North Bay-Mattawa Conservation Authority Policy and ARA Mapping Update Meeting with Municipalities Minutes

Tuesday March 10, 2020 9:30 a.m. – 10:30 a.m. NBMCA Boardroom, 15 Janey Ave, North Bay ON

1. Welcome and Introductions

Attendees:

Representative	Township/Municipality
Paula Scott	NBMCA
Kurtis Romanchuk	NBMCA
Susan Buckle	NBMCA
Valerie Murphy	NBMCA
Brian Tayler	NBMCA
Jenny Leblond	Township of Chisholm
Raymond Belanger	Town of Mattawa
Wayne Chaput	Town of Mattawa
Beverly Hillier	City of North Bay
Peter Carello	City of North Bay
Cindy Pigeau	Calvin Township
Doug Laplante	Bonfield Township
Hassan Rouhani	Bonfield Township
Taylor Craig	Municipality of Callander

2. Planning and Development Documents Overview and Update

Paula gave an overview of what's been happening at NBMCA since our last meeting on April 13, 2017. A brief high-level overview was given for two documents recently completed by NBMCA:

- a) Planning and Development Procedural Manual and
- b) Policies for the Administration of Ontario Regulation 177/06 Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

The documents were part of NBMCA's initiative for improved client service and accountability. A table was also presented to the group indicating "Flexibility and Additional Information/Policies added to the O.Reg. 177/06 policy document. See attached table and presentation.

3. Approximate Regulated Area (ARA) Mapping Update

There have been advances in technology, mapping and modelling which allows NBMCA to refine and maintain mapping products. In order to support land use planning and permitting, NBMCA recently completed an update to the wetland information layer to better reflect the features on the landscape. The update provides a more accurate and up-to-date Approximate Regulated Area (ARA) mapping product. The ARA mapping provides guidance and information in preparation for pre-consultation meetings. See attached presentation.

Participants were provided with a map of the updated ARA changes in their municipality.

Raymond Belanger noted some minor errors in the original ARA mapping for the Town of Mattawa. Paula will review and make corrections as required.

4. Next Steps

It is proposed that the two projects will follow a similar format for public review:

- Public Commenting Period Posted to website March 13, 2020 April 24, 2020
- Create a list of Stakeholders and send a notice of Public Information Session
- Public Information Session April 8th 2020, 6:30pm
- Invite certain stakeholders to a private info session if they have questions during consultation period
- Make necessary edits
- May 27, 2020 Board of Directors Approval

5. Further Discussions/Questions

NBMCA will distribute the shape files for the Updated ARA Mapping schedules to each municipality so that they are available for the upcoming building season. Any changes which may occur as a result of the public commenting period will be forwarded to municipalities.

Unless there are significant changes this group will not be required to re-convene. Updates will be provided via email, as required.

(See attached table and presentation)

NBMCA Policies for the Administration of

O.Reg. 177/06: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

Section	Page	Flexibility and Additional Information/Policies added to the document	Comments
3.2.2.3	3-10 to 3-13	Two-zone Policy Approach	 The City of North Bay: Chippewa, Parks, La Vase
3.2.2.3	3-14	Two-zone Policy Approach	The Town of Mattawa
3.4.2.3	3-22	Policies for One-zone Flood Hazard Limit (excluding allowances) Existing Uses Residential Ground Floor Additions	 Additions may be permitted the ground floor addition is 50 percent or less of the original habitable ground floor area to a maximum footprint of 46 5 m²
3.4.2.4	3-22	Policies for One-zone Flood Hazard Limit (excluding allowances) An Additional Storey	 to existing residential buildings or structures may be permitted
3.4.2.7	3-23	Policies for One-zone Flood Hazard Limit (excluding allowances) Ground Floor Additions	 may be permitted provided that the total habitable ground floor area does not exceed 50 percent of the original habitable ground floor area of the building that was replaced or relocated to a maximum footprint of 46.5 m², and no new dwelling units are created.
3.4.2.8	3-23	Policies for One-zone Flood Hazard Limit (excluding allowances) Non-Habitable Accessory Buildings or Structures	 associated with an existing residential use such as unenclosed decks, detached garages, tool sheds, gazebos and other similar structures, may be permitted
3.4.2.9	3-23	Policies for One-zone Flood Hazard Limit (excluding allowances) Fences	 A new policy to deal with frequent projects that came up
3.4.2.11	3-24	Policies for One-zone Flood Hazard Limit (excluding allowances) Commercial/Industrial/Institutional Additions	• may be permitted where the addition is 50 percent or less of the original ground floor area of the building or structure to a maximum of 100 m², or in the case of multiple additions, all additions combined are equal to or less than 50 percent of the original ground floor area of the building or structure to a maximum footprint of 100 m²
3.4.2.12	3-24	Policies for One-zone Flood Hazard Limit (excluding allowances) Commercial/Industrial/Institutional Accessory Buildings or Structures	 may be permitted where it can be demonstrated that the building or structure is less than or equal to 100 m² or in the case of additions, the combined area of the existing

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Section	Page	Flexibility and Additional Information/Policies added to the document	Comments
			building or structure and any proposed addition is equal to or less than 100 m²
3.4.2.25	3-27	Policies for Two-zone Flood Hazard Limit (excluding allowances) Replacement of an existing building or structure in the Town of Mattawa (the floodway should be referenced here)	 may be permitted in accordance with the policies in Sections 2.1.1-2.1.6 - General Policies, and where it can be demonstrated
4.4.10	4-7	Policies to Regulate or Prohibit Development – Lake Nipissing Shoreline Alterations to Lake Nipissing Shoreline	NBMCA may grant permission for alterations to the shoreline Added the Baird Report conditions b) the alteration is designed in accordance with the Development of a Shoreline Management Strategy report (Baird & Associates, 1991);
4.4.11	4-7	Policies to Regulate or Prohibit Development – Lake Nipissing Shoreline Alterations to Lake Nipissing Shoreline	 Shoreline hardening techniques such as the use of concrete, sheet steel, railway ties, pressure treated lumber and gabion baskets will generally not be permitted.
5.0	5-3	Other Hazardous Lands – North Bay Escarpment	 Describes the types of hazard and how we deal with it
6.3.16	6-2	Straightening, changing, diverting or interfering with existing river, creek, stream or watercourse — maintenance and repair of a Municipal Drain	 New policy to address work on Municipal Drains as per our regulations and the Drainage Act and Conservation Authorities Act Protocol, 2012
7.3.12	9-2	Conservation Projects within Wetlands and Areas of Interference	 A new policy to address Conservation Projects
7.3.13	9-2	Stormwater Management within Wetlands and Areas of Interference	 A new policy to address stormwater management in wetlands
		Appendix E Floodproofing Guidelines	 Not new, but consolidated from several NBMCA & other CA sources into one location
		Reference of technical documents for chapter	



NORTH BAY-MATTAWA
CONSERVATION
AUTHORITY

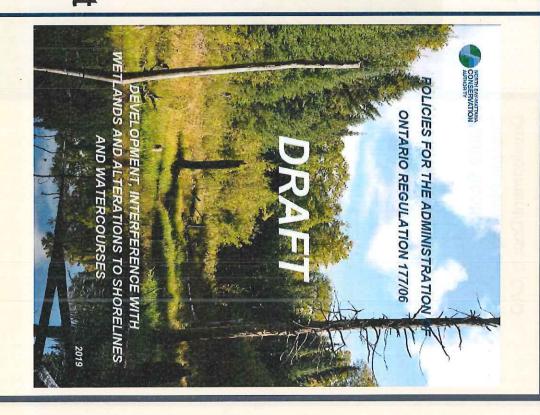
NBMCA O.Reg. 177/06 Policy Meeting

Director, Planning & Development/Deputy CAO Paula Scott,

Planning & Development NBMCA

- NORTH BAY-MATTAWA
 CONSERVATION
 AUTHORITY
- 1. Welcome and Introductions
- 2. Planning and Development Documents Overview and Update
- a) December 15, 2016 First Committee Meeting
- b) April 13, 2017 Second Meeting
- c) January 2017

 Notice of Commencement



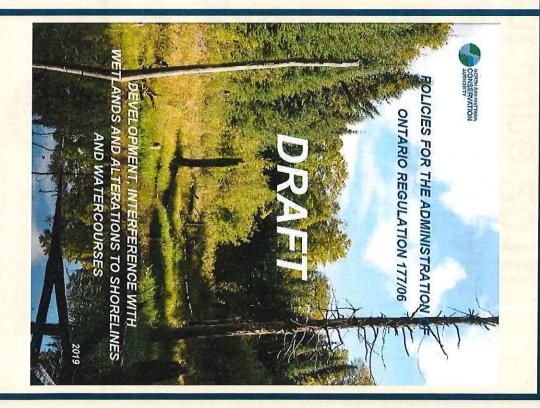
Planning & Development NBMCA

Proposed Timelines:

- Complete internal draft documents early 2019
- Public Review and Comment Spring 2019
- Final Board Approval
 2019

Reality – project was put on hold





Amendments to the CA Act



Liberal Government

- 2015-2017 CA Act Review
- Bill 139; Royal Assent December 2017

Conservative Government

- June 2018 Election
- Bill 108 amended CA Act Royal Assent June 2019

INITIATIVES Output Description:



- new Minister(s) & Orders in Council
- October 2018 Primary responsibility for administration of the CA Act shifted to MECP; management MNRF still responsible for Natural Hazard
- April 2019 MECP consulted on proposed changes to the CA Act
- April 12, 2019 Provincial Transfer Payment to CAs for Flood Management reduced by half

Provincial



- May 2019 Bill 108, More Homes, More Choice Act amended the CAA.
- accountability in conservation authorities' operations improve public transparency, consistency and
- is required Development of supporting regulations and policy

Program Update



CO Client Service and Streamlining Initiative

or the environment. housing without jeopardizing public health or safety government's objective of increasing the supply of Three solutions to support the Provincial

- Improve Client Service and Accountability
- Increase Speed of Approvals, and
- Reduce Red Tape and Regulatory Burden

Planning & Development Client Services



Conservation Ontario Documents

- Client Service Standards for Conservation Authority Plan and Permit Review
- Guideline for CA Fee Administration Policies for Plan Review and Permitting

Conservation Ontario Templates

- **CA-Municipal MOU Template for Planning and Development Reviews**
- CA Planning Comments
- Annual CA reporting on permit review timelines

Training

Client Service Standards

Planning & Development Client Services



NBMCA High Growth Client-Centric Checklist:

Items to be posted on the website:

- CA Fee Policies and/or Schedules (July 2019)
- CA-Municipal MOUs or Technical Service Agreements
- CA Client Service Standards Commitment / Policy
- Online Screening Maps
- CA Plan Review Advice and Regulation Approvals Policies (Spring 2020)
- CA Complete Application Requirements (Spring 2020)
- ☐ Annual Report on Review Timelines (Spring 2020)

BACKGROUND



Regulation and to provide consistency among CAs Conservation Ontario to assist CA's in interpreting the Two Key Documents prepared by committees

April 21, 2008 Peer Review and Implementation Committee (PRIC) and Watercourses Regulation" "Development, Interference with Wetlands and Alterations to Shorelines Guidelines to Support Conservation Authority Administration of the

May 2010 Policies and Procedures for Conservation Authority Plan Review and Permitting Activities

Larger Conservation Authority Policy Documents

Grey Sauble Conservation Authority Grand River Conservation Authority

TRANSPARENCY and

- To assist you in understanding and navigating CA permitting and plan review processes
- Section 28 (DIA), Plan Review and Sewage Systems
 Programs
- what we do and why we do it
- outlines NBMCAs targeted review timelines
- specifies information we need to review your proposal
- highlights the importance of pre-consultation





Planning & Development
Administrative
Procedural Manual

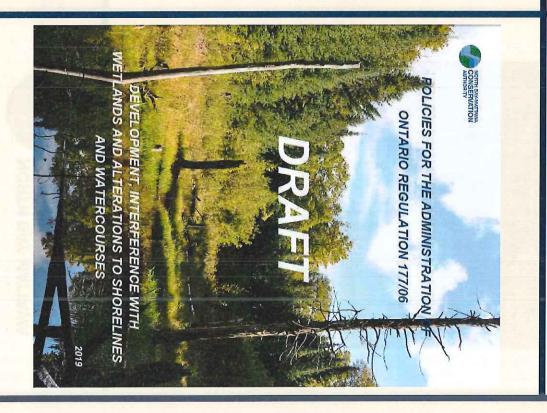


Draft

NBMCA Consistency and TRANSPARENCY

- Provides a clear understanding of NBMCAs role, mandate and responsibilities regarding CA Act permit applications
- Consolidates all regulatory policies of NBMCA in one place
- Lists all technical references and studies
- **Definitions**





NBMCA Consistency and TRANSPARENCY

- Tested in the field (2018 & 2019)
- Created a table of the changes to the original document to add flexibility and additional policies/improvements in how we apply the regulation





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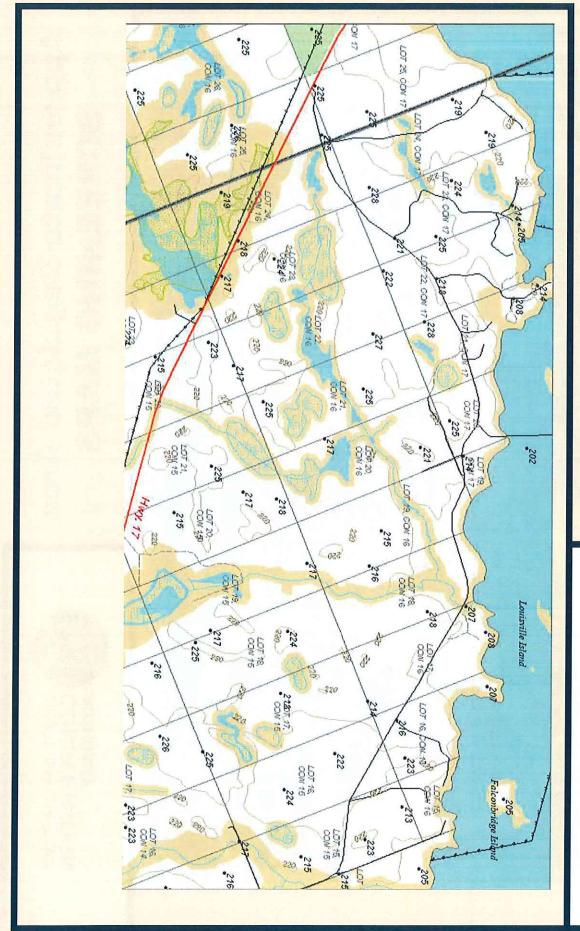


Proposed Next Steps

- Public Commenting Period Posted to website March 13, 2020 - April 24, 2020
- Create a list of Stakeholders and send a notice of **Public Information Session**
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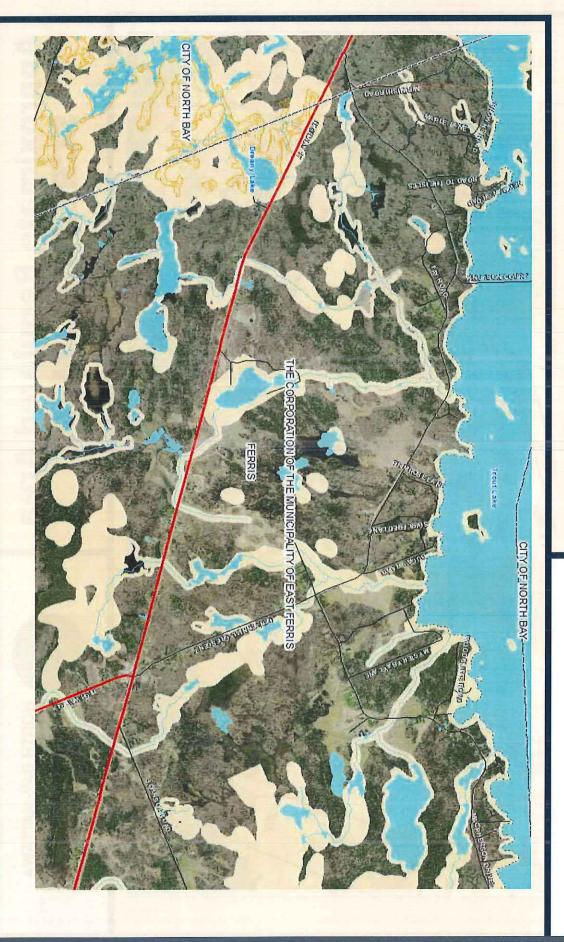
Approximate Regulated Area SCREENING MAPS





Approximate Regulated Area SCREENING MAPS





Approximate Regulated Area MAPPING UPDATE



(Approximate Regulated Area) Regulation Limit

hazardous lands have not been mapped." shall prevail over the Regulation limit illustrated on areas in Section 2(1) of Ontario Regulation 177/06 the maps. In most cases, the exact limits of based on the best available information and that, in Regulation limit is merely an approximation that is case of a conflict, the written description of those "It is very important to recognize that this

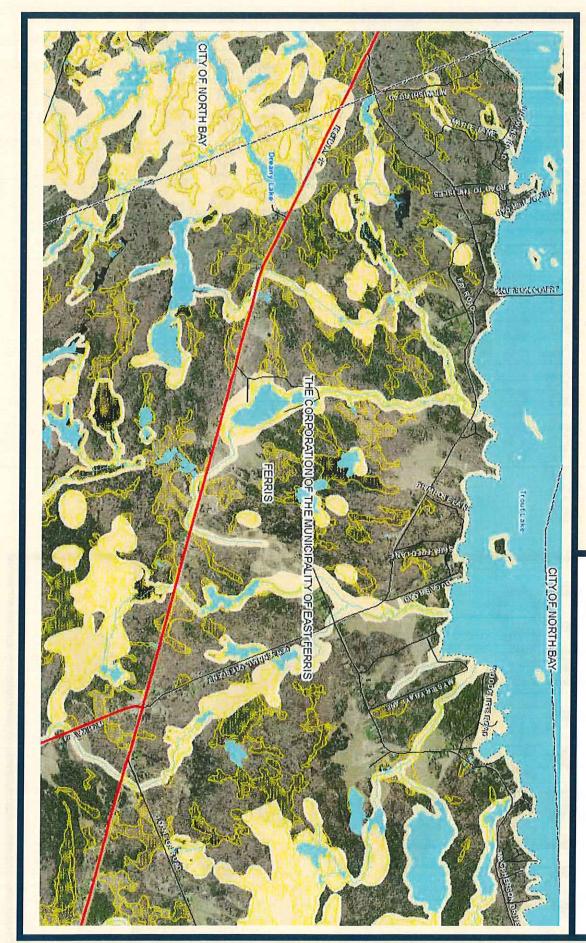
DELINEATION PROJECT



- March 2018 Hired a consulting firm to complete an accurate representation of wetlands (>0.5ha) within NBMCA area of jurisdiction
- wetland digitizing is to be completed by a certified wetland evaluator following the standards listed in the most recent version of the Ontario Wetland Evaluation System, Northern Manual
- stereo imagery using 2011 & 2016 COOP orthophotography and
- Follow the guidelines in the Conservation Ontario Data Capture Specifications for Hydrological Features
- Reviewed by NBMCA staff

Wetland DELINEATION PROJECT





Approximate Regulated Area MAPPING UPDATE

Guiding Documents

2006 Regulated Area Determination of Approximate Terms of Reference,

April 2018 Section 28 Mapping: Development, Interference Procedure for Updating to Shorelines and with Wetlands and Alterations Watercourses Regulations,

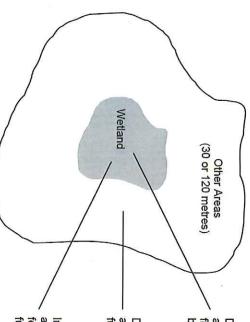




ONTARIO Conservation Natural Champions

Approximate Regulated Area MAPPING UPDATE





Development (as defined in the Act), assessed with respect to the control of flooding, erosion, pollution, dynamic beaches and conservation of land.

Development (as defined in the Act), assessed with respect to the hydrologic function of the wetland.

Interference in any way with the wetland, assessed with respect to the natural features and hydrologic and ecological functions of the wetland.

NBMCA regulates activities in:

- a) Wetlands, and
- b) Other Areas
- a) 30m from Evaluated Non-Provincially Significant wetlands & Unevaluated Wetlands, and
- b) 120m from Provincially Significant Wetlands

Approximate Regulated Area MAPPING UPDATE



"Development prohibited

or permit another person to undertake development in or on the areas within the jurisdiction of the Authority that are 2. (1) Subject to section 3, no person shall undertake development

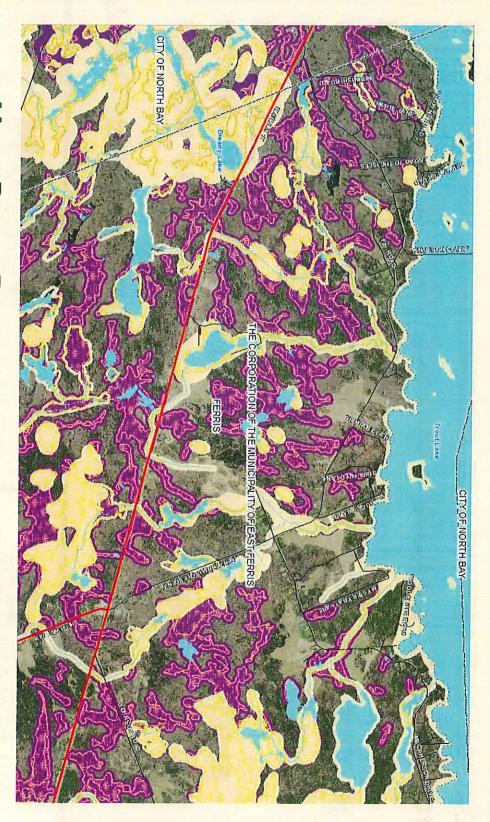
(d) wetlands; or

hydrologic function of a wetland, including areas within 120 metres of all provincially significant wetlands and 30 metres of all other "Permission to develop wetlands. O.Reg. 177/06, s. 2 (1); O.Reg. 73/13, s. 1 (1-3)." (e) other areas where development could interfere with the

flooding, erosion, dynamic beaches, pollution or the conservation of 3. (1) The Authority may grant permission for development in or on the areas described in subsection 2(1) if, in its opinion, the control of land will not be affected by the development."

Approximate Regulated Area MAPPING UPDATE





New Data, Better Product, More Clarity

Planning & Development NBMCA



Proposed Next Steps ARA Mapping

- Parallel process with Policy Commenting Period
- Public Commenting Period Posted to website March 13, 2020 - April 24, 2020
- Link to NBMCA Public On-line Mapping Tool
- Create a list of Stakeholders and send a notice of **Public Information Session**
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