, Peel and York Watersheds
- Met with Nicole Martin, Amaranth and Denise Morrissey to explain MOU and answer questions via joint presentation with Grand River CA, CAO Samantha Lawson and the NVCA.
- Met with Town of Mono CAO, Mark Early regarding MOU meeting with Town of Mono CAO set date to present to Mono Council June 13th at 9:00AM. Information developed with Victoria Kramkowski and Credit Valley CA CAO, Quentin Hanchard
- Received approval of MOU with Shelburne Council April 24, 2023.
- Provided Administrative MOU, Letter to Council and Programs and Services for Category 1, 2 and 3 items to select watershed CAOs requesting feed back and suggested next steps for development of the Administrative MOU.

May MOU Activity

- Met with Greater Golden Horseshoe Conservation Authority CAOs to discuss the MOU.
- Presented MOU to Melancthon receiving Council approval with of MOU May 4, 2023.
- Attended Council meeting and received Council approval of Adjala-Tosorontio MOU May 10, 2023.
- Met with CO and CAO/GMs of all 36 CA to continue to review implications of Bill 23 on MOU development, as some confusion still exists on the aspects of natural heritage.
- Met with Senior staff from TRCA to discuss next steps with Adjala-Tosorontio MOU
- Re-sent information package on comprehensive MOU, along with Letter to Municipal Partner CAOs along with outline of Programs and Services identifying Category 1, 2 and 3 items for the MOU to fourteen remaining unsigned municipalities on May 15, 2023.
- Met with Clearview CAO John Ferguson and Senior Planner, Amy Cann and they will set date for deputation to Council in July/August
- Set up future meetings with Wasaga Beach Staff June 6, Collingwood Staff June 8th, and Town of Bradford West Gwillimbury Staff June 9th, and Town of Mono Council June 13th.

- Received feedback from Mulmur CAO on MOU Staff Report, NVCA still supplying further information concerning programs and services back to CAO.
- Met with CAO and Staff of Bradford West Gwillimbury setting up deputation for August.

June MOU Activity

- Updated NVCA senior management team of the progress of the MOUs.
- All 36 GMs/CAOs meeting to continue to discuss MOU development.
- Met with Wasaga Beach CAO & Staff he will be bringing a Staff Report supporting the MOU to Council in August.
- NVCA continues to develop Ice Management Strategy Report, Land Acquisition and Disposition Strategy, Land Inventory and Resource Management Strategy.
- Followed up with nine of our Municipal Partner CAOs attempting to set up meetings to discuss the MOU.
- Discussed MOU with Town of Blue Mountains Staff and set up deputation for Council for June 27th.
- Worked with Senior Staff from TRCA (Victoria Kramkowski) in preparation for June 13 Town of Mono meeting.
- Arranged deputation for Township of and Springwater Council for July 5th.
- City of Barrie is currently reviewing MOU and will provide questions if required.
- Met with Clearview CAO and Staff, Township of Clearview is setting up Council deputation of MOU for July/August.
- Reached out with phone follow up to Innisfil CAO, Oro-Medonte CAO, New Tecumseth CAO, Grey-Highlands CAO still unable to set a meeting date to discuss the MOU.
- Both CAOs from New Tecumseth and Innisfil have responded and we will meet with New Tecumseth Staff on June 9th and Innisfil Staff on June 28th to discuss the MOU with the NVCA.
- Met with Collingwood CAO Sonya Skinner and will provide deputation to Collingwood Council July 10th.
- Continuing to provide information to Mulmur CAO in support of future Staff Report to Mulmur Council.
- Met with CAO and Staff of Bradford West Gwillimbury they will bring report to council for August.
- Attended Town of Mono Council to support CAO, Marl Early's staff report on MOU.
- Reached out to Barrie, ESSA, Oro-Medonte and Grey Highland to follow up on required MOU discussions.

Comments or feedback provided by municipalities

Update on the progress of negotiations of cost apportioning agreements with participating municipalities.

We have received very positive feedback from most of the partners we have spoken to concerning MOU and have completed five signed MOUs (Adjala-Tosoronto, Amaranth, Melancton, Mono and Shelburne). We have two Municipalities, Grey-Highlands, and Oro-Medonte that we have not been successful in meeting with to discuss the MOU.

Any difficulties experienced that may impact the ability to enter into cost apportioning agreements by the transition date.

Discussions on specifics have remained very open and no issues have been targeted by Municipal Partners at the staff level. A limited number of two municipalities have not provided any feedback to the NVCA; to date 16 of 18 partners have provided some form of feedback, set up meetings for Council approval or signed an MOU agreement. Working through Bill 23 continues to be challenging. We are also finding timing delays in setting up meetings with Councils may be problematic. However, I still remain confident our negotiations will be forthcoming and productive.

Continue to work developing Land Strategy for Inventory and Strategy for Disposition of Land, Ice Control Strategy, and the Watershed Resource Management Strategy.

At this time, NVCA is tentatively preparing to ask for an extension to the December 31, 2023 in its October quarterly report to the MNR. Staff will continue to reassess whether an extension request may be required in 2023 reports to the Board based on the status of MOU approvals across our jurisdiction at that time.

Relevance to Authority Policy/Mandate

The NVCA currently has Planning Agreements with 13 of our 18 Municipal partners as well with Simcoe County, MNDMNR, Town of Caledon and the Region of Peel. These agreements are available to review on our NVCA website under Agreements and MOUs at <https://www.nvca.on.ca/Pages/PlanningPolicies.aspx>

NVCA goal is to negotiate and consult towards administrative MOU compliance for 2024.

Impact on Authority Finances

At this time, we see no changes to our proposed 2024 budget resulting from recent regulations changes to the CA Act resulting from Bill 23. Our budget format for 2024 will align with the identification and costs associated with:

- Category 1 – prescribed as mandatory by the province
- Category 2 – delivered on behalf of municipalities
- Category 3 – those that further the conservation, restoration, development and management of natural resources

Climate Change Implications

This staff report does not result in an increase in green house gases, temperature or precipitation exposure.

Reviewed by and approved for submission by:
Original Signed by:
Doug Hevenor
Chief Administrative Officer



Staff Report: 25-06-23-BOD

Date: 23/06/2023

To: Chair and Members of the Board of Directors

From: Rick Grillmayer, Manager, Forestry

SUBJECT: 2023 Forestry Program Update

Recommendation

RESOLVED THAT: The Board of Directors receive Staff Report No. 25-06-23-BOD regarding the 2023 Forestry Program Update.

Purpose of the Staff Report

The purpose of this Staff Report is to inform the BOD of the results of the 2023 Spring Tree Planting Program.

Background

NVCA has planted trees each spring since 1964. The 2023 installment saw NVCA plant 78,000 trees on 19 properties in 7 municipalities. 78,000 trees cover 98 acres or 39.65 hectares. Planting started April 24 and was completed on May 17.

The trees are grown locally at Somerville Nurseries in Everett to specifications set by Forests Ontario. Forests Ontario subsidizes these trees and is our single biggest source of funding. In total, 7 agencies are providing up to \$273K to support the 2023 season.

Planting 78,000 trees in 18 days requires a large pool of labour and equipment, so this is outsourced to a tree planting contractor. We have done this annually since 1997.

Participating landowners are required to sign agreements with NVCA and contribute financially to the project.

Issues/Analysis

Potential planting sites need to be assessed and prepared a year in advance, so site visits for the 2024 season have started. This work must be completed before the onset of winter. Negotiations with funding partners are ongoing, with 4 funding partnerships confirmed for 2024.

Relevance to Authority Policy/Mandate

The Forestry Program works towards achieving NVCA's objectives by expanding riparian forest buffers and protecting, enhancing, and restoring land by expanding forest cover to achieve our water quality targets. The program helps to meet these targets by creating permanent buffers along streams and by creating forests.

Impact on Authority Finances

All direct costs associated with the 2023 Spring Tree Planting Program are covered by our funding partners and the participating landowners. Municipal levy is not used in the purchase of tree seedlings or the hiring of planting contractors.

Climate Change Implications

Nature-based climate solutions – like planting trees – make the most of nature's ability to combat climate change by absorbing and storing greenhouse gases, regulating water levels, protecting shorelines from storm surges and erosion, and even cooling cities.

The NVCA assesses climate implications in all staff reports using the Clean Air Partnership's '[Municipal Climate Lens Tool](#)' to consider climate impacts or benefits associated with any project, program, or initiative. The following is a summary of the results:

Municipal Climate Lens Tool	Results
Mitigation	GHG impact has been considered.
Temperature	Temperature impact has been considered and improved over base case.
Precipitation	Precipitation impact has been considered and improved over base case.

Reviewed by:
Original Signed by
Kyra Howes
Director, Conservation Services

Approved for submission by:
Original Signed by
Doug Hevenor
Chief Administrative Officer



Staff Report: 26-06-23-BOD
Date: 23/06/2023
To: Chair and Members of the Board of Directors
From: Meagan Kieferle & Stacey Van Opstal
Senior Regulations Officer & Regulations Technician

SUBJECT: Permits/Approvals under the *Conservation Authorities Act* for the Period January 1, 2023 to June 10, 2023.

Recommendation

RESOLVED THAT: the NVCA Board of Directors receive Staff Report No. 26-06-23-BOD that summarizes the permits and approvals issued by staff for the period of January 1, 2023 to June 10, 2023.

Purpose of the Staff Report

The purpose of this staff report is to provide the Board of Directors with a summary of the permits/approvals issued under Section 28 of the *Conservation Authorities Act* and provide information outlining how the Ministry of Natural Resources and Forestry (MNRF) and Conservation Ontario Client Service Standards for Conservation Authority Plan and Permit Review permit response timelines are being met.

Background

As a result of an amended regulation to the *Conservation Authorities Act Section, 28 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation'*, NVCA staff have been delegated the authority to approve permissions consistent with board approved policies and guidelines.

Based on the Board of Directors approved reporting format and timelines, staff provide the Board biannual reporting. This format allows for increased transparency and freeing up of staff time, to devote to permit approvals and issuance.

As outlined in MNR's May 2010 "Policies and Procedures for Conservation Authority Plan Review and Permitting Activities" (the "CALC" report), permit applications under the *Conservation Authorities Act* will generally be processed within specified timelines. This document identifies that conservation authorities are to make a decision (i.e., recommendation to approve or recommendation for refusal with right to an appeal) with respect to a permission (permit) application and pursuant to the *Conservation Authorities Act* within 30 days for a complete minor application and 90 days for a complete major application.

The NVCA will notify applicants, in writing, within 21 days of the receipt of a permission (permit) application, as to whether the application has been deemed complete or not. The applicant should pre-consult with NVCA staff prior to submission of an application to determine complete permit application requirements for specific projects.

In 2019/2020 the NVCA, in collaboration with Ontario's Conservation Authorities and Conservation Ontario, endorsed the Conservation Ontario "Client Service Standards for Conservation Authority Plan and Permit Review" (the "Client Services Standards" report, endorsed June 24, 2019, amended December 9, 2019). As a designated high growth CA, the NVCA has implemented the following measures (Note that the NVCA had historically and proactively addressed items 1 & 2 below):

1. Publicly accessible agreements and policies that guide reviews and decision making;
2. CA online screening maps;
3. CA annual report to Conservation Ontario on review timelines.

The Client Service Standards report provided client service targets for review of permit applications under Section 28 of the *Conservation Authorities Act* (Table 3 of document at link included below). Under the Client Service Standards, prior permit applications classified as 'Clearance Letter/Letter of Approval' have been renamed 'Routine Permit Applications'. The following target timelines have been identified:

- Routine Permit Applications – Notification as to whether the application has been deemed complete or not within 10 days, decision to be rendered within 14 days of receipt of complete application with 7 additional days for review of subsequent re-submissions.
- Minor Permit Applications - Notification as to whether the application has been deemed complete or not within 14 days, decision to be rendered within 21 days of receipt of complete application with 15 additional days for review of subsequent re-submissions.
- Major Permit Applications - Notification as to whether the application has been deemed complete or not within 21 days, decision to be rendered within 28 days of receipt of complete application with 30 additional days for review of subsequent re-submissions.

Pre-consultation prior to permit application submission are encouraged by the NVCA and reduce the notification of application completeness for Minor and Major Permit Applications by 7 days.

Link to Conservation Ontario Client Service Standards for Conservation Authority Plan and Permit Review:

https://conservationontario.ca/fileadmin/pdf/policy-priorities_section/PlanRegs_Client_Client_Service_Standards_for_Conservation_Authority_Plan_and_Permit_Review_As_Amended.pdf

Issues/Analysis

Attached to this staff report is a summary of the permits issued during the period January 1, 2023 to June 10, 2023. A total of 326 permits and clearances were approved by staff for this time period.

Summary of Permits and Clearances by Municipality	Total Permits	Total Clearances	CALC Timelines Met (permits)
CITY OF BARRIE	23	0	23
MUNICIPALITY OF GREY HIGHLANDS	9	1	9
TOWN OF THE BLUE MOUNTAINS	2	0	2
TOWN OF BRADFORD WEST GWILLIMBURY	0	1	n/a
TOWN OF COLLINGWOOD	39	1	38
TOWN OF INNISFIL	5	0	5
TOWN OF MONO	13	0	13
TOWN OF NEW TECUMSETH	37	1	37
TOWN OF SHELBURNE	2	0	2
TOWN OF WASAGA BEACH	41	0	40
TOWNSHIP OF ADJALA-TOSORONTIO	15	0	15
TOWNSHIP OF AMARANTH	5	0	5
TOWNSHIP OF CLEARVIEW	48	0	48
TOWNSHIP OF ESSA	14	0	14
TOWNSHIP OF MELANCTHON	5	1	5
TOWNSHIP OF MULMUR	5	0	5
TOWNSHIP OF ORO-MEDONTE	23	0	23
TOWNSHIP OF SPRINGWATER	34	1	34
Total	320	6	

In the majority of instances (99.0%) NVCA staff met the prescribed timelines as outlined in the MNR guideline document and noted in the "Background" section of this staff report.

In the majority of instances (93.5%), NVCA staff met the prescribed timelines as outlined in the Conservation Ontario Client Service Standard document and noted in the "Background" section of this staff report.

Over the similar time period in 2022 (June 13, 2022 to December 31, 2022) the NVCA issued a total of 432 permissions (permits/clearances), and met the mandated timelines in 96.0% (CALC) and 89.8% (Conservation Ontario Client Service Standard).

For further discussion related to personal information and to ensure compliance with the Municipal Freedom of Information and Protection of Privacy Act, these discussions should be held in closed session. It is important to note that Conservation Ontario has specified a transition period of 2-years to implement the Client Service Standards and associated performance evaluation and reporting.

Relevance to Authority Policy

Permits issued under *Ontario Regulation 172/06* are in compliance with Section 28 of the *Conservation Authorities Act*.

Impact on Authority Finances

Permit issuance and reporting is completed within the confines of the approved 2023 budget under staff salaries and program expenses.

Climate Change Implications

The NVCA assesses climate implications in all staff reports using the Clean Air Partnership's '[Municipal Climate Lens Tool](#)' to consider climate impacts or benefits associated with any project, program, or initiative. The following is a summary of the results.

Municipal Climate Lens Tool	Results
Mitigation	This staff report does not result in an increase in green house gases
Temperature	This staff report does not result in an increase temperature
Precipitation	This staff report does not result in an increase in precipitation exposure

Submitted by:
Original Signed by

Chris Hibberd
Director, Watershed Management
Services

Approved for Submission by:
Original Signed by

Doug Hevenor
Chief Administrative Officer

Attachments: Summary of Permits/Approvals and Clearances
January 1, 2023 to June 10, 2023



SUMMARY OF CLEARANCES

Range From : January 1, 2023 To June 10, 2023

TOWN OF BLUE MOUNTAINS

Ref ID	Lot & Con	Clearance Type	Date Issued
27672	LOT 16 CON 1	Clearance Letter	23-May-23

TOWN OF BRADFORD WEST GWILLIMBURY

Ref ID	Lot & Con	Clearance Type	Date Issued
56311	24/7	Clearance Letter	12-May-23

TOWN OF COLLINGWOOD

Ref ID	Lot & Con	Clearance Type	Date Issued
43773	Part Lot 42, Concession 9	Clearance Letter	18-Apr-23

TOWN OF NEW TECUMSETH

Ref ID	Lot & Con	Clearance Type	Date Issued
55944	15/5	Clearance Letter	03-Jan-23

TOWNSHIP OF MELANCTHON

Ref ID	Lot & Con	Clearance Type	Date Issued
56242	14/1	Clearance Letter	13-Apr-23

TOWNSHIP OF SPRINGWATER

Ref ID	Lot & Con	Clearance Type	Date Issued
55558	65/1	Clearance Letter	28-Mar-23

Total Records 6



Permit/Clearances Timeline Reporting Nottawasaga Valley Conservation Authority

Range From : January 1, 2023 To June 10, 2023

Municipality	Total Permits	Total Clearances	CALC Timelines Met
CITY OF BARRIE	23	0	Yes, In All Cases
MUNICIPALITY OF GREY HIGHLANDS	9	0	Yes, In All Cases
TOWN OF BLUE MOUNTAINS	2	0	Yes, In All Cases
TOWN OF COLLINGWOOD	39	0	No, Check
TOWN OF INNISFIL	5	0	Yes, In All Cases
TOWN OF MONO	13	0	Yes, In All Cases
TOWN OF NEW TECUMSETH	37	0	Yes, In All Cases
TOWN OF SHELBURNE	2	0	Yes, In All Cases
TOWN OF WASAGA BEACH	41	0	No, Check
TOWNSHIP OF ADJALA-TOSORONTIO	15	0	Yes, In All Cases
TOWNSHIP OF AMARANTH	5	0	Yes, In All Cases
TOWNSHIP OF CLEARVIEW	48	0	Yes, In All Cases
TOWNSHIP OF ESSA	14	0	Yes, In All Cases
TOWNSHIP OF MELANCTHON	5	0	Yes, In All Cases
TOWNSHIP OF MULMUR	5	0	Yes, In All Cases
TOWNSHIP OF ORO-MEDONTE	23	0	Yes, In All Cases
TOWNSHIP OF SPRINGWATER	34	0	Yes, In All Cases
Total Records :	320	0	



NVCA Permit Stat Report By Date

1/1/2023 To 6/10/2023

Number of Permits Issued Within Policy & Procedure Timeline			Number of Permits Issued Outside Policy & Procedure Timeline		
Major	Minor	Routine	Major	Minor	Routine
154	92	72	2	0	0

Number of Permits Issued Within CO Guideline Timeline			Number of Permits Issued Outside CO Guideline Timeline		
Major	Minor	Routine	Major	Minor	Routine
137	90	72	19	2	0

Record Count : 321



SUMMARY OF PERMITS/APPROVALS

Range From : January 1, 2023 To June 10, 2023

Municipality	Ref ID	Lot & Con	Proposal Description	Date Issued
CITY OF BARRIE	23929	LOT 2 CON 14	Tree removal, earthworks including site preparation, grading and stockpiling	23-Jan-13
CITY OF BARRIE	51365	6, 1	Raised Deck	23-Feb-03
CITY OF BARRIE	50820	Lot 1, Con 13	Raised Deck	23-Feb-03
CITY OF BARRIE	55994	4/11	Detached Accessory Building	23-Feb-24
CITY OF BARRIE	55608	4/10	Detached Accessory Building	23-Mar-03
CITY OF BARRIE	56086	1/13	Raised Deck	23-Mar-10
CITY OF BARRIE	55729	3/14	Basement Dwelling	23-Mar-14
CITY OF BARRIE	56138	N/A	Enbridge	23-Mar-31
CITY OF BARRIE	56138	N/A	Enbridge	23-Mar-31
CITY OF BARRIE	56235	3/14	Inground pool	23-May-04
CITY OF BARRIE	55801		Rogers Telecommunications HDD	23-May-04
CITY OF BARRIE	56081	N/A	Bell Utilities HDD	23-May-26
CITY OF BARRIE	56080	N/A	Bell HDD	23-May-26
CITY OF BARRIE	56082	N/A	Hell HDD	23-May-26
CITY OF BARRIE	56103	N/A	Bell HDD	23-May-26
CITY OF BARRIE	56104	N/A	Bell HDD	23-May-26
CITY OF BARRIE	56105		Bell HDD	23-May-26
CITY OF BARRIE	56106		Bell HDD	23-May-26
CITY OF BARRIE	56089	N/A	Bell HDD	23-May-26
CITY OF BARRIE	56058		Bell HDD	23-May-26
CITY OF BARRIE	55940	1/13	change of use to basement dwelling unit	23-Jun-05
CITY OF BARRIE	55711	19/3	change of use - basement dwelling unit	23-Jun-07
CITY OF BARRIE	56223	2/14	Raised Deck	23-Jun-09
MUNICIPALITY OF GREY HIGHLANDS	51268	Lot 50 Con 1 NDR	septic system	23-Jan-05
MUNICIPALITY OF GREY HIGHLANDS	43667	37/6	for the construction of a new replacement culverts and berm repair	23-Feb-03
MUNICIPALITY OF GREY HIGHLANDS	47023	Lot 27, Concession 4	new sfd, barn, driveway, septic	23-Feb-13
MUNICIPALITY OF GREY HIGHLANDS	35769	LOT 73 CON 3 NDR	addition and septic	23-Feb-15
MUNICIPALITY OF GREY HIGHLANDS	30515	LOT 63 CON 2 NDR	amendment to original permit	23-May-08
MUNICIPALITY OF GREY HIGHLANDS	56340	IOT 69/70 Con 2	Culvert Replacement	23-Jun-02
MUNICIPALITY OF GREY HIGHLANDS	56339	2/A	Culvert replacement	23-Jun-02
MUNICIPALITY OF GREY HIGHLANDS	56338	Lot 52,53,54,55 Con 3	Culvert Replacement	23-Jun-02
MUNICIPALITY OF GREY HIGHLANDS	56341	52/53 Con 1	Culvert Replacement	23-Jun-02
TOWN OF BLUE MOUNTAINS	36150		interference with watercourse and alteration to wetland for the construction of siltation and erosion control devices, temporary granular access road, culvert installation, clearing and grubbing of trees and topsoil stripping to facilitate future development via plan of subdivision.	23-Mar-07
TOWN OF BLUE MOUNTAINS	56324	15/1	Sewer hook up	23-Jun-06
TOWN OF COLLINGWOOD	44867	Lot 41 Con 10	SFD, pool, cabana, septic	23-Jan-18



SUMMARY OF PERMITS/APPROVALS

Range From : January 1, 2023 To June 10, 2023

Municipality	Ref ID	Lot & Con	Proposal Description	Date Issued
TOWN OF COLLINGWOOD	55847	42/9	Enbridge gas service - emergency works	23-Jan-20
TOWN OF COLLINGWOOD	55676	47/11	Enbridge Gas service, amendment	23-Jan-20
TOWN OF COLLINGWOOD	51359	42, 9	Enbridge gas service	23-Jan-20
TOWN OF COLLINGWOOD	55931	44/8	Enbridge gas service	23-Jan-23
TOWN OF COLLINGWOOD	55763	42/8	Minor addition - enclosing front porch	23-Feb-02
TOWN OF COLLINGWOOD	47027	Lot 38, Concession 5	SFD, Driveway and septic renewal	23-Feb-03
TOWN OF COLLINGWOOD	26481	LOT 41 CON 6	Septic System	23-Feb-07
TOWN OF COLLINGWOOD	43772	Lot 43, Concession 9	Enbridge	23-Feb-16
TOWN OF COLLINGWOOD	48947	Lot 44 Con 8	Enbridge	23-Feb-21
TOWN OF COLLINGWOOD	47117	Lot 42 Con 7	enbridge gas services	23-Feb-22
TOWN OF COLLINGWOOD	42279	Part Lot 37, Concession 5	SFD, Septic, driveway	23-Feb-23
TOWN OF COLLINGWOOD	50337	Lot 49, Con 12	Construction of a second storey addition on an existing single-family home	23-Feb-23
TOWN OF COLLINGWOOD	42478	Lot 40, Con 6	Enbridge	23-Feb-27
TOWN OF COLLINGWOOD	50585	Lot 43, Concession 8	Amendment for SFD and Accesrry Dwelling within the 2-zone of the Pretty River Floodway. Garage is conditioned to be floodproofed and is required to be demonstrated upond completeion.	23-Mar-08
TOWN OF COLLINGWOOD	38234	Lot 44, Con 12	septic system	23-Mar-15
TOWN OF COLLINGWOOD	25314	40/6	septic system repair	23-Mar-15
TOWN OF COLLINGWOOD	28289	Lot 40 Con 6	Enbridge Gas Services	23-Mar-17
TOWN OF COLLINGWOOD	56041	47/10	Enbridge pit excavation	23-Mar-29
TOWN OF COLLINGWOOD	38805	Lot 43/ Con 7	Enbridge gas service	23-Mar-29
TOWN OF COLLINGWOOD	47401	Lott 44, Concession 8	Enbridge	23-Mar-29
TOWN OF COLLINGWOOD	42407	pt Lot 43, Con 9	Enbridge gas service	23-Mar-29
TOWN OF COLLINGWOOD	50510	Lot 44, Con 9	Construction of a new single detached dwelling.	23-Mar-29
TOWN OF COLLINGWOOD	36220	LOT 45, CON 12	Enbridge Gas Services	23-Mar-30
TOWN OF COLLINGWOOD	51416	50, 11	Enbridge Gas Services	23-Mar-30
TOWN OF COLLINGWOOD	55973		Detached accessory structure	23-Apr-04
TOWN OF COLLINGWOOD	51301	Lot 48 Concession 10	Pump Station Upgrades	23-Apr-17
TOWN OF COLLINGWOOD	56109	44/9	raised bed pool. Eng cleared	23-Apr-20
TOWN OF COLLINGWOOD	50329	Lot 24, Con 8	change of use - basement unit. Outside flood hazards confirmed by Eng.	23-Apr-20
TOWN OF COLLINGWOOD	55881	Lot 42 Concession 9	chnage of use - basement dwelling	23-May-09
TOWN OF COLLINGWOOD	56260	40/8	enbridge gas services	23-May-15
TOWN OF COLLINGWOOD	29112	pt Lot 46, Con 12	stream restoration Works	23-May-15
TOWN OF COLLINGWOOD	56250	44/8	Enbridge Gas Services	23-May-15
TOWN OF COLLINGWOOD	56299	42/7	covered deck	23-May-17
TOWN OF COLLINGWOOD	50773	Lot 38/Con 5	SFD rebuild with septic and detached garage. Eng cleared	23-May-23
TOWN OF COLLINGWOOD	56140	43/9	addition	23-May-24
TOWN OF COLLINGWOOD	56285	50/11	Rebuild with addition on existing footprint.	23-May-31



SUMMARY OF PERMITS/APPROVALS

Range From : January 1, 2023 To June 10, 2023

Municipality	Ref ID	Lot & Con	Proposal Description	Date Issued
TOWN OF COLLINGWOOD	50568	Lot 41 Con 8	Amendment to OG pool permit	23-May-31
TOWN OF COLLINGWOOD	56380	41/8	Enbridge Gas Services	23-Jun-07
TOWN OF INNISFIL	55565	N/A	Road Reconstruction including ditch work and culvert replacement	23-Mar-16
TOWN OF INNISFIL	55823	N/A	Rogers Utility Works	23-Mar-28
TOWN OF INNISFIL	47809	Lot 6, Concession 7	Importation of clean fill, stockpiling, implementation of sediment and erosion controls, including sediment pond, rock check dams and silt fence	23-Mar-30
TOWN OF INNISFIL	24558	Lot 7, Con 1	Septic	23-Apr-13
TOWN OF INNISFIL	56108	15,16/4	Water system upgrades	23-May-18
TOWN OF MONO	47764	31/2	New build with attached and detached garage, swimming pool, driveway, walkway, proches/terrace	23-Jan-04
TOWN OF MONO	55880	6/2 West of Huroniastreet	addition to house	23-Jan-19
TOWN OF MONO	40135	Lot 19 Con 8 EHS	single family dwelling, detached garage, driveway, and septic system.	23-Jan-24
TOWN OF MONO	29140	Lot 24, Concession 3 EHS	septic system	23-Feb-13
TOWN OF MONO	32358	LOT 15 CON 4 EHS	Construction of a 1-storey +/-80.3 sq m (+/-864.3 sq ft) accessory structure (garage/storage shed)	23-Mar-02
TOWN OF MONO	47344	W Pt Lt 10, Con 4 E	For the construction of a new two storey accessory structure	23-Mar-27
TOWN OF MONO	29839	LOT 11 CON 2 WEST OF HURONTARIO STREET	Greenhouses in WLB	23-Mar-28
TOWN OF MONO	56214		Enbridge Gas Services	23-Apr-12
TOWN OF MONO	55874		Culvert Rhabilitation	23-Apr-17
TOWN OF MONO	31055	LOT 12 CON 6 EHS	septic system	23-May-23
TOWN OF MONO	55749	29/7	Entrance permit	23-May-24
TOWN OF MONO	47514	PT LT 11, CON 4 EHS	Addition and septic. Meets MA policy and eng has provided sign off.	23-May-26
TOWN OF MONO	56229		Hydro One SCR for forestry maintenance	23-Jun-07
TOWN OF NEW TECUMSETH	28839	LOT 5, CON 2	accessory building	23-Jan-13
TOWN OF NEW TECUMSETH	55966	13/2	Enbridge gas service	23-Jan-27
TOWN OF NEW TECUMSETH	55970	1/14	Enbridge - gas service	23-Jan-27
TOWN OF NEW TECUMSETH	28932	Part Lot 7/8 Con 1	Stormwater Management Re-design	23-Jan-31
TOWN OF NEW TECUMSETH	55828	5/3	Driveway, parking lot	23-Feb-24
TOWN OF NEW TECUMSETH	56076	1/15	Enbridge	23-Feb-27
TOWN OF NEW TECUMSETH	37991	LOT 7, CON 3	change of use to basement apartment	23-Mar-16
TOWN OF NEW TECUMSETH	55938	31/8	Change of Use, Basement Dwelling	23-Mar-22
TOWN OF NEW TECUMSETH	50085	Lot 1, Con 11	New SFD, detached accessory building, driveway, septic system, new well, and restoration of the distrubed area	23-Mar-29
TOWN OF NEW TECUMSETH	55696	21/13	rebuild with addtion and attached garage	23-Mar-29
TOWN OF NEW TECUMSETH	55887		Bell Utilities	23-Mar-30
TOWN OF NEW TECUMSETH	55896	N/A	Bell utilities	23-Mar-30
TOWN OF NEW TECUMSETH	55897		Bell utilities	23-Mar-30



SUMMARY OF PERMITS/APPROVALS

Range From : January 1, 2023 To June 10, 2023

Municipality	Ref ID	Lot & Con	Proposal Description	Date Issued
TOWN OF NEW TECUMSETH	55893	N/A	Bell utilities	23-Mar-30
TOWN OF NEW TECUMSETH	55891		Bell utilities	23-Mar-30
TOWN OF NEW TECUMSETH	55886	N/A	Bell utilities	23-Mar-30
TOWN OF NEW TECUMSETH	55894		Bell utility	23-Mar-30
TOWN OF NEW TECUMSETH	55895	N/A	Bell utility	23-Mar-30
TOWN OF NEW TECUMSETH	50858		detached accessory structure	23-Mar-31
TOWN OF NEW TECUMSETH	51427	21, 4	Amendment for Septic System	23-Apr-12
TOWN OF NEW TECUMSETH	56015		Bell utilities	23-Apr-18
TOWN OF NEW TECUMSETH	55991	10/8	inground pool	23-Apr-18
TOWN OF NEW TECUMSETH	55945	9/8	Inground pool	23-Apr-27
TOWN OF NEW TECUMSETH	55856	Part Lot 5/6 Con 10	Bridge Rehabilitation and road reconstruction	23-Apr-28
TOWN OF NEW TECUMSETH	55854	21/ Part 7/8	Bridge rehabilitation and road reconstruction	23-Apr-28
TOWN OF NEW TECUMSETH	51494	9/13	Addition, Detached structure	23-May-02
TOWN OF NEW TECUMSETH	56259	13/6	Enbridge	23-May-05
TOWN OF NEW TECUMSETH	18488	14/6	Enbridge	23-May-05
TOWN OF NEW TECUMSETH	56255	14/6	Enbridge	23-May-05
TOWN OF NEW TECUMSETH	56256	14/6	Enbridge	23-May-05
TOWN OF NEW TECUMSETH	29527	Lot 13, Concession 6	Enbridge	23-May-12
TOWN OF NEW TECUMSETH	56257	13/6	Enbridge	23-May-12
TOWN OF NEW TECUMSETH	50456	Lot 14, Concession 5	Enbridge	23-May-12
TOWN OF NEW TECUMSETH	37654	Lot 3, Con 14	Sewer hook up septic system decommission	23-May-18
TOWN OF NEW TECUMSETH	51187	12/14	inground pool	23-May-19
TOWN OF NEW TECUMSETH	55682	1/2	Spot pole replacements	23-Jun-09
TOWN OF NEW TECUMSETH	56313	10/7	Enbridge	23-Jun-09
TOWN OF SHELBURNE	56158	Part Lot 30/31 Con 2	Telecommunications	23-Apr-26
TOWN OF SHELBURNE	24015	Lot 32, Con 3	For fill, grading, and paving including construction of storm sewers, rainwater retention facility and pumping station (Ph 2 Detailed Design).	23-May-11
TOWN OF WASAGA BEACH	30870	LOT 34 CON 1	Addition	23-Jan-12
TOWN OF WASAGA BEACH	44903	Part Lot 21, Concession 10	Enbridge gas Service	23-Jan-20
TOWN OF WASAGA BEACH	35952	LOT 33 CON 1	Addition	23-Jan-20
TOWN OF WASAGA BEACH	23280	Lot 5 Con 4	Enbridge gas service	23-Jan-20
TOWN OF WASAGA BEACH	40046	7/16	SFD	23-Feb-01
TOWN OF WASAGA BEACH	47322	Lot 34, Concession 1	Single family dwelling	23-Feb-02
TOWN OF WASAGA BEACH	56037	26/8	Enbridge	23-Feb-10
TOWN OF WASAGA BEACH	33648	LOT 26 CON 8	Enbridge	23-Feb-10
TOWN OF WASAGA BEACH	18355	24/9	dredging of the south pond bay area and localized shoreline bank restoration and stabilization	23-Feb-17



SUMMARY OF PERMITS/APPROVALS

Range From : January 1, 2023 To June 10, 2023

Municipality	Ref ID	Lot & Con	Proposal Description	Date Issued
TOWN OF WASAGA BEACH	56064	19/11	emergency restoration and repair of the Municipal Ditch System including earth plugs, installation of stone lining and restoration of ditch embankments	23-Feb-17
TOWN OF WASAGA BEACH	33648	LOT 26 CON 8	Enbridge amendment, updated site plan	23-Feb-21
TOWN OF WASAGA BEACH	55961	23/9	SFD	23-Feb-27
TOWN OF WASAGA BEACH	31358	LOT 4 CON 15	single family dwelling	23-Mar-07
TOWN OF WASAGA BEACH	18350	LOT 21 CON 11	Enbridge gas service	23-Mar-16
TOWN OF WASAGA BEACH	55825	25/9	Sunroom	23-Mar-21
TOWN OF WASAGA BEACH	55589	1/15	Addition	23-Mar-21
TOWN OF WASAGA BEACH	51188	6/16	Basement addition	23-Mar-22
TOWN OF WASAGA BEACH	55840	1/15	New SFD	23-Mar-29
TOWN OF WASAGA BEACH	55996	23/10	Enbridge Gas Service	23-Mar-29
TOWN OF WASAGA BEACH	55997	23/10	Enbridge Gas Service	23-Mar-29
TOWN OF WASAGA BEACH	56088	33/1	Enbridge	23-Apr-04
TOWN OF WASAGA BEACH	56100	31/1	Enbridge	23-Apr-04
TOWN OF WASAGA BEACH	50411	Lot 22, Con 10	SFD	23-Apr-06
TOWN OF WASAGA BEACH	51314	N/A	SFD	23-Apr-06
TOWN OF WASAGA BEACH	48958	Lot 4, Con 15	replacement shorewall	23-Apr-21
TOWN OF WASAGA BEACH	50928	Lot 4, Con 15	replacement shorewall	23-Apr-24
TOWN OF WASAGA BEACH	56119	4/15	Enbridge Gas	23-May-02
TOWN OF WASAGA BEACH	38851	Lot 3, Con 15	enbridge gas services	23-May-05
TOWN OF WASAGA BEACH	42416	pt Lot 7, Con 16	Break wall	23-May-08
TOWN OF WASAGA BEACH	56130	24/9	detached accessory structure (pool house)	23-May-12
TOWN OF WASAGA BEACH	22876		cedar post breakwall	23-May-15
TOWN OF WASAGA BEACH	27095	LOT 7 CON 16	replacement construction of a new shorewall, armourstone retaining wall, stairs and localized grading works	23-May-15
TOWN OF WASAGA BEACH	15671	4/15	armourstone shorewall	23-May-19
TOWN OF WASAGA BEACH	28704		rebuild of new single family dwelling and detached accessory structure (garage)	23-May-19
TOWN OF WASAGA BEACH	28704		armourstone shorewall	23-May-19
TOWN OF WASAGA BEACH	14925	Lot 21, Con 1	detached accessory structure	23-May-25
TOWN OF WASAGA BEACH	30414	LOT 3 CON 15	reconstruction of a new single family dwelling with driveway	23-May-26
TOWN OF WASAGA BEACH	47035	Lot 34, Concession 2	Enbridge Gas Service - 1 Dwelling	23-Jun-06
TOWN OF WASAGA BEACH	56208	22/9	Enbridge Gas Service - 1 Dwelling	23-Jun-06
TOWN OF WASAGA BEACH	56393	34/2	Gas Service - 1 Dwelling	23-Jun-09
TOWN OF WASAGA BEACH	55626	33/1	single family dwelling	23-Jun-09
TOWNSHIP OF ADJALA-TOSORONTIO	24882	PT LT 11, CON 5	watercourse alteration to add a ditch to Municipal drain.	23-Jan-24
TOWNSHIP OF ADJALA-TOSORONTIO	47156	PT LT 21, CON 1	Retroactive Permit Approval following the construction of a detached accessory structure, structure appeared before OLT as ZBA was refused, OLT was approved, permit approval resolves Non-compliance matter	23-Feb-13



SUMMARY OF PERMITS/APPROVALS

Range From : January 1, 2023 To June 10, 2023

Municipality	Ref ID	Lot & Con	Proposal Description	Date Issued
TOWNSHIP OF ADJALA-TOSORONTIO	51343	26/4	Addition	23-Feb-13
TOWNSHIP OF ADJALA-TOSORONTIO	55857	32/1	Site preparation for bridge work forthcoming	23-Feb-21
TOWNSHIP OF ADJALA-TOSORONTIO	55838	Part Lot 15, Concession 3	SFD, Driveway, Septic	23-Mar-10
TOWNSHIP OF ADJALA-TOSORONTIO	36419	PT LT 24, CON 8	SFD, Detached accessory structure, septic, driveway, earthworks	23-Mar-10
TOWNSHIP OF ADJALA-TOSORONTIO	47159	26, 3	Addition, Attached garage	23-Mar-24
TOWNSHIP OF ADJALA-TOSORONTIO	56195	30/8	Enbridge	23-Apr-06
TOWNSHIP OF ADJALA-TOSORONTIO	51139	11/5	Detached Accessory Building	23-Apr-20
TOWNSHIP OF ADJALA-TOSORONTIO	51103	Lot 9, Con 5	detached structure - cabana	23-Apr-20
TOWNSHIP OF ADJALA-TOSORONTIO	17277		grading of wetland loss area.	23-Apr-24
TOWNSHIP OF ADJALA-TOSORONTIO	22217	Lot 22, Concession 7	single family dwelling with driveway, septic, culvert crossing, indoor inground pool and resolution of unauthorized works	23-May-12
TOWNSHIP OF ADJALA-TOSORONTIO	36079	LOT 33 CON 1	Replacement Barn	23-May-12
TOWNSHIP OF ADJALA-TOSORONTIO	38452	Pt LT 26 CON 4	NVCA River Restoration Renewal	23-May-25
TOWNSHIP OF ADJALA-TOSORONTIO	56344	12/7	Enbridge	23-Jun-09
TOWNSHIP OF AMARANTH	42532	Lot 6&7, Concession 2	Accessory structure (quonset hut) within the flood allowance	23-Jan-31
TOWNSHIP OF AMARANTH	53520	n/a	retroactive permit for temp watercrossing and fill placement	23-Feb-14
TOWNSHIP OF AMARANTH	32424	LOT 21 CON 1	Entrance way through PSW. Conditional permit issued after eng and ecology sign off.	23-Mar-20
TOWNSHIP OF AMARANTH	51352	Lot 32, Con 1	Addion and spetic within WLB	23-Mar-21
TOWNSHIP OF AMARANTH	50429	Lot 8, Con 2	ingle family dwelling, resolution of non-compliance matter, driveway, driveway culvert, inground pool	23-Apr-24
TOWNSHIP OF CLEARVIEW	55976	1/11	Enbridge	23-Jan-24
TOWNSHIP OF CLEARVIEW	51337	Lot 42, Con 12	Change of use - Finished Basement	23-Jan-27
TOWNSHIP OF CLEARVIEW	42192		Enbridge	23-Jan-31
TOWNSHIP OF CLEARVIEW	54559	25/2	enbridge	23-Feb-13
TOWNSHIP OF CLEARVIEW	47776	LOT 42/CON 12	SFD, driveway, pool, septic	23-Feb-14
TOWNSHIP OF CLEARVIEW	56053	37/8	Replace septic like for like	23-Feb-28
TOWNSHIP OF CLEARVIEW	50348	Lot 23, Con 7	detached accessory structure	23-Mar-09
TOWNSHIP OF CLEARVIEW	56101	9/4	Enbridge Gas Services	23-Mar-10
TOWNSHIP OF CLEARVIEW	56129	10/4	Enbridge Gas Services	23-Mar-13
TOWNSHIP OF CLEARVIEW	56062	Part Lot 7/8 Con 5	detached acc. structure	23-Mar-13
TOWNSHIP OF CLEARVIEW	51070	Lot 25, Con 1	off-line pond. New subdivision, dwelling is built outside natural hazards	23-Mar-15
TOWNSHIP OF CLEARVIEW	56004	25/3	inground pool	23-Mar-17
TOWNSHIP OF CLEARVIEW	55875	5/9	Weatherall Bridge Rehabilitation	23-Mar-17
TOWNSHIP OF CLEARVIEW	51477		Rogers Telecommunications	23-Mar-23
TOWNSHIP OF CLEARVIEW	51479		Rogers Telecommunications	23-Mar-23
TOWNSHIP OF CLEARVIEW	51480		Rogers Telecommunications	23-Mar-23
TOWNSHIP OF CLEARVIEW	51476		Rogers communications	23-Mar-23



SUMMARY OF PERMITS/APPROVALS

Range From : January 1, 2023 To June 10, 2023

Municipality	Ref ID	Lot & Con	Proposal Description	Date Issued
TOWNSHIP OF CLEARVIEW	51478		Rogers Telecommunications	23-Mar-23
TOWNSHIP OF CLEARVIEW	30635	8/5	Enbridge	23-Mar-31
TOWNSHIP OF CLEARVIEW	47108	Lot 10, Concession 4	SFD, driveway, septic	23-Apr-06
TOWNSHIP OF CLEARVIEW	55909	N/A	Rogers Telecommunication	23-Apr-12
TOWNSHIP OF CLEARVIEW	28198	Lot 36 Con 6	Renewal for perviously approved works	23-Apr-14
TOWNSHIP OF CLEARVIEW	55813	24/3	detached accessory structure - within WLB greater than 30m away.	23-Apr-19
TOWNSHIP OF CLEARVIEW	56186		addition within WLB, greater than 30m away	23-Apr-21
TOWNSHIP OF CLEARVIEW	55634	8/5	ingorund pool and pool shed, with landscaping. Area is within a flat area of the property, rough measurements puts the works outside the draft slope erosion.	23-Apr-21
TOWNSHIP OF CLEARVIEW	56254	24/1	enbridge gas services	23-Apr-25
TOWNSHIP OF CLEARVIEW	47167	East 1/2 18, Concession 9	additions to existing family dwelling. Eng cleared of slope erosion.	23-Apr-26
TOWNSHIP OF CLEARVIEW	55658	25/2	Bell Works	23-Apr-26
TOWNSHIP OF CLEARVIEW	55914	N/A	Rogers Telecommunication	23-Apr-26
TOWNSHIP OF CLEARVIEW	55927	N/A	Bell Canada Works	23-Apr-26
TOWNSHIP OF CLEARVIEW	56038	N/A	Bell Canada Works	23-Apr-26
TOWNSHIP OF CLEARVIEW	56040		Bell Canada Works	23-Apr-26
TOWNSHIP OF CLEARVIEW	56073		Bell Canada Works	23-Apr-26
TOWNSHIP OF CLEARVIEW	31623	LOT 8 CON 8	mudroom addition	23-Apr-26
TOWNSHIP OF CLEARVIEW	55911	N/A	rogers cables	23-May-04
TOWNSHIP OF CLEARVIEW	55921	N/A	rogers cables	23-May-04
TOWNSHIP OF CLEARVIEW	24272	LOT 24 CON 1	in-gorund pool	23-May-10
TOWNSHIP OF CLEARVIEW	56009	13/10	detached acc. structure with wet-flood proofing	23-May-15
TOWNSHIP OF CLEARVIEW	56306	27/1 ESR	Septic system repairs	23-May-17
TOWNSHIP OF CLEARVIEW	56266	33/8	Detached Acc. Structure	23-May-17
TOWNSHIP OF CLEARVIEW	56276	25/3	Deck	23-May-17
TOWNSHIP OF CLEARVIEW	28587	Lot 21, Con 5	additions	23-May-23
TOWNSHIP OF CLEARVIEW	50680	34/9	amendment to site plan for detached acc structure.	23-May-30
TOWNSHIP OF CLEARVIEW	56346		Bell Works within Municipal ROW	23-May-31
TOWNSHIP OF CLEARVIEW	47803	PT LT 23, CON 2	Amendment to OG Permit	23-Jun-06
TOWNSHIP OF CLEARVIEW	48953	Lot 6, Concession 9	two-storey addition to existing single-family dwelling. Eng cleared of slope erosion.	23-Jun-08
TOWNSHIP OF CLEARVIEW	56383		Enbridge gas services for multiple locations and abandonment of gas pipeline	23-Jun-08
TOWNSHIP OF CLEARVIEW	37794	9/6	replace lean-to on existing detached acc. structure.	23-Jun-09
TOWNSHIP OF ESSA	21887	Lot 21, Con 7	2 driveway entrances with culverts	23-Jan-10
TOWNSHIP OF ESSA	51420	28/7	Detached Structure	23-Jan-18
TOWNSHIP OF ESSA	38277	Lot 18, Concession 3	Enbridge gas service	23-Jan-20
TOWNSHIP OF ESSA	55866	22/7	Inground pool	23-Feb-02
TOWNSHIP OF ESSA	29525	Lot 32, Concession 4	Detached accessory building	23-Feb-09
TOWNSHIP OF ESSA	55806	31/3	Finished basement dwelling	23-Mar-01



SUMMARY OF PERMITS/APPROVALS

Range From : January 1, 2023 To June 10, 2023

Municipality	Ref ID	Lot & Con	Proposal Description	Date Issued
TOWNSHIP OF ESSA	51453	31/3	Raised deck	23-Apr-11
TOWNSHIP OF ESSA	56118	22/7	inground pool	23-Apr-26
TOWNSHIP OF ESSA	56050	22/4	inground pool	23-Apr-26
TOWNSHIP OF ESSA	56169	20/1	Enbridge Gas Services	23-May-05
TOWNSHIP OF ESSA	47245	Lot 9, Concession 10	Amendment to permit	23-May-26
TOWNSHIP OF ESSA	51328	Lot 16, Con 5	Construction of wastewater outfall within a regulated area.	23-May-26
TOWNSHIP OF ESSA	56345	28/3	emergency septic replacement	23-May-29
TOWNSHIP OF ESSA	56190	11/9	additions	23-May-31
TOWNSHIP OF MELANCTHON	50877	31/2	amendment for addtion and septic	23-Feb-28
TOWNSHIP OF MELANCTHON	55884	7/5 NETSR	SFD	23-Mar-28
TOWNSHIP OF MELANCTHON	55721	N/A	Bell Telecommunications	23-Apr-03
TOWNSHIP OF MELANCTHON	35875	LOT 24 CON 4	Sugar Shanty with WLB/LSW, ecologist signed off	23-Apr-17
TOWNSHIP OF MELANCTHON	56241	E PT Lot 10 Conc. 4	detached acc structure	23-May-26
TOWNSHIP OF MULMUR	55900	1/2 WCL	Enbridge Gas Services	23-Jan-10
TOWNSHIP OF MULMUR	32402	LOT 20 CON 4	renewal for mudroom addition	23-Mar-08
TOWNSHIP OF MULMUR	47710	West Part Lot 9, Concession 2 East	Single family et al.	23-Mar-08
TOWNSHIP OF MULMUR	43729	Part Lot 31, Concession 7 ECL	Renewal for single detached dwelling, walkout basement, detached garage with studio above, driveway and septic system.	23-Mar-14
TOWNSHIP OF MULMUR	28748	Lot 16, Concession 6 ECL	Amendment for deck relocation.	23-Mar-28
TOWNSHIP OF ORO-MEDONTE	30646	LOT 1 CON 14	Septic System	23-Jan-03
TOWNSHIP OF ORO-MEDONTE	23114	LOT 2 CON 8	Covered porch and garage rebuild	23-Jan-13
TOWNSHIP OF ORO-MEDONTE	50205	Lot 15, Concession 8	SFD, Septic, Driveway	23-Jan-18
TOWNSHIP OF ORO-MEDONTE	51140	Lot 5, Con 14	detached accessory building	23-Feb-02
TOWNSHIP OF ORO-MEDONTE	55901	41/1 Part 40/1	Enbridge	23-Feb-14
TOWNSHIP OF ORO-MEDONTE	51197	Lot 5, Con 14	Septic System	23-Feb-22
TOWNSHIP OF ORO-MEDONTE	38638	Lot 14, Con 8	Enbridge	23-Feb-27
TOWNSHIP OF ORO-MEDONTE	55768	12/10	Septic System	23-Mar-08
TOWNSHIP OF ORO-MEDONTE	51141	1/9	SFD with driveway and septic	23-Mar-16
TOWNSHIP OF ORO-MEDONTE	51248	Lot 24, Con 3	Inground pool	23-Mar-22
TOWNSHIP OF ORO-MEDONTE	55843	17/3	detached carport	23-Apr-04
TOWNSHIP OF ORO-MEDONTE	55983	2/9	pool and cabana	23-Apr-04
TOWNSHIP OF ORO-MEDONTE	56289	11/8	Emergency Culvert replacement	23-May-01
TOWNSHIP OF ORO-MEDONTE	37882	LOT 10, CON 5	Septic system replacement	23-May-04
TOWNSHIP OF ORO-MEDONTE	51140	Lot 5, Con 14	Enbridge	23-May-05
TOWNSHIP OF ORO-MEDONTE	41169	Lot 2 Con 14	shorewall	23-May-05
TOWNSHIP OF ORO-MEDONTE	53529	5/8	SFD, driveway, septic	23-May-05
TOWNSHIP OF ORO-MEDONTE	31667	LOT 60 CON 2	Construction of an accessory structure within wetland interference hazard.	23-May-23



SUMMARY OF PERMITS/APPROVALS

Range From : January 1, 2023 To June 10, 2023

Municipality	Ref ID	Lot & Con	Proposal Description	Date Issued
TOWNSHIP OF ORO-MEDONTE	30428	LOT 3 1ST EAST PENETANGUISHENE ROAD	detached accessory structure - boathouse	23-May-31
TOWNSHIP OF ORO-MEDONTE	55671	2/10	single family dwelling with driveway, septic and covered decks	23-May-31
TOWNSHIP OF ORO-MEDONTE	50982	Lot 16, Con 12	single family dwelling with driveway and attached garage	23-Jun-05
TOWNSHIP OF ORO-MEDONTE	28178	16/ 11	Detached Accessory Structure	23-Jun-06
TOWNSHIP OF ORO-MEDONTE	56394	10/13	Gas Service - 1 Dwelling	23-Jun-09
TOWNSHIP OF SPRINGWATER	50711	5/9	change of use to dwelling unit	23-Jan-12
TOWNSHIP OF SPRINGWATER	32397	LOT 6 CON 7	Gas service	23-Jan-17
TOWNSHIP OF SPRINGWATER	55680	68/1	Attached Garage	23-Jan-19
TOWNSHIP OF SPRINGWATER	55558	65/1	Enbridge Gas Service	23-Jan-30
TOWNSHIP OF SPRINGWATER	32249	LOT 21 CON 14	SFD, driveway, detached building	23-Feb-16
TOWNSHIP OF SPRINGWATER	55950	65/1	Enbridge	23-Feb-23
TOWNSHIP OF SPRINGWATER	55929	9/7	Bell conduit	23-Feb-23
TOWNSHIP OF SPRINGWATER	51485	Lot 1 Concession 10	Detached Accessory Building	23-Feb-27
TOWNSHIP OF SPRINGWATER	50469	Lot 24, Concession 8	Bell Canada Duct	23-Feb-28
TOWNSHIP OF SPRINGWATER	50850	Lot 22/Con 13	Construction of a new one and a half storey detached accessory building	23-Mar-02
TOWNSHIP OF SPRINGWATER	55796		the site preparation including vegetation removal and relocation of aerial utilities	23-Mar-03
TOWNSHIP OF SPRINGWATER	29214	LOT 22 CON 4	Bridge Works.	23-Mar-22
TOWNSHIP OF SPRINGWATER	55567	N/A	Hydro One Transmission Lines	23-Mar-22
TOWNSHIP OF SPRINGWATER	51380	1, 12	Septic system replacement	23-Mar-23
TOWNSHIP OF SPRINGWATER	30563	LOT 5 CON 4	amendment to include inground pool	23-Mar-27
TOWNSHIP OF SPRINGWATER	43649	68, 1	Permit for a new structure.	23-Mar-27
TOWNSHIP OF SPRINGWATER	38477	Lot 15, Con 4	Enbridge gas service	23-Mar-29
TOWNSHIP OF SPRINGWATER	56060	13/8	enbridge	23-Mar-31
TOWNSHIP OF SPRINGWATER	55837	3/7	3 residential units - 1 primary, conversion of main dwelling 2 ARU's	23-Apr-04
TOWNSHIP OF SPRINGWATER	56005		Hydro One Works	23-Apr-05
TOWNSHIP OF SPRINGWATER	55985	14/4	3 decks	23-Apr-05
TOWNSHIP OF SPRINGWATER	55756	13/3	Attached garage	23-Apr-20
TOWNSHIP OF SPRINGWATER	56065	Lot 5, Concession 10	septic system	23-Apr-21
TOWNSHIP OF SPRINGWATER	47643	14/4	Addition	23-May-09
TOWNSHIP OF SPRINGWATER	51024	64/1	Amendment, addition with septic system	23-May-11
TOWNSHIP OF SPRINGWATER	56079	5/10	Enbridge	23-May-18
TOWNSHIP OF SPRINGWATER	55669	57/1	Enbridge	23-May-19
TOWNSHIP OF SPRINGWATER	43809	Lot 4, Con 1	to expand and upgrade an existing 4.17-hectare truck maintenance and operations facility, including a new stormwater headwall and outlet	23-May-25
TOWNSHIP OF SPRINGWATER	56084	18/11	ditch clean out - within ROW - non-municipal ditch (No DART)	23-May-26
TOWNSHIP OF SPRINGWATER	56025	68/1	ditch clean out - within ROW - non-municipal ditch (No DART)	23-May-26
TOWNSHIP OF SPRINGWATER	56295	17/9	detached accessory structure	23-Jun-01



SUMMARY OF PERMITS/APPROVALS

Range From : January 1, 2023 To June 10, 2023

Municipality	Ref ID	Lot & Con	Proposal Description	Date Issued
TOWNSHIP OF SPRINGWATER	20615	20/4	Enbridge Gas Services	23-Jun-06
TOWNSHIP OF SPRINGWATER	42434	Lot 68, Concession 1	Enbridge Gas Service - 1 Dwelling	23-Jun-06
TOWNSHIP OF SPRINGWATER	56248	9/11	detached accessory structure (Barn)	23-Jun-06
Total Records :				321



Staff Report: 27-06-23-BOD

Date: 23/06/2023

To: Chair and Members of the Board of Directors

From: Maria Leung, Senior Communications Specialist

SUBJECT: Communications Report – May 13 – June 9, 2023

Recommendation

RESOLVED THAT: Staff Report No. 27-06-23-BOD regarding NVCA Communications – May 13 – June 9, 2023, be received.

Purpose of the Staff Report

This staff report presents a summary of NVCA media coverage and public outreach during the period of April 15, 2023 – May 12, 2023.

The following outlines the communications and media coverage during the period.

1. Flood Messages

No flood messages were issued in this reporting period.

2. Media coverage of NVCA news releases

No media releases were issued in this reporting period.

All other media releases can be found on [NVCA website under "News."](#)

3. Other Media Coverage

Title	Media Outlet	Date	Reference
H&G: Creating sanctuary	Creemore Echo	May 19, 2023	

Title	Media Outlet	Date	Reference
Hundreds of trees, shrubs planted near Willow Creek	Barrie Today	May 19, 2023	
Tiffin Centre in Ontario has gorgeous hiking trails through lush forests and marshes	Blog TO	June 6, 2023	
New Year-Round Access to Petun Conservation Area	Niagara Escarpment Views	Summer 2023	

DISCLAIMER: NVCA does not allege that the information provided in the media articles depicts accurate statements or testimonies on behalf of any individual named, and is not responsible for any misinterpretation of information or misquoted statement(s).

2. Other Communication/Media Outreach

- Ongoing – social media outreach (Facebook, Twitter, Instagram, LinkedIn)

3. Presentations/Displays/Key Events by NVCA staff

- June 3, 2023 – NVCA was the feature charity for n89 Mansfield Outdoor Trail Race.
- May 27 & 29, 2023 – Rebank grassland volunteer planting
- May 31, 2023 – Stewardship team gave the Society of Ecologic Restoration of Ontario a tour of the Breedon restoration site
- 2023 spring tree planting volunteer events are complete

Issues/Analysis

All media coverage and public outreach/communications were positive with regard to NVCA work and programs.

There are no issues of concern at this time.

Impact on Authority Finances

Staff time to prepare this report is addressed in the 2023 budget.

Climate Change Implications

This staff report does not result in an increase in green house gases, temperature or precipitation exposure.

Reviewed by:

Original Signed by

Sheryl Flannagan

Director, Corporate Services

Approved for submission by:

Original Signed by

Doug Hevenor

Chief Administrative Officer

Attachment 1 – Media Clippings for the period

Hundreds of trees, shrubs planted near Willow Creek

Planting took place in area 'decimated' by emerald ash borers and included students from Elmvale District High School

May 19, 2023

Barrie Today



1 / 4 Staff and students recently planted hundreds of trees and shrubs near Willow Creek. Photo by Carolyn Davies/Nature Conservancy of Canada

NEWS RELEASE

NATURE CONSERVANCY OF CANADA

On Tuesday, we planted 650 native trees and shrubs — including tamarack, silver maple, red oak, and white cedar — at a location previously decimated by emerald ash borers near Willow Creek.

Twenty-four community volunteers, plus Nature Conservancy of Canada (NCC) and Nottawasaga Valley Conservation Authority (NVCA) staff, attended the event.

Participants learned about the significance of the Minesing Wetlands, rare forest swamp habitats, local species at risk — including the Hine's emerald dragonfly — and the important restoration work being accomplished locally that protects the watershed from flooding.

On Wednesday, students from Elmvale District High School — about 25, plus one teacher — joined NCC and NVCA staff to plant another 400 native trees and shrubs along Willow Creek to help stabilize the bank and

provide shade for native coldwater-adapted fish. Another 350 trees and shrubs were anticipated to be planted this week by another Elmvale high school class.

Funding for these plantings has been provided partially by the EcoAction Fund to NCC, along with WWF Canada and TD Friends of the Environment Fund to NVCA.

This restoration work helps to improve water quality, increase biodiversity, mitigate flooding, and contribute to a healthier watershed in the area.

H&G: Creating sanctuary

May 19, 2023 by Bonnie MacPherson

Creemore Echo



When Keith and Dianne Hanley purchased the former Avening United Church on Dec. 31, 2014, they had no intention of making it their home. The old church lacked a well, septic system and central heating and it was widely thought that, due to lot size, it would not be possible to make needed improvements. The building did, however, provide storage for Keith's motorcycle collection.

The building was originally a frame structure, which opened as a Methodist Church in February 1872. The brick cladding was added in the 1920s and the last United Church service was celebrated in June 2014.

The Hanleys were familiar with the area, having skied at Blue Mountain for years. They were looking for a piece of property on which to build.

Four years later, as the cost of vacant land continued to rise, they began asking themselves, "why not renovate the church?" That began a series of hurdles with the Nottawasaga Valley Conservation Authority (NVCA) and the Township of Clearview to secure necessary approvals. They had to provide their own geo-technical survey

to satisfy the NVCA that the building was not at risk from flood waters. Then township planners advised that the lot size was not sufficient to install a well and septic system. Keith, a long-time manager of major construction projects, had done his homework and asked the township to consider a space-saving Waterloo Bio Filter system, which was eventually approved. The entire process of securing a building permit took more than a year and a half.

They were finally ready to begin construction, just as the pandemic hit. Custom arch-top windows and some structural steel were already on site when the cost of trades and building materials went through the roof. Keith had many contacts in the industry and was able to work with some trades from Barrie and Toronto as well as local contractors but the pandemic caused many delays. Companies did not want the owner on site in an effort to keep their crews healthy, and it was not possible to overlap scheduling for different crews. Supply chain issues meant long delays for things like custom cabinetry.

Dianne says Keith's fascination with church architecture dates back to work he did on major Toronto churches including St. Paul's Basilica prior to the Pope's visit in 2002. They both loved the idea of renovating a church to honour the historical significance of the building while creating something unique. Initially, the Avening church was two levels, the ground floor sanctuary and a walk-out basement. Keith says they basically built a new house inside the

exterior walls. The ceiling height in the basement was increased and the sanctuary level, which originally had 24-foot ceilings at the peak, was divided into two levels to allow for living space on the ground floor and bedrooms upstairs.

Keith is a master carpenter and stone mason by trade. Even having done much of the work himself, he estimates they have invested more than \$800,000 in the renovation. Because the property needed to be rezoned from institutional to residential, they incurred approximately \$22,000 in land development fees. He became an ordained minister, and investigated the option of maintaining the lower level as a house of worship before deciding to bite the bullet and give Caesar his due.

The Hanleys lived in a travel trailer adjacent to the church for more than a year while work was underway and were finally able to move in just before Christmas of 2021. There are several small projects to be finished, including installation of some stained glass panels salvaged from a downtown Toronto hotel. The original stained glass windows were not included in the sale of the church. They are in the possession of New Lowell United Church and local parish families.

Keith still wants to finish the 1,000 square foot basement level but the house is largely complete and the Hanleys are enjoying the relaxed pace of life in Avening.

This article appeared in The Creemore Echo's spring Home and Garden edition on May 19, 2023.

Tiffin Centre in Ontario has gorgeous hiking trails through lush forests and marshes

June 6, 2023 by Meg Cossmann

Blog TO



[Tiffin Centre](#) is a gorgeous year-round destination to escape into nature, featuring a mixed landscape of wetlands, lush forests, rolling meadows, and ancient lake beds.

Located 1.5 hours north of Toronto in Utopia just west of Barrie, the conservation area spans 120 hectares and is a quieter gem of a park that's popular for environmental education courses, events, and weddings.

The conservation area has a number of trails open to hikers and cyclists. The most popular of them are all considered easy, ranging from 2.5 to 3 km in length.

Peaceful wildlife-rich [Mama Bear Wetland and Papa Bear Pond Loop](#) is a flat accessible 2.7 km loop which leads you around the Papa Bear Pond and marshes. This trail has a number of benches to relax on, boardwalks overlooking the lake and water lilies, as well as a campground.

The [Bear Creek Trail](#) is another popular path extending 3.1 km long,

with several gazebos along the way of the forested path which is a great place for bird watching.

There is also a 9-hole disc golf course visitors can use free of charge.

During the winter, you can also cross-country ski or snowshoe on the 17 kilometres of looped trails, or visit the functional sugarbush for a sweet treat in the later months of the season.

Community groups and clubs are also welcome to [camp within Tiffin Centre](#) or explore the low-ropes course.

To visit, there is a daily parking fee of \$10 per vehicle. Alternatively, you can opt for a season's pass of \$71, which is valid for all NVCA-operated conservation areas.

New Year-Round Access to Petun Conservation Area

Four-season hiking pleasure is available at Petun Conservation (CA), which is owned by Nottawasaga Valley conservation Authority (NVCA). During a visit, you are sure to stop on the bridge over Black Ash Creek, enjoying one of the many special experiences.

Summer 2023

Niagara Escarpment Views



As motorists ascend the steep hill on 2nd Line Grey County towards the Petun Conservation Area (CA), they are nearing some of the highest elevations on the Niagara Escarpment. Acquired by the Nottawasaga Valley Conservation Authority (NVCA) in 1975, the Petun CA is named for the Tionontati people who inhabited the land during the early 1600s. Though the surrounding area has become more developed in the past 400 years, the views of the region's landscape from Petun CA still remains breathtaking.

In 2021, NVCA moved the location of the parking lot and trailhead from the south edge of the property to the north to provide visitors access to the property's trail year-round. This new

location, along with year-round maintenance, will provide opportunities to explore the dynamic landscapes atop Osler Bluff through every season.

The spacious parking lot on the northwest corner of the site provides more than ample parking and removes the need for visitors to park along the road side as at other local access points to the Bruce Trail. At the property's main entrance, visitors will note a large information kiosk including directional signage, an open field with recent tree plantings, and the Georgian Triangle Anglers Association's (GTAA) clubhouse.

From the parking lot, follow the 340-metre Black Ash Creek Side trail to connect to the main Bruce Trail, which runs the length of the property. A short distance along the Black Ash Creek Trail, the landscape changes from an open field to a mixed forest with varied elevations. Down a small valley, a small footbridge allows hikers to pass over the side trail's namesake.

You are encouraged to stop on the bridge and listen to the sounds of the Black Ash Creek babbling combined with chirping birds and chattering squirrels. Along the banks of the creek, a diversity of tree species can be noted with the presence of Eastern White Cedar, hemlock, willow, spruce, pine, and maple.

Moving on from the tranquility of the footbridge and through a White Pine stand, there is a reminder that hikers are not yet atop the Osler Bluff. The trail tracks upward with a moderate

climb, eventually intersecting with the Bruce Trail.

At an information kiosk, visitors can choose to follow the Bruce Trail east leading towards Niagara Falls or west towards Tobermory. Eastwards, the trail follows a ridge line along limestone cliffs that leads to spectacular views of Black Ash Creek Valley and the south Georgian Bay region.

Trees along the ridge include birch, Black Cherry and Blue Beech which create beautiful opportunities for viewing autumn colours, while the absence of foliage in the winter allows for a more expansive view. Along the trail are information panels about the region's agriculture and ecology. The agricultural information is particularly relevant as the trail moves close to neighbouring farm fields. The transitional land between the fields and Petun CA boasts its own ecological benefits with the presence of milkweed creating attractive habitat and host plants for Monarch Butterflies.

The section of Bruce Trail between Black Ash Creek Trail and 2nd Line winds through the limestone crevasses and boulders that are signature features of this part of the Niagara Escarpment. While traversing through this dynamic and enjoyable section of the trail, visitors may remark on the unique fern and moss communities of the area, growing in the cool sheltered areas of the fissures and grykes, which are vertical cracks in limestone.

Not only does the Petun CA offer peaceful recreational opportunities

only a 15-minute drive from downtown Collingwood, but ongoing conservation efforts from within the area have had a positive impact on the region's ecology.

In 2020, NVCA removed a man-made dam and pond on Black Ash Creek. This improved water quality and lowered summer water temperatures by 4°C, which improved habitat conditions for native Brook Trout. Additionally, the Georgian Triangle Anglers Association (GTAA) lease a portion of the property for the operation of a native fish hatchery. According to the GTAA, "the hatchery has the capacity to produce up to 100,000 fish a year and has been in operation for more than 30 years." The hatchery is not open to the public, but those interested can contact GTAA to learn more.

Petun CA is also used as a seismic monitoring location. This monitoring location records tiny vibrations produced by earthquakes from around the world, forming part of an earthquake monitoring network. This location was chosen because it's far from sources of man-made noises, which are also suitable conditions for a quiet afternoon hike!

Daily parking fees per vehicle at NVCA properties are \$10.00+HST and annual parking passes are available for \$71.00+HST per vehicle. All fees collected are annually reinvested into general and enhanced maintenance needs.

NVCA strives to provide passive recreational opportunities suitable for all abilities, however the geological

features, including steep inclines and dolomite bedrock trail at the Petun CA unfortunately creates challenging trail conditions. NVCA partners with the local Bruce Trail Blue Mountains Club, the Town of the Blue Mountains and Grey County on the maintenance and enhancement at this location.

Directions to Petun CA from Collingwood: travel west on Sixth Street to Osler Bluffs Road/County Road 34. Turn left and travel south to Grey Road 19. Turn right and follow Grey Road 19 to the 2nd Line. Turn left and follow the 2nd Line for approximately half a km, at the base of the hill of the Escarpment. The parking lot is on the left; visitors will see signs for the Petun Conservation Area and for the Georgian Triangle Angler's Association. Visitors should be aware that the 2nd Line south of Petun CA is not maintained during the winter. It is best to approach Petun CA from the north in the winter.