



**506<sup>th</sup> BOARD OF DIRECTORS' MEETING**

**Friday March 11, 2016**  
**CVC Administration Office**  
**1255 Old Derry Road, Mississauga, ON**

**MEMBERS:**

N.	(Nando)	Iannicca	Chair
D.	(Don)	MacIver	Vice-Chair
T.	(Tom)	Adams	
J.	(John)	Brennan	
G.	(Gail)	Campbell	
J.	(Johanna)	Downey	
B.	(Bob)	Inglis	
M.	(Martin)	Medeiros	
M.	(Michael)	Palleschi	
K.	(Karen)	Ras	
R.	(Ron)	Starr	
J.	(Jim)	Tovey	

**AGENDA**

**1. APPROVAL OF AGENDA**

**Recommended Resolution:**

*RESOLVED THAT the agenda be approved as distributed.*

**2. DECLARATIONS OF CONFLICT OF INTEREST**

3. MINUTES OF PREVIOUS MEETING

Recommended Resolution:

*RESOLVED THAT the minutes of the 505<sup>th</sup> meeting of the Credit Valley Conservation Authority held February 19, 2016 be approved.*

4. PRESENTATIONS / DELEGATIONS

4.1 CONSERVATION AUTHORITIES CLIMATE CHANGE BUDGET RISK  
METHODOLOGY

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Gayle Soo Chan, Director of Watershed Knowledge will give a presentation to the members on the above mentioned subject.

Recommended Resolution:

*THAT the presentation entitled "Conservation Authorities Climate Change Budget Risk Methodology" presented by Gayle Soo Chan, Director Watershed Knowledge be received.*

5. BUSINESS ARISING FROM PREVIOUS MEETING

6. NEW BUSINESS STAFF REPORTS

6.1 DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS

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Attached as Schedule 'A' are Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses applications, pursuant to Ontario Regulation 160/06, as approved by staff and presented for the members' information.

Recommended Resolution:

*RESOLVED THAT the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses applications, pursuant to Ontario Regulation 160/06, as approved by staff, be received and appended to the minutes of this meeting as Schedule 'A'; and further*

*THAT the staff approvals for each application be endorsed.*

**6.2 TRAILS AND CONSERVATION AREAS UPDATE**

A report on the above-mentioned subject as submitted by Mark Thompson, Sr. Manager PARCS and Jeff Payne, Director Corporate services is included in the agenda as Schedule 'B'.

**Recommended Resolution:**

***WHEREAS*** the CVC Board of Directors requested further information and analysis on the trails, visitations and the value of the trail system in the watershed.

***RESOLVED THAT*** the report entitled "Trails and Conservation Area Update" be received and appended to the minutes of this meeting as Schedule 'B'.

**6.3 PLANNING FEES COST RECOVERY**

A report on the above-mentioned subject as submitted by Gary Murphy, Director Planning and Development Services is included in the agenda as Schedule 'C'.

**Recommended Resolution:**

***RESOLVED THAT*** the report entitled "Plan Review and Regulatory Permitting Cost Recovery Update" be received and appended to the minutes of this meeting as Schedule 'C'.

**6.4 RESOLUTION 2016-1B, FROM THE GREAT LAKES AND ST. LAWRENCE CITIES INITIATIVE OPPOSING THE WAUKESHA WATER DIVERSION APPLICATION**

A report on the above-mentioned subject as submitted by Tamara Chipperfield, Executive Assistant is included in the agenda as Schedule 'D'.

**Recommended Resolution:**

***BE IT RESOLVED THAT*** Credit Valley Conservation (CVC) endorse the Great Lakes and St. Lawrence Cities Initiative resolution 2016-1B opposing the City of Waukesha water diversion application; and

***THAT*** CVC encourage the Great Lakes – St. Lawrence River Water Resources Regional Body and Great Lakes - St. Lawrence River Basin Water Resources Council (the Compact council) to consider future implications of this diversion and decline the City of Waukesha application; and further

***THAT*** a copy of this resolution be sent to the Government of Ontario (the Premier and the Minister of Environment and Climate Change), the Government of Quebec (the Premier and the Minister of Sustainable Development, the Environment and the Fight Against Climate Change), the Great Lakes and St. Lawrence Cities Initiative and the Governors represented on the Regional Body and Compact Council.

7. CORRESPONDENCE/INFORMATION ITEMS DISTRIBUTED TO MEMBERS

8. NOTICES OF MOTION

9. QUESTION PERIOD

10. OTHER BUSINESS

11. RESOLUTION TO MOVE TO 'IN-CAMERA' SESSION

Recommended Resolution

*RESOLVED THAT the Board move to 'In-Camera' session to consider financial matters.*

11.1 'IN-CAMERA' – APPOINTMENT OF EXTERNAL AUDITORS FOR 2016 FISCAL YEAR

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Included in the agenda package is a confidential 'In-Camera' report on the above mentioned subject as submitted by Jeff Payne, Director Corporate Services.

12. RESOLUTION TO PROCEED TO OPEN SESSION

Recommended Resolution:

*RESOLVED THAT the Board proceed to open session.*

13. RESOLUTIONS FOLLOWING 'IN-CAMERA' SESSION

14. MEETING ADJOURNED

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**A) APPLICATION #** 15/249

**OWNER:** Town of Caledon

**AGENT:** McIntosh Perry

**PROPERTY LOCATION:** McLaren Road over the Credit River  
Approx. 780m south of Forks of the Credit Road  
Part Lot 7, Concessions 2 & 3, WHS

**APPLICATION:** Development in the Regulated Area and Alteration to a Watercourse to facilitate the rehabilitation of an existing bridge over the Credit River

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**B) APPLICATION #** 16/013

**OWNER:**

**AGENT:** RAAM Design and Drafting Services Inc.

**PROPERTY LOCATION:** 1310 St. Mary's Avenue  
Part Lot 6, Concession 2, SDS  
City of Mississauga

**APPLICATION:** Development in the Regulated Area for the purpose of constructing a s storey dwelling

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**C) APPLICATION #** 16/020

**OWNER:**

**AGENT:** Kevin Moyser

**PROPERTY LOCATION:** 2217 The Grange Side Road  
Part Lot 5, Concession 2, WHS  
Town of Caledon

**APPLICATION:** Development in the Regulated Area for the purpose of  
constructing an addition to an existing dwelling

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**D) APPLICATION #:** 16/019

**OWNER:** Kingsmill Homes Development Inc.

**AGENT:** Kingsmill Homes Development Inc.

**PROPERTY LOCATION:** 180 Rutledge Road  
Part Lot 4, Concession 5, WHS  
City of Mississauga

**APPLICATION:** Development in a Regulated Area to facilitate the  
construction of a 4 storey residential condominium,  
underground garage, parking lot, retaining walls and  
associated grading

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**E) APPLICATION #:** 15/118  
**OWNER:** City of Mississauga  
**AGENT:**  
**LOCATION:** 0 Mississauga Valley Blvd. @ Cooksville Creek  
Part Lot 14, Concession 1, NDS  
City of Mississauga  
**APPLICATION:** Development in the Regulated Area and Alteration to a  
Watercourse to facilitate erosion control works on Cooksville  
Creek

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**F) APPLICATION #:** 15/362  
**OWNER:**  
**AGENT:**  
**LOCATION:** 5788 10<sup>th</sup>. Line  
Part Lot 23, Concession 10  
Town of Erin  
**APPLICATION:** Development in the Regulated Area to facilitate the  
construction of an accessory building, septic tank and deck

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**G) APPLICATION #:** 14/248

**OWNER:**

**AGENT:** Khachi Design Group Ltd.

**LOCATION:** 75 Ben Machree Drive  
Part Lot 12, Range 1, CIR  
City of Mississauga

**APPLICATION:** Development in the Regulated Area for the purpose of  
constructing a new deck, armour stone seawall and boathouse

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**H) APPLICATION #:** 15/367

**OWNER:**

**AGENT:**

**LOCATION:** 10 Mill Pond Drive  
Part Lot 16, Concession 7  
Town of Halton Hills

**APPLICATION:** Development in the Regulated Area to facilitate the  
construction of a water line, sanitary line two open porches, the  
reconstruction of a single family dwelling and garage addition

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**I) APPLICATION #:** 15/248  
**OWNER:** Town of Caledon  
**AGENT:** McIntosh Perry  
**LOCATION:** Winston Churchill Blvd. over Shaws Creek, North of Highpoint  
Sideroad  
Part Lot 26, Concession 6, WHS Town of Caledon  
Part Lot 28, Concession 11, Town of Erin  
**APPLICATION:** Development in the Regulated Area and Alteration to a  
Watercourse to facilitate the installation of a new bridge over  
Winston Churchill Blvd, and associated filling and grading

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**J) APPLICATION #:** 16/008  
**OWNER:** Enbridge Gas Distribution Inc.  
**AGENT:**  
**LOCATION:** Credit Street Bridge (Alton)  
Part Lot 23, Concession 4, WHS  
Town of Caledon  
**APPLICATION:** Development in the Regulated Area for the purpose of  
abandoning an existing gas main

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**K) APPLICATION #:** 15/357  
**OWNER:** Rogers Communications  
**AGENT:** WSP Canada Inc.  
**LOCATION:** Dundas Street at the Credit River and Mississauga Road  
Part Lot 3, Rand 1, SDS  
City of Mississauga  
**APPLICATION:** Development in the Regulated Area for the purpose of installing  
underground cable and clipping conduit to the bridge crossing  
the Credit River and Sawmill Creek

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**L) APPLICATION #:** 15/173  
**OWNER:**  
**AGENT:** Rockhaven Homes  
**LOCATION:** 315 Maple Avenue  
Part Lot 17, Concession 8  
Town of Halton Hills  
**APPLICATION:** Development in the Regulated Area to facilitate the  
construction of a single family dwelling and pool

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**M) APPLICATION #:** 16/021

**OWNER:**

**AGENT:** Snow Brothers Contracting

**LOCATION:** 44 Mill Street  
Lot 25, Concession 8  
Town of Erin

**APPLICATION:** Development in the Regulated Area to facilitate the  
construction of a septic system

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**N) APPLICATION #:** 16/022

**OWNER:**

**AGENT:**

**LOCATION:** 20800 Main Street  
Part Lot 28, Concession 4, WHS  
Town of Caledon

**APPLICATION:** Development in the Regulated Area for the purpose of  
constructing a barn extension

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**O) APPLICATION #:** 16/027  
**OWNER:** City of Mississauga  
**AGENT:** Baker Turner  
**LOCATION:** Lakefront Promenade Park  
Part Lot 9, Concession3, SDS  
City of Mississauga  
**APPLICATION:** Development in the Regulated Area for the purpose of creating  
beach volleyball courts, additional parking and associated site  
grading

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**P) APPLICATION #:** 16/012  
**OWNER:**  
**AGENT:** Duc Son Tran  
**LOCATION:** 3050 Kirwin Avenue  
Part Lot 15, Concession 1, NDS  
City of Mississauga  
**APPLICATION:** Development in the Regulated Area for the purpose of  
constructing a 2 storey dwelling

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**TO:** The Chair and Members  
of the Board of Directors,  
Credit Valley Conservation

**SUBJECT:** TRAILS AND CONSERVATION AREA UPDATE

**PURPOSE:** Response to Board of Directors Request for Further  
Information on Trails and Conservation Areas Revenues and  
Expenditures

**BACKGROUND:**

On Friday November 13, 2015, members of the CVC Board of Directors were given a presentation on the conservation areas owned and/or managed by CVC. There was discussion regarding this material and the Board requested that staff undertake further analysis to clarify the following:

1. Trail distribution throughout the watershed
2. Origin of visitors
3. Value of conservation areas (CAs) to watershed residents

This report and a companion presentation will address the requests for further analysis and information by the CVC Board.

CVC in total owns 2,685 ha (6,634 acres) of land identified as 59 parcels falling into three categories. Firstly, there are the 10 active CAs (referred to as the Core 10) that have public access and permit sanctioned recreational activities. Second, there are CVC owned parcels that are not actively managed for public access and these holdings range from environmentally sensitive lands (wetlands, forests) to hazard lands (floodplain, erosion areas) to areas that are home to species at risk. Thirdly, there are lands that are owned by CVC but managed by a municipal partner (trails and parks in Mississauga). All of the landholdings support CVC's mission to protect, connect and sustain a thriving environment. Collectively these lands are valued over \$50 million (MPAC).

**ANALYSIS:**

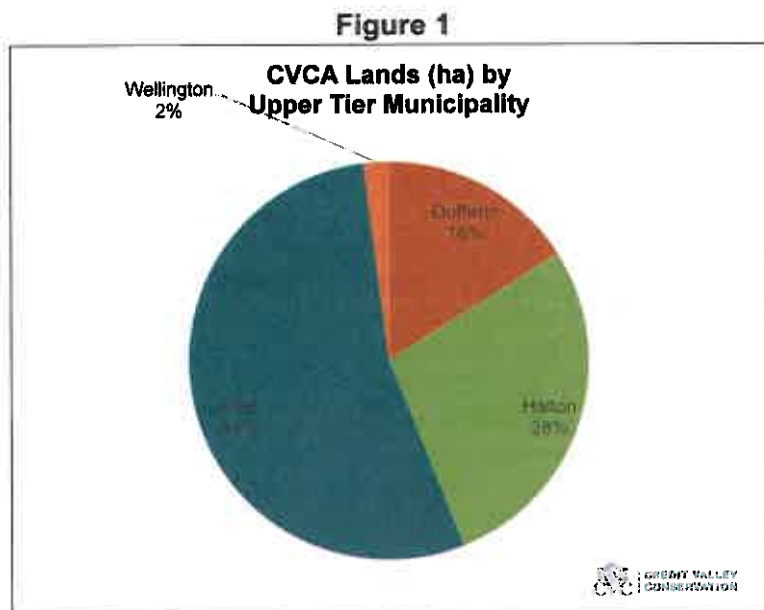
The focus of CVC has been the acquisition of lands to support environmental protection and public safety. As a result the landholdings are subject to environmental regulation or are located in floodplains and as such, the development of recreational or public access opportunities are shaped accordingly. Land held by CVC is for public purposes and understanding public use is vital for operational decisions and planning. Staff collects

and uses key data sets about our visitors to inform current operational decisions and to plan for future program direction.

Work is underway that will inform both the land acquisition strategy and the land uses to be included within the lands acquired. The land acquisition strategy will be determined by many factors including support of key initiatives (Credit Valley Trail), protection of environmentally sensitive lands and recreational use, as well as land opportunities in floodplains and along the main channel resulting from urbanization and development (non-agricultural use). Going forward it is clear that land acquisition will require additional funding and effort to secure land. As such CVC and CVCF will continue to develop new tactics and innovative approaches to acquire land seeking future opportunities to enhance, connect and expand the CVC watershed trail system.

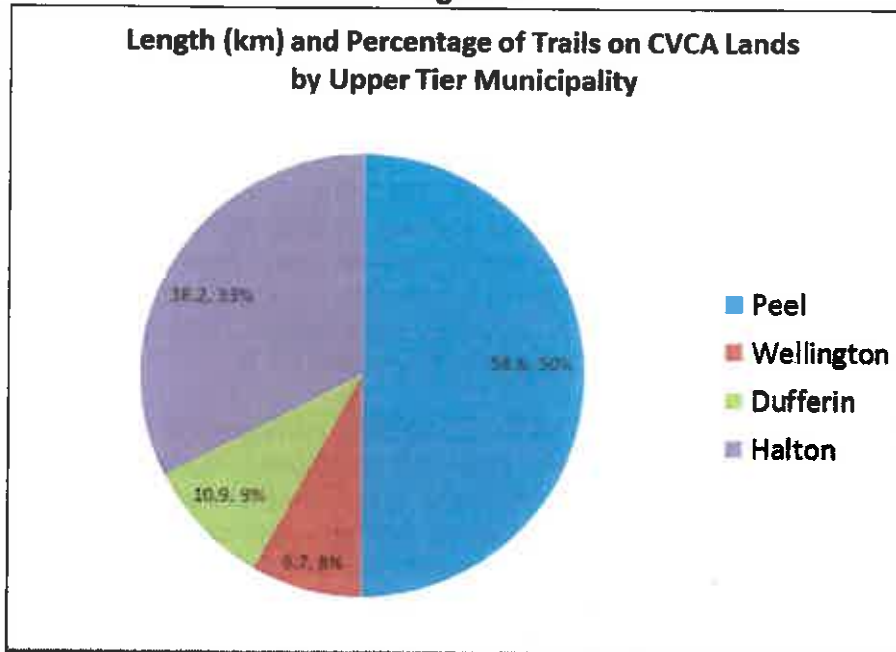
### 1. Trail Distribution

Not all lands owned by CVC can or do have trails. A significant portion of CVC land holdings are environmentally sensitive and as such approval of trails is required from other agencies such as Ministry of Natural Resources and Forestry (MNR) or the Niagara Escarpment Commission (NEC). As a result, there is no direct correlation between the ownership of land, its location and the distances of trail by municipality. Figure 1 shows the distribution of lands owned by CVC by upper tier municipalities across the watershed.



To set the overall context, there are approximately 1,000 km of trails within the CVC watershed boundary. These figures include municipal (Caledon Trailway), regional (e.g. Waterfront Trail), trails managed by non-governmental organizations (Bruce Trail) and the CVC. Approximately 117 km of trails (roughly 10%) are found on CVC owned properties. Of the 117 km on CVC lands approximately 100 km are managed by CVC and 17 km are managed by municipal partners. Figure 2 shows the distribution of trails at active CAs by upper tier watershed municipalities.

Figure 2



CVCA's trail system, including location and distance, has been shaped by the ability to acquire property. Table 1, below, indicate the current ranges of values per acre for 'conservation lands' (e.g. floodplain lands, wetlands, other protected areas such as lands under the Niagara Escarpment Plan).

<b>Table 1 Generalized Land Values for Conservation Lands</b>	
<b>Area of Watershed</b>	<b>Per Acre Range</b>
Upper Watershed (e.g. Mono, Caledon, Erin, Orangeville)	\$4,000 – \$6,000
Middle Watershed (e.g. Brampton, Halton Hills)	\$8,000 – \$15,000
Lower Watershed (e.g. Mississauga, Oakville)	\$20,000 – \$500,000+

Based on the figures in Table 1, CVC has historically been able to acquire more land in the northern part of the watershed (than in the southern part of the watershed) for the same amount of money. This is the reason why many of the land acquisitions over the past decade have been focused in the north (upper) portion of the watershed.

Traditional sources of funding for the securement of land are in decline while the cost of land continues to rise. Going forward, key initiatives such as the Credit Valley Trail will require innovative funding models for land acquisitions. Trails serve many purposes such as active transportation, a contributor to the overall population health, tourism, economic development, community amenities that increase land values as well as recreational uses. Trails are an asset that interconnects our communities through a network of municipal, provincial, national and community based trail systems. Continued

population growth and development pressures alert us to the fact that action must be taken now to expand trails or we run the risk of lost opportunities.

## **2. Origin of Visitors**

Data on our visitors is collected using a number of different approaches. Trail counters are used to measure visitations to the CA's. This is just raw data, the numbers are a measure of volume, and as such it does not tell us who the visitors are, where they came from or why they came. To obtain richer data on our visitors we collect postal code data at the gate houses for our active CAs. Postal code data is easy to collect and generally has a high success rate of voluntary participation. This level of data tells us where visitors are coming from at a neighbourhood level.

Based on the postal code data we can then access demographic data on our visitors that we obtain from various sources, including purchased marketing analytics. This information tells us important characteristics of our visitors such as average household income and household composition as well as demographic data such as average age and ethnic background. Based on this information we are able to refine marketing efforts such as targeting both media by type and geographic locations.

To better understand why visitors are coming to the CA's brief in person surveys are conducted on a representative sample basis. This information helps us to understand what people are interested in such as renting boats, fishing, hiking, photography, experiencing nature, seasonal activities or special events. Based on this information CVC is able to adjust programming or offer programming that our visitors are looking for. The surveys also help us to measure the success of the visitors experience and to understand if they are a new or returning visitor. There are other data sources that are also used such as our membership cards and analysis of online activities that round out the data available for analysis related to our CA visitors.

In 2015 CVC experienced over 730,000 annual visitations. Our visitor survey data shows us that 67% of the visitors to the CA's are from our watershed. Additional analysis reveals visitors originate from identifiable neighbourhoods, most notably in Brampton and Mississauga, and they are visiting CA's both in Peel and just outside of Peel (Terra Cotta and Island Lake). Figure 3 below shows the analysis of visitors identified by place of origin, at a very high level.



Figure 3

**Percent of Conservation Area Visitors  
by Area of Origin**

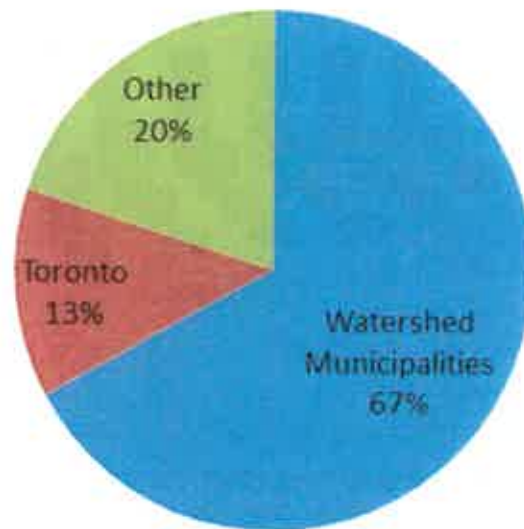
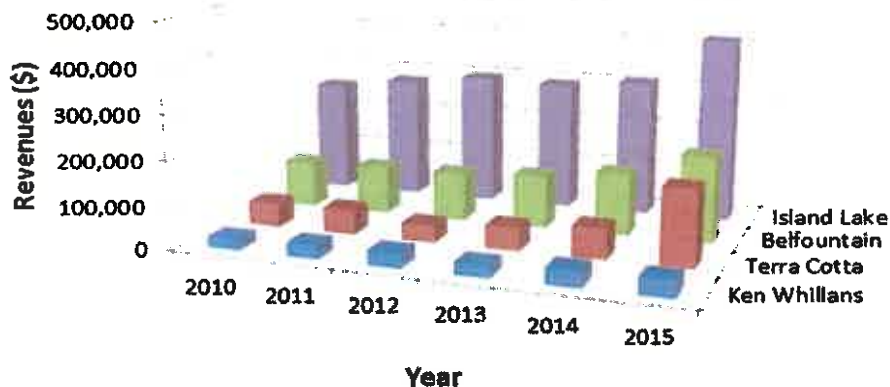


Figure 3 also highlights the likely positive economic impact of CA visitors to the watershed with fully 1/3 of persons coming from Toronto and the broader GTA. These day trip visitors to CAs may also stop in the community to buy a coffee, have lunch or dinner in a local restaurant or go shopping. While CVC does not track the potential spinoff dollars it is reasonable to assume it is happening.

### 3. Value of CA's

Conservation area revenues come from a number of streams including admissions fees, memberships, equipment rentals, retail sales, green weddings, filming and other special events. Currently revenues account for slightly more than 50% of expenditures for active CA operations (based on 2015). CVCA is currently reviewing various opportunities to generate additional revenue. The revenue growth target for CAs in 2016 is an 8% increase as noted in the 2016 CVC budget. This target is deemed achievable based on recent event programming successes in 2015. At this time a further 2% year-over-year revenue growth is projected for the 2017 budget year. This will bring revenues to approximately 60% of expenditures by 2020. The growth in revenue is primarily driven by an increased focus on the marketing of event based programming. Figure 4 outlines the growth of revenue for active CAs over the past five years.

**Figure 4**  
**Revenues (\$) by Year**  
**and Conservation Area**



Revenues targets for CAs are subject to risks given the weather dependent nature of the operations and programming. For example, the mild winter of 2015-2016 has negatively impacted revenue from cross country skiing at Terra Cotta. To offset this vulnerability to weather related revenue impacts, the marketing program is offering joint memberships that have the added value for visitors of accessing both CVC and TRCA parks year round. A similar approach is being taken with the Maple Syrup events where visitors can buy a pass that will allow them entry to other CVCA or TRCA parks for various Maple Syrup related activities, each with a different offering of activities.

Table 2 provides additional information about trails, landholdings and visitations to CAs by upper tier municipality.

**Table 2**

Upper Tier Municipality	CVCA Conservation Area Information			Funding Sources	
	Land (ha)	Trails (km)	Visitations (Note 1)	General Levy (\$)	Other (\$) (Note 2 & 3)
Dufferin	439.3	10.9	159,800	224,385	66,000
Halton	761.2	38.2	119,100	414,185	
Peel	1,424.8	58.6	430,300	7,673,310	In kind
Wellington	59.3	9.7	21,200	55,737	
<b>Total</b>	<b>2,684.5</b>	<b>117.4</b>	<b>730,400</b>	<b>8,367,617</b>	<b>66,000</b>

**Notes:**

1. Visitation data for active CAs
2. Mono and Orangeville contribute \$33,000 each
3. Mississauga manages nearly all CVC lands and trails within the city

CVC's vision and mission both speak to the protection and conservation of the natural environment. The value of this responsibility for the authority cannot be measured by gate receipts or other streams of revenues alone. Ensuring that environmentally sensitive areas are protected for the benefit of water quality, wildlife and native vegetation means that significant portions of CVC's land holdings are not for recreational purposes and therefore these lands have no to low revenue generation potential. The value of these lands is in the protection of the natural environment.

### **COMMUNICATIONS PLAN:**

Specific programs and events are supported by marketing and communications plans. CVC and TRCA are currently in year two of a joint program to market conservation areas and events. These efforts are resulting in increased revenue.

### **FINANCIAL IMPLICATIONS**

CVC is committed to increasing revenues from conservation areas. Year-over-year revenue growth versus expenditures demonstrates ongoing positive progress. The authority uses different models to fund trail land acquisitions, development, construction and maintenance. Trails are important local community assets and many watershed municipalities partner with CVC to realize and enhance the benefits for their residents.

The construction and maintenance of trails at Island Lake Conservation Area are funded jointly between the Town of Orangeville, the Town of Mono and CVCA (tri-party agreement). At Island Lake the main park entrance gate house (Hurontario St) is operated by CVC and gate fees are collected. There is currently one Orangeville open (no fee collected) entrance at 4th Avenue and in Mono there are open entrances at Hockley Road and at the canoe club. Recognizing the importance of Island Lake to the local residents and the economy, both Orangeville and Mono have agreed to contribute 1/3 each to an operating cost agreement. These contributions decrease costs for other watershed municipalities and represent a fair and equitable approach for funding operations that have significant local benefit. The contract is currently being reviewed by the three parties to explore options to cover operating and capital replacement costs going forward.

In the City of Mississauga, key CVC land holdings play an important part in the city's parks system. CVC owned properties such as the Adamson Estate, Lakefront Promenade, Lakeside Park and Riverwood Park are all lands owned by CVC but managed by the City of Mississauga; these lands interconnect and form a vital part of the city's urban park and trail system. This is an in-kind arrangement.

### **CONCLUSION:**

Trail distribution in the CVC watershed is determined by the availability of usable land and the funding necessary to secure the land. As a result the distribution of trails has

favoured rural municipalities over urbanized areas because of both cost and availability land. Going forward, key initiatives such as the Credit Valley Trail will require innovative funding models for land acquisitions if we are to be successful in these visionary endeavors.

Fully 67% of the visitors to our CAs originate from watershed municipalities; the remaining 33% come from the broader GTA. These visitors demonstrate potential economic benefit to watershed communities. CVC has detailed information about our visitors that enables us to understand not only how many visitors we have but also where our visitors come from, key demographic characteristics about our visitors and what activates they engaged in at our CA's. This level of analysis supports marketing activities by CVC that are targeted and aligned to our visitor's expectations.

Revenue is growing for active CA's and over the past five years revenue has grown by 87% or by approximately \$382,000. The hard work and commitment of staff is resulting in ongoing revenue growth. Non-active environmentally sensitive landholdings, by their very nature, represent low to no revenue opportunities because they are secured for the purpose of protecting and preserving the natural environment or for public safety.

CVC is willing to partner with all watershed municipalities to help realize the full benefit of well-developed local trails. Linkages with other trail networks support a broader regional trail system that plays an important part in interconnecting our communities. As part of a system of trails ownership, management and financial support needs to come from a variety of sources because, as the data shows, visitors originate both within and beyond our watershed boundaries.

CVC provides a broad range of lands, facilities and services through its PARCS program. The authority strives to protect the cultural and natural environment while also providing opportunities for recreation and tourism. The provision of trails on CVC lands is one of the key ways CVC meets these objectives.

**RECOMMENDED RESOLUTION:**

***WHEREAS*** the CVC Board of Directors requested further information and analysis on the trails, visitations and the value of the trail system in the watershed.

***RESOLVED THAT*** the report entitled "Trails and Conservation Area Update" be received and appended to the minutes of this meeting as Schedule 'B'.

**Submitted by:**



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Mark Thompson,  
Senior Manager, PARCS



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Jeff Payne,  
Director, Corporate Services

**Recommended by:**



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Deborah Martin-Downs  
Chief Administrative Officer

**TO:** The Chair and Members  
of the Board of Directors,  
Credit Valley Conservation

**SUBJECT:** PLAN REVIEW AND REGULATORY PERMITTING COST  
RECOVERY UPDATE

**PURPOSE:** To provide the Board of Directors of CVC with an update of  
fee collection and cost recovery for the plan review and  
regulatory permitting component of CVC's planning program.

**BACKGROUND:**

The guidelines established for collection of fees under Section 21 of the *Conservation Authorities Act* allows authorities to charge fees for permits, plan review services and response to legal, real estate and public inquiries. The fee structures are not to exceed the costs associated with administering and delivering services on a program basis.

A cost recovery strategy was developed in 2003 and the fees have been adjusted over time to reflect changes in staff resources, volume and complexity of applications and to improve service delivery. The CVC Board has given direction to have development pay for development, be consistent to the extent possible with other conservation authorities and municipalities, maintain reasonable costs for minor files while building cost capacity around more complex applications and keeping minor permit costs down to avoid property owners proceeding with development without permits that may result in violations.

An analysis of the planning program was undertaken in 2013 and costs were reduced by a re-allocation of staff salaries to other programs/budgets where appropriate. A conservation authority standard of 60/40 was also identified for budget purposes which required 60% revenue from development and 40% from general levy. The general levy component recognizes the significant effort and resources that are used to provide advice to municipalities (environmental advice, review of municipal official plans, etc.).

One of the major concerns was that fees collected for urban development are dependent on a number of factors beyond CVC's control including the economy; the pace, phasing and timing of development; market limitations, etc. A challenge from a budgetary perspective was predicting the timing of development applications in various municipal growth areas. A number of developments (including the 4,000 acre Heritage Heights development in North West Brampton, Mayfield West, South West Georgetown and potential development in Erin pending the completion of the Servicing and Settlement Master Plan) would not be a factor until 2017.

Special levy funding (Peel Pre-development Funding) was established to temporarily cover any revenue deficiency until 2017. Staff allocated to special levy funding were involved with reviewing necessary/required component studies including transportation, servicing and subwatershed studies which formed the basis of secondary plans in Caledon and Brampton.

Discussions with Building Industry Land Development Association (BILD) were also initiated in 2013 to determine if an additional fee could be charged at the later stages of the subdivision review process. A clearance fee was added at the end of the process prior to registration. A minor fee of \$5,000 and a major fee of \$12,000 would be charged consistent with other conservation authorities.

The traditional inflationary adjustment was not undertaken in 2014 or 2015 since the rate would be 1.5 percent for each year and would result in minor increases.

### **ANALYSIS:**

The revenue generated for plan review for 2015 was \$353,000 and the amount recovered as regulation (permitting fees) was \$188,000 for a total revenue of \$541,000. The cost to operate the plan review and regulations/permit programs was \$1,289,000. The percentage of cost recovery is 42% compared to 60% using the 60/40 standard of revenue to general levy. It should be noted that there was no expectation that 60% would be achieved from revenues until at least 2017.

There are a number of factors that should be considered in this analysis:

- The amount of revenue generated in 2014 was \$467,000 meaning there was a 15% increase in revenue from 2014 to 2015. The introduction of clearance fees and an increase in the submission of development applications have contributed to the increased revenue.
- The amount of Peel Pre-development Funding applied to the revenue deficiency was \$180,000 less in 2015 compared to 2014, a 45% decrease. Preliminary budget discussions have included reducing the Peel Pre-development Funding further in 2017.
- Development of Mayfield West totaling approximately 125 net hectares will be producing cost recovery revenues later this year and into 2017 (estimated \$200,000 to \$300,000 during this period). Heritage Heights remains an unknown until the province decides whether or not to finish the EA for the GTA West Highway which was suspended in December (decision expected in the spring 2016).
- There is a significant amount of time spent by staff reviewing and commenting on municipal projects and/or studies typically covered under the Plan Input (Policy) Program or general levy. As an example, staff provide input into regional and local initiatives such as park strategies, official plan and master plan updates

(Inspiration Lakeview Master Plan, 1 Port Street, etc.), natural heritage and urban forest strategies, etc. Given these examples and the provincial initiatives that have also been increasing (review of Growth Plan, Greenbelt Plan, etc.), a more appropriate percentage of revenue versus general levy may be 50/50.

- Compared to other CAs, CVC has managed to keep the costs associated with OMB hearings relatively low, working with municipalities to resolve issues.
- Planning staff will initiate a review of the plan review and permitting fees later in 2016 including consultation with BILD. Several CAs including Toronto and Region Conservation Authority, Conservation Halton, Grand River Conservation Authority and Nottawasaga Valley Conservation Authority have completed reviews of their fee schedules. There will also be an inflationary increase to account for the years 2014 to 2016 when no changes were made.

### **CONCLUSION:**

As forecasted in 2013, plan review and regulation/permitting revenues have been increasing since 2014. Development in Mayfield West will provide better cost recovery later this year and into 2017. The reliance on Peel pre-development funding to cover deficiencies in cost recovery will be reduced as revenues increase.

Planning staff will undertake a review of the plan review and permit fee schedules with stakeholders (including BILD) comparing other CAs later in 2016. An inflationary rate increase plus other adjustments are contemplated.

### **COMMUNICATIONS PLAN:**

There are no communication issues.

### **FINANCIAL IMPLICATIONS**

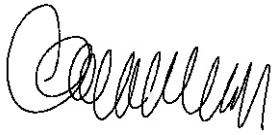
As predicted, revenues are up from 2014 and revenue targets set for 2016-17 may be met. The trend of less reliance on Peel pre-development funding in future budgets is anticipated to continue in 2016-17.

### **RECOMMENDED RESOLUTION:**

***RESOLVED THAT*** the report entitled "Plan Review and Regulatory Permitting Cost Recovery Update" be received and appended to the minutes of this meeting as Schedule 'C'.



**Submitted by:**



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Gary Murphy, MCIP, RPP  
Director, Planning



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Jeff Payne  
Director, Corporate Services

**Recommended by:**



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Deborah Martin-Downs  
Chief Administrative Officer

**TO:** The Chair and Members  
of the Board of Directors,  
Credit Valley Conservation

**SUBJECT:** RESOLUTION 2016-1B, FROM THE GREAT LAKES AND ST.  
LAWRENCE CITIES INITIATIVE OPPOSING THE WAUKESHA  
WATER DIVERSION APPLICATION

**PURPOSE:** To seek approval by the Board of Directors of CVC to endorse  
resolution 2016-1B from the Great Lakes and St. Lawrence  
Cities Initiative

**BACKGROUND:**

The Great Lakes-St. Lawrence River Sustainable Water Resources Agreement and the Great Lakes-St. Lawrence River Sustainable Water Resources Compact (Agreement and Compact) provide guidance on how the states and provinces will manage and protect the Great Lakes and St. Lawrence River. The Agreement was signed in 2005 by the governors of the eight Great Lakes states and the premiers of Ontario and Quebec. The Compact was ratified by the eight governors and became state and federal law in 2008, and is the means by which the United States implements the Agreement. The Compact prevents the distribution of water outside the Great Lakes basin.

The City of Waukesha, Wisconsin has requested a diversion of water from the Great Lakes to the City. The City of Waukesha is located outside the Great Lakes basin, but lies within a county that straddles the boundary of the Great Lakes basin, which allows the City to make the request. However, the City of Waukesha intends to distribute the water to a service area well beyond its city limits. After review by the Wisconsin Department of Natural Resources, the application would require consensus approval (at varying levels) by the Great Lakes Governors the Great Lakes Compact. All eight governors must approve the application unanimously for it to go forward.

**ANALYSIS:**

The Great Lakes and St. Lawrence Cities Initiative is concerned with the precedent-setting nature of this request and does not believe that the application for diversion should go forward. The Initiative's position is outlined in the attached fact sheet (Schedule D, Appendix 1). In addition, the Cities Initiative has requested that public hearings be held in all eight states and in both provinces.

The City of Mississauga endorsed resolution 2016-1B (Schedule D, Appendix 2), from the Great Lakes and St. Lawrence Cities Initiative opposing the Waukesha Water Diversion Application at Mississauga Council on February 24, 2016. The City of Toronto and several other municipalities in Ontario have also endorsed the resolution. Councillor Tovey has requested the CVC and TRCA Boards also endorse the resolution.

**COMMUNICATIONS PLAN:**

- There are no communications implications for this report.

**FINANCIAL IMPLICATIONS**

- There is no financial impact to CVC.

**RECOMMENDED RESOLUTION:**

***BE IT RESOLVED THAT Credit Valley Conservation (CVC) endorse the Great Lakes and St. Lawrence Cities Initiative resolution 2016-1B opposing the City of Waukesha water diversion application; and***

***THAT CVC encourage the Great Lakes – St. Lawrence River Water Resources Regional Body and Great Lakes - St. Lawrence River Basin Water Resources Council (the Compact council) to consider future implications of this diversion and decline the City of Waukesha application; and further***

***THAT a copy of this resolution be sent to the Government of Ontario (the Premier and the Minister of Environment and Climate Change), the Government of Quebec (the Premier and the Minister of Sustainable Development, the Environment and the Fight Against Climate Change), the Great Lakes and St. Lawrence Cities Initiative and the Governors represented on the Regional Body and Compact Council.***

**Submitted by:**



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Tamara Chipperfield  
Executive Assistant

**Recommended by:**



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Deborah Martin-Downs  
Chief Administrative Officer



The City of Waukesha, Wisconsin has applied for a diversion of Lake Michigan Water outside the Great Lakes Basin under the terms of the Great Lakes and St. Lawrence Water Resources Management Compact (Compact) and companion Agreement.

The Wisconsin Department of Natural Resources recommended approval of the application on January 7, 2016 to the Regional Body and Compact Council created under the Compact.

### **Cities Initiative Position**

The fundamental question is whether the application meets the requirements of the Compact. The Application does not meet these requirements of the Compact:

#### *Reasonable Water Supply Alternative and Conservation*

- The standard in the Compact and Agreement for a community in a straddling county is that “There is no reasonable water supply alternative in which the community is located, including conservation of existing water supplies.”
- As to a reasonable alternative, there is at least one and it can be implemented at roughly half the cost of the Lake Michigan diversion alternative. The reasonable alternative is to treat the water from the deep aquifer.
- This treatment combined with blending with cleaner water from the shallow aquifer can meet the drinking water standards.
- Waukesha’s per capita consumption has been going down, and they assert that more conservation measures will be implemented, further reducing demand.

#### *The Community of the City of Waukesha*

- The Compact definition of a “Community within a Straddling County” is any incorporated city, town or the equivalent thereof, that is located outside the Basin but wholly within a County that lies partly within the Basin and that is not a Straddling Community.”
- Waukesha wants to provide water to a service area well beyond its City limits
- Service areas are part of Wisconsin law, but not a “community” under the Compact, which is Federal law and is controlling.

#### *Return Flow to the Root River*

- Waukesha proposes to return its water diverted from Lake Michigan back to the Lake through the Root River. The Root is already listed as impaired by the Wisconsin DNR, and with low flows in the summer; the wastewater from the City of Waukesha would dominate the stream with about 80-90% of the water.
- The Root River discharges to Lake Michigan in downtown Racine.
- Even if Waukesha met the discharge standards of a permit, the volume and flow of the wastewater could well stir up pollutants in the sediments of the stream causing further problems.

### **Key dates**

- February 18, 2016, Public hearing, Waukesha, WI
- March 14, 2016, Public comment period ends. Send comments in at:  
<http://www.waukeshadiversion.org/comments/>
- April 21, 2016, Regional Body and Compact Council meeting, Chicago, IL. The Regional Body will review and provide a declaration of finding.
- Full calendar at: <http://www.waukeshadiversion.org/calendar/>

For more information, please contact Simon Belisle ([simon.belisle@glslcities.org](mailto:simon.belisle@glslcities.org), 312-201-4517) or David Ullrich ([david.ullrich@glslcities.org](mailto:david.ullrich@glslcities.org), 312-201-4516).



Great Lakes and St. Lawrence Cities Initiative  
Alliance des villes des Grands Lacs et du Saint-Laurent

**GREAT LAKES AND ST. LAWRENCE CITIES INITIATIVE**  
**ALLIANCE DES VILLES DES GRANDS LACS ET DU SAINT-LAURENT**

**RESOLUTION 2016-1B**

**OPPOSING THE WAUKESHA WATER DIVERSION APPLICATION**

**WHEREAS**, the Great Lakes and St. Lawrence River Basin represents approximately 20% of the world's surface freshwater resource and supports the third largest economy in the world;

**WHEREAS**, on December 13, 2005, the Great Lakes Governors of Illinois, Indiana, Michigan, Minnesota, New York, Ohio, Pennsylvania and Wisconsin, and the Premiers of Ontario and Québec signed the Great Lakes—St. Lawrence River Basin Sustainable Water Resources Agreement (the "Agreement"), and the Governors endorsed the companion Great Lakes—St. Lawrence River Basin Water Resources Compact (the "Compact"), which was later approved by the United States Congress and signed by the President, banning new water diversions from the Basin except in communities located in counties straddling the water division line between the Great Lakes-St. Lawrence Basin and other basins; and

**WHEREAS**, the City of Waukesha, WI, is located in Waukesha County, a county straddling the water division line; and

**WHEREAS**, the City of Waukesha has applied under the exception for a "Community within a Straddling County" to use water from Lake Michigan as its source of drinking water to the Wisconsin Department of Natural Resources (the "Waukesha Application"); and

**WHEREAS**, the exception requires the diverted waters be used solely for the "Public Water Supply Purposes" of the specific "Community within a Straddling County" as defined in the Agreement and Compact; and

**WHEREAS**, the Wisconsin Department of Natural Resources has deemed the Waukesha Application approvable and forwarded it on January 7, 2016 to the Great Lakes-St. Lawrence River Water Resources Regional Body (Regional Body) and Compact Council for its consensus decision; and

**WHEREAS**, all eight Great Lakes states must vote in favor of the Waukesha Application for it to go forward at a special meeting of the Compact Council in late spring 2016; and



**WHEREAS**, the Waukesha Application does not meet the terms of the Agreement nor the Compact, as there are significant questions about the necessity of the diversion to meet the drinking water quantity and quality needs of the City of Waukesha, among other concerns; and

**WHEREAS**, the City of Waukesha plans to provide water to a broader service area consisting of neighboring communities which have not demonstrated a need for a new water supply, contrary to the terms of the Agreement and Compact, and plans to do so based on broader water master plans rather than the specific demonstrated needs of the City of Waukesha; and

**WHEREAS**, this broader service area is not a “Community within a Straddling County” as defined and required by the exception in the Agreement and Compact; and

**WHEREAS**, the precedent-setting nature of the Waukesha Application is of great concern to the Mayors of the Great Lakes and St. Lawrence Cities Initiative; and

**WHEREAS**, the impacts of the proposed return flow of water to Lake Michigan through the Root River will cause significant changes to the ecosystem and to the urban shores of the mouth of the River; and

**WHEREAS**, the Regional Body review process is inadequate as it provides for only one public meeting to be held in the City of Waukesha, resulting in far too limited public engagement on a matter of great regional, national, and international importance, contrary to the prescribed objectives of the Agreement and Compact; and

**WHEREAS**, the Regional Body is not providing sufficient public information to residents in the Great Lakes and St. Lawrence River Basin; and

**WHEREAS**, the Regional Body’s decision on Wisconsin Department of Natural Resources’ Declaration of Finding, expected on April 21, 2016, allows for input from the eight US Great Lakes states, Ontario and Quebec, and will be key in the final Compact Council decision.

**THEREFORE, BE IT RESOLVED**, that the Mayors of the Great Lakes and St. Lawrence Cities Initiative reaffirm their commitment to the protection of our water resources by calling on the Governors of Illinois, Indiana, Michigan, Minnesota, New York, Ohio, Pennsylvania and Wisconsin, and the Premiers of Ontario and Québec, and their representatives on the Regional Body and Compact Council to reject the Waukesha Application in its current form; and

**BE IT FINALLY RESOLVED**, that the Mayors urge the Governors and Premiers of the Regional Body and Compact Council, consistent with good public policy, to ensure complete transparency and full public engagement through open meetings,



Great Lakes and St. Lawrence Cities Initiative  
Alliance des villes des Grands Lacs et du Saint-Laurent

webinars, websites and any other appropriate means of communication, including at least one public hearing in each of the ten jurisdictions included in this process.

Signed this 11<sup>th</sup> day of February, 2016

A handwritten signature in black ink, appearing to read 'Mitch Twolan', is written above a solid horizontal line. The signature is fluid and cursive.

Mitch Twolan, Chair  
Great Lakes and St. Lawrence Cities Initiative  
Mayor, Township of Huron-Kinloss, Ontario