


June 17, 2025

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Date & Time Received:	June 18, 2025 9:37 am
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RE: CONSERVATION AUTHORITIES ACT REGULATED AREA MAPPING

Toronto and Region Conservation Authority's (TRCA) Board of Directors is pleased to have endorsed the [Report on the Conservation Authorities Act Regulated Area Mapping](#) at its meeting on April 25, 2025 adopting Resolution A#54/25 as follows:

WHEREAS in 2019, TRCA staff undertook the first jurisdiction-wide review and update to TRCA's regulated area mapping since 2006 in consultation with member municipalities, the public, and the building industry;

AND WHEREAS at TRCA Board of Directors Meeting #6/19, held on Friday, June 21, 2019, Resolution #A116/19 was approved, stating that staff continue to make updates to the regulation mapping on an annual basis;

AND WHEREAS staff have now completed the 2024 review and update of the regulated area mapping as required by section 4 of Ontario Regulation 41/24 under the Conservation Authorities Act;

AND WHEREAS staff will continue to maintain the mapping for internal use, for municipal staff use, and for public viewing on TRCA's website;

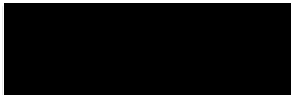
THEREFORE, LET IT BE RESOLVED THAT the report on the 2024 update to TRCA's regulation mapping be received by the TRCA Board of Directors;

AND FURTHER THAT the Clerk and Manager, Policy so advise the Ministry of Environment and Parks, TRCA municipal partners, Conservation Ontario and the TRCA-BILD Working Group.

Consistent with the requirements of Ontario Regulation 41/24 under the Conservation Authorities Act, staff have updated TRCA's regulated area mapping based upon the most current information available for regulated natural hazards and natural features.

If you have any questions or require additional information, please contact Mary-Ann Burns, Senior Manager, Planning Policy and Regulation at MaryAnn.Burns@trca.ca or (437) 880-2299.

Sincerely,



Joanne Hyde
Clerk and Manager, Policy

- cc. John MacKenzie, Chief Executive Officer, TRCA
Laurie Nelson, Director, Policy Planning, TRCA
Mary-Ann Burns, Senior Manager, Planning Policy and Regulation, TRCA
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Ministry of Environment, Conservation and Parks, TRCA municipal partners, Conservation Ontario and the TRCA-BILD Working Group.

BACKGROUND

Under the [Conservation Authorities Act](#) (the “Act”) and [Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits](#) (the “Regulation” or “O. Reg. 41/24”), TRCA has a legislative and regulatory permitting responsibility to protect people, the environment and property from natural hazards associated with flooding, erosion and slope instability, and to conserve valleylands, wetlands, watercourses and the shoreline of Lake Ontario.

The Act and the Regulation enable TRCA to prohibit “development activity” (with some exceptions) in “the area of jurisdiction of an authority” without first obtaining a permit from TRCA. In the Act, “development activity” means a development activity as defined by the regulation.

From O. Reg. 41/24:

“Definitions

1. (1) In section 28 of the Act and in this Regulation, “development activity” means,

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- c) site grading; or
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.”

The Act and the Regulation also prohibit activities to change or interfere with a watercourse or wetland, in the absence of a TRCA permit.

From the Act:

“Prohibited activities re watercourses, wetlands, etc.

28 (1) 1. Activities to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a wetland.”

Section I – Items for the Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, April 25, 2025 Meeting

FROM: Laurie Nelson, Director, Policy Planning

**RE: CONSERVATION AUTHORITIES ACT REGULATED AREA
MAPPING**
Annual Update

KEY ISSUE

Consistent with the requirements of Ontario Regulation 41/24 under the Conservation Authorities Act, staff have updated Toronto and Region Conservation Authority's (TRCA) regulated area mapping based upon the most current information available for regulated natural hazards and natural features.

RECOMMENDATION:

WHEREAS in 2019, TRCA staff undertook the first jurisdiction-wide review and update to TRCA's regulated area mapping since 2006 in consultation with member municipalities, the public, and the building industry;

AND WHEREAS at TRCA Board of Directors Meeting #6/19, held on Friday, June 21, 2019, Resolution #A116/19 was approved, stating that staff continue to make updates to the regulation mapping on an annual basis;

AND WHEREAS staff have now completed the 2024 review and update of the regulated area mapping as required by section 4 of Ontario Regulation 41/24 under the Conservation Authorities Act;

AND WHEREAS staff will continue to maintain the mapping for internal use, for municipal staff use, and for public viewing on TRCA's website;

THEREFORE, LET IT BE RESOLVED THAT the report on the 2024 update to TRCA's regulation mapping be received by the TRCA Board of Directors;

AND FURTHER THAT the Clerk and Manager, Policy so advise the

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The area of jurisdiction of an authority, also termed “regulated area” is required by the Regulation to be mapped. The regulated area from the Act and Regulation is summarized as:

- **River and stream valleys**, including valleys with defined, stable or unstable slopes, plus an allowance of 15 metres;
- **Flood plains and areas subject to stream-related erosion** (meander belts) where valley slopes are not clearly defined, plus an allowance of 15 metres;
- **Lake Ontario Shoreline**, including associated flooding, erosion, slope instability and dynamic beach erosion hazards, plus an allowance of 15 metres inland from these areas;
- **Watercourses**;
- **Wetlands**, plus 30 metres around all wetlands; and
- **Hazardous land**, which are areas that could be unsafe for development due to flooding, erosion, dynamic beaches or unstable soil or bedrock.

RATIONALE

The natural hazards and natural features and their associated allowances outlined above comprise the regulated area and are more specifically described in law through the text of the Act and the Regulation. Given the specific geographic areas to which the Act and the Regulation apply, and the need to represent these areas visually, the Regulation requires the creation of maps. The maps depict the areas within the authority’s area of jurisdiction where development activities are prohibited under the Act.

From O. Reg. 41/24:

“Maps of regulated areas

4. (1) An authority shall develop maps depicting the areas within the authority’s area of jurisdiction where development activities are prohibited under paragraph 2 of subsection 28 (1) of the Act which shall be filed at the head office of the authority and made available to the public on the authority’s website, and by any other means that the authority considers advisable.”

This mapping must be reviewed annually, updated by TRCA staff as new information becomes available, and made available to the public, as follows.

From O. Reg. 41/24:

“Maps of regulated areas

4. (2) At least once annually, the authority shall,
- (a) review the maps referred to in subsection (1) and determine if updates to the maps are required;
 - (b) make and file such updates to the maps at its head office if required; and
 - (c) make the updated maps available to the public on its website and by any other means it considers advisable.

(3) Where new information or analysis becomes available that may result in significant updates to the areas where development activities are prohibited under paragraph 2 of subsection 28 (1) of the Act, including enlargements or reductions to such areas, the authority shall ensure that stakeholders, municipalities and the public are notified of the proposed changes in any manner that the authority considers advisable, including making any relevant information or studies available online at least 30 days prior to an authority meeting during which the proposed changes are on the agenda.

(4) Where significant changes to the areas where development activities are prohibited have been made in accordance with subsection (3), the authority shall promptly update the maps described in subsection (1).”

Reviewing and updating the regulated area mapping annually has been a practice of TRCA since 2019.

TRCA Board of Directors Meeting #6/19, held on Friday, June 21, 2019, Resolution #A116/19 was approved as follows:

“THAT staff continue to make updates to the Regulation mapping on an annual basis...”

Notification

A new requirement of Ontario Reg 41/24 (s. 4(3)) is to ensure that stakeholders, municipalities and the public are notified by making relevant information available online at least 30 days prior to an authority meeting during which the mapping update is on the agenda.

TRCA fulfilled these requirements in March 2025 by posting the updated regulation mapping as DRAFT on TRCA’s [website](#) and through correspondence to municipal partners and the TRCA-BILD Working Group. In addition, staff delivered a presentation on the draft mapping update at the TRCA-BILD Working Group meeting held on March 19, 2025.

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The draft mapping on TRCA's website is accompanied by explanatory text and provides a TRCA point of contact (regulationmapping@trca.ca) for any questions or comments.

Changes to the regulated area mapping are tracked in TRCA's Geographic Information System (GIS) databases and are recorded on each of TRCA's 132 regulated area maps that span the jurisdiction.

Using Regulated Area Mapping

TRCA maps of regulated areas are based on the best technical information available to TRCA at the time of the preparation of the map. The mapping represents the location and extent of regulated natural features and natural hazards plus their associated allowances, which are integrated to form the regulated area.

The mapping is used by TRCA, municipalities and the public as an illustration of where the Act and the Regulation apply, thereby assisting with implementation of TRCA's permitting responsibilities. The description of the regulated area in the Act and the Regulation prevails over the maps.

From O. Reg. 41/24:

"4. (5) For greater certainty, in case of a conflict regarding the boundaries of the areas where development activities are prohibited under paragraph 2 of subsection 28 (1) of the Act, the description of those areas in that paragraph and in section 2 of this Regulation prevail over the depiction of the areas in the maps referred to in subsection (1) of this section."

Regularly updated mapping of regulated areas helps ensure that TRCA staff, municipalities, stakeholders, and the public have the most current information available to help inform decision-making. It also contributes to TRCA's service delivery, such as through pre-consultation meetings and walk-in counter service, and enhances coordination between TRCA and municipal staff.

In addition to facilitating TRCA's permitting responsibilities, the regulated area mapping is also used to inform:

- Solicitor/Realtor Property Inquiries to TRCA;
- TRCA's review of applications under the Planning Act and Environmental Assessment Act, in accordance with the Act and associated regulations, including [Ontario Regulation 686/21: Mandatory Programs and Services Regulation](#) for all conservation

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authorities;

- Municipal Official Plan Reviews and Comprehensive Zoning By-law updates, including natural hazard and natural system mapping; and
- TRCA's delivery of mandatory programs and services related to the risk of natural hazards (e.g., flood forecasting and warning).

Regulation Mapping Update Results

Generally, each year as part of the regulated area mapping update, staff survey the most current information available to inform mapping updates, which may include:

- flood plain mapping updates;
- provincial wetland identification mapping;
- TRCA ecological land classification wetland identification mapping;
- digital elevation models;
- aerial photography;
- Lake Ontario shoreline hazard assessment studies; and
- file specific information on certain regulated features or hazards, which have been altered through the development review and approval process.

More specifically, in 2024, changes to the mapping were a result of:

- Revised limits associated with new and updated wetland mapping by Ministry of Natural Resources and TRCA;
- Adjustments to flood hazard limits as a result of updated flood plain mapping in Frenchman's Bay (completed in February 2024) and in the west Humber subwatershed (completed in May 2024). Both updates were posted on the [TRCA Flood Plain Mapping Viewer](#) on TRCA's website immediately after completion;
- Changes to natural features and natural hazards resulting from as-built development approved by TRCA (e.g., watercourse channel realignments); and
- General refinement of regulated features resulting from detailed site examination and field verification of properties through the development and infrastructure review processes (e.g., top of bank staking) and/or site visits.

Site-specific field investigations and studies may be required to more precisely define the limit and extent of natural hazards and natural features. This occurs outside the regulation mapping update process and is typically

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a part of consultation between landowners and TRCA development planning staff during the review of an area- or site-specific development application or proposal.

Relationship to TRCA's 2023-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

- 1.1 Deliver provincially mandated services pertaining to flood and erosion hazards

Pillar 1 Environmental Protection and Hazard Management:

- 1.4 Balance development and growth to protect the natural environment ensuring safe sustainable development

Pillar 2 Knowledge Economy:

- 2.4 Integrate environmental considerations and science into decision making

FINANCIAL DETAILS

Funding to support policy and planning input and GIS services for the mapping products was provided by capital funding from TRCA's participating municipalities in account 120-12.

DETAILS OF WORK TO BE DONE

Following the Board's receipt of this report, TRCA staff will:

- Update the [Regulated Area Search](#) page on TRCA's website with the final updated regulated area mapping and place notification on the website;
- Distribute the final updated regulated area mapping to municipal planning and building departments;
- Provide training to municipal staff on the regulation mapping or the Act and Regulation upon request;
- Continue to provide regulation mapping criteria data layers to municipalities upon request for informing comprehensive planning document reviews (e.g., official plan or zoning by-law updates);
- Inform the TRCA-BILD Working Group and provide training upon request; and

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- Continue to monitor the mapping for future changes that will be compiled and processed on an annual basis in accordance with the requirements of Ontario Regulation 41/24.

Report prepared by: Mary-Ann Burns, Senior Manager, Planning Policy and Regulation

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Date: March 26, 2025