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## BACKGROUND

### TRCA Regulation Mapping Update

Toronto and Region Conservation Authority (TRCA) is updating the mapping that shows the TRCA Regulated Area across our jurisdiction. We are inviting members of the public to review and comment on the draft mapping by December 31, 2018.

#### What Does TRCA's Regulation Do?

TRCA regulates construction, alteration and development activities in and around valleys, streams and wetlands and along the Lake Ontario shoreline. This is done through [Ontario Regulation 166/06](#) under the [Conservation Authorities Act](#). Under [this Regulation](#), property owners need to [apply for a permit](#) from TRCA if they are planning to undertake any of these activities on a property that falls within our regulated area. TRCA's regulation aims to:

- Prevent or reduce risk to life and property from natural hazards associated with flooding, erosion and slope instability.
- Minimize negative impacts on natural features, functions and systems.
- Prevent the creation of new hazards or aggravation of existing hazards.

#### What is TRCA Regulation Mapping?

TRCA's Regulation mapping shows the areas within [TRCA's jurisdiction](#) that are likely to be subject to the Regulation. These areas are described in the words of the Regulation and are based on the presence of natural features and natural hazards such as rivers, streams, flood plains, wetlands, valleylands and the Lake Ontario shoreline.

TRCA, municipalities and members of the public can use the Regulation mapping to determine whether a permit from TRCA is needed before proceeding with a construction, alteration or development project. The regulated area does not represent the development limit, but development in a regulated area does need to consider constraints from natural hazards or features.

**It is important to remember that the text of Ontario Regulation 166/06 describes the areas that are regulated, so features and hazards do not have to be shown on the mapping to be regulated.** For example, TRCA regulation mapping does not capture very small wetlands (less than 0.5 hectares), even though all wetlands and their surrounding areas are regulated.

TRCA does its best to keep the mapping as up-to-date as possible by using the most current information available when preparing the map. TRCA uses a number of different sources of information to keep the mapping current, including:

- Provincial, municipal and TRCA databases.
- Field verification by provincial, municipal and TRCA staff.
- Technical studies, typically undertaken at the time of a planning or permit application.

## What is Being Updated?

The mapping of our regulated areas is being updated to reflect new technical information, such as new flood plain mapping, provincial wetland data, and information based on field verification. These updates more accurately capture areas regulated by TRCA. The mapping update may capture new areas meeting the description in Ontario Regulation 166/06. Bear in mind, as noted above: the Regulation *already* applies to those areas; the mapping is just “catching up” now by indicating where these areas are located. At this time, there are no legislative changes to the text of Ontario Regulation 166/06.

## Why is TRCA updating the regulation mapping?

The natural features and natural hazards that we map, as well as the technical information available to us, change over time, requiring periodic review of the mapping. The draft changes reflect the most recent and accurate information available to TRCA.

## What has caused additions to or removals from the regulation mapping?

Our Regulation remains the same, but TRCA has updated the maps showing where the Regulation applies based on:

- Site specific studies and field verification
- Refined flood plain modeling
- Refined wetland mapping
- Refined watercourse mapping

## What does this mean to the property owners?

More accurate mapping will give property owners a better idea of whether a permit from TRCA is required before undertaking work on a property. The permit process helps to reduce risk to people, property and the environment. Updates to the Regulation mapping help property owners who are considering or proposing development. They also assist both TRCA and municipal staff in coordinating the review of development and infrastructure proposals.

## How can the public participate?

In addition to using the [draft regulation mapping viewer](#), the public can also [contact TRCA Planning & Development staff](#) to confirm whether a property falls within the regulated area or if a proposed project requires a permit. The public commenting period is open until December 31, 2018. After the mapping is finalized, staff will report back to the TRCA Board of Directors for endorsement. The updated mapping will then be posted on the TRCA website early in 2019.

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