

## 4. Planning Policy Context

### 4.1 Provincial Policy Statement

The Provincial Policy Statement (2020) provides provincial policy direction on matters related to land use planning and development that affect communities, such as ensuring the appropriate infrastructure is available to accommodate current and future needs.

The Provincial Policy Statement applies to any land use planning decisions made under the Planning Act by municipal councils, local boards, planning boards, provincial ministers, provincial government, and agency officials. Regional and municipal planning decisions are to be consistent with the policies of the Provincial Policy Statement.

The key sections of policies relevant to this project are as follows:

- 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
- 1.2 Coordination
- 1.6 Infrastructure and Public Service Facilities
- 2.1 Natural Heritage
- 2.6 Cultural Heritage and Archaeology
- 3.0 Protecting Public Health and Safety

**Relevance to this study:** Subsection 1.6.6 of the Provincial Policy Statement outlines the policies for sewage. Policy 1.6.6.1 states “Planning for *sewage and water services* shall:

- a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:
  1. municipal sewage services and municipal water services; and
  2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;
- b) ensure that these systems are provided in a manner that:
  1. can be sustained by the water resources upon which such services rely;
  2. is feasible, financially viable and complies with all regulatory requirements; and
  3. protects human health and the natural environment;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process; and

- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5”

Consistent with Provincial Policy Statement Policy 1.6.6.1, the alternative solutions in this Municipal Class Environmental Assessment study have been identified and considered on the basis of their feasibility, cost and compliance with regulatory requirements, among other key factors.

Section 2.1 of the Provincial Policy Statement outlines policies that provide legislative protection for the natural environment. In general, the Natural Heritage policies speak to the importance of maintaining, restoring and improving the connectivity of natural heritage systems.

There are no natural environment permits to be obtained under the Provincial Policy Statement for this study; however, mitigation measures and best management practices as described in **Section 8.1.1** will reduce the likelihood of effects on identified candidate Significant Wildlife Habitat within the Alternatives Focus Area.

Section 2.6 of the Provincial Policy Statement identifies policies to conserve cultural heritage and archaeological resources. In support of this study, a review of the Stage 1 archaeological assessment completed for the Area 53 Capacity Assessment Study and Desktop Cultural Heritage Screening Report have been completed.

## 4.2 City of Toronto Official Plan

The City of Toronto Official Plan (March 2022 consolidation of Chapters 1 to 5 and Schedules 1 to 4 and June 2015 consolidation of Chapters 6 and 7) is intended to ensure that the City evolves, improves and realises its full potential in areas such as transit, land use development, and the environment.

**Relevance to this Study:** Pursuant to Map 15 of the Toronto Official Plan, the Study Area includes the following land uses:

- Neighbourhoods
- Apartment Neighbourhoods
- Core Employment Areas
- Mixed Use Areas
- Parks and Natural Areas

The potential land use impacts were evaluated for each of the alternative solutions identified in **Section 6.1**. Humber Bay Park will be impacted during construction in order to upsize the Mimico Creek outfall.

In addition to land use impacts, based on a review of Map 12 of the Toronto Official Plan, there are no Provincially Significant Wetlands, Areas of Natural and Scientific Interest or Environmentally Significant Areas within the Natural Environment Study Area. However, the Mimico Creek valley is designated Natural Heritage System as per Map 9 of the Toronto Official Plan.

According to Section 3.4 Policies (The Natural Environment) of the City's Official Plan, an Environmental Impact Study may be required (if not already subject of an Environmental Assessment under the *Environmental Assessment Act*) for development proposed in or near the Toronto Natural Heritage System to evaluate the development's impacts on the Natural Heritage System and identify measures to mitigate negative impacts on and/or improve the Natural Heritage System. Furthermore, the Natural Environment Study Area (**Figure 3-3**) includes designated Ravine and Natural Features protected under By-law. A permit may be required for activities relating to construction, demolition or renovation of structures and drainage and landscaping works that may injure or destroy a tree, involve placing or dumping fill or refuse, or altering the grade of land. Other City of Toronto by-laws may apply to trees located outside of Ravine and Natural Feature Protection areas.

### **4.3 Conservation Authorities Act**

Wetlands or watercourses are regulated by the Conservation Authorities Act, 1990 Ontario Regulation (O. Reg.) 97/04, with regional implementation for the Study Area falling under O. Reg. 166/06: Toronto and Region Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

**Relevance to this Study:** Toronto and Region Conservation Authority (TRCA) is a commenting agency and provides input on infrastructure development as part of the Environmental Assessment Act review process. TRCA also issues permits under O.Reg. 166/06 for certain activities in and adjacent to watercourses and wetlands. The Alternative solutions identified through this study are located within TRCA Regulated Area.

### **4.4 Source Water Protection**

Section A.2.10.6 of the Municipal Engineers Association Municipal Class Environmental Assessment document directs proponents, including the City, to consider source water protection in the context of the *Clean Water Act, 2006*. The Study Area is located within the Toronto and Region Source Protection Area, which forms part of the Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source Protection Region. The

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applicable source protection plan for the CTC Source Protection Region is the Approved Source Protection Plan: Credit Valley-Toronto and Region-Central Lake Ontario Source Protection Region.

There are four types of Vulnerable Areas that the source protection plan refers to that are identified and assessed in relation to drinking water quality and quantity threats:

- Wellhead Protection Area
- Intake Protection Zone
- Highly Vulnerable Aquifer
- Significant Groundwater Recharge Area.

**Relevance to this Study:** The Study Area transects a Highly Vulnerable Aquifer. As per the source protection plan, an aquifer is an area underground that is highly saturated with water – enough water that it can be withdrawn for human use. A Highly Vulnerable Aquifer is one that is susceptible to contamination due to its location near the ground surface, or the type of material found in the ground around the aquifer. Aquifers that are near the ground surface and have less of a barrier between the ground surface and water below the ground are considered to be a Highly Vulnerable Aquifer.

There are no Wellhead Protection Areas, Intake Protection Zones or Significant Groundwater Recharge Areas within the limits of the Study Area.