CIRCULATION

TO: Ministry of Municipal Affairs and Housing and Partner Ministries through One-Window Consultation

LOCAL MUNICIPALITIES
Township of Adjala-Tosorontio, Town of Bradford West Gwillimbury, Township of Clearview, Town of Collingwood, Township of Essa, Town of Innisfil, Town of Midland, Town of New Tecumseth, Town of Penetanguishene, Township of Ramara, Township of Severn, Township of Springwater, Township of Tay, Township of Tiny, Town of Wasaga Beach, Township of Oro-Medonte

ADJACENT MUNICIPALITIES (LOCAL AND REGIONAL)
City of Barrie, City of Orillia, City of Kawartha Lakes, County of Dufferin, County of Grey, District Municipality of Muskoka, Regional Municipality of Durham, Regional Municipality of Peel, Regional Municipality of York, Town of Blue Mountains, Township of Brock, Town of Caledon, Town of East Gwillimbury, Township of Georgian Bay, Town of Gravenhurst, Township of King, Township of Melancthon, Town of Mono, Township of Mulmur, Township of Muskoka Lakes

CONSERVATION AUTHORITIES
Nottawasaga Valley Conservation Authority, Lake Simcoe Region Conservation Authority, Toronto Region Conservation Authority, Grey Sauble Conservation Authority, Severn Sound Environmental Association

SCHOOL BOARDS
Simcoe Muskoka Catholic District School Board, Simcoe County District School Board, Conseil Scolaire Viamonde, MonAvenir Conseil Scolaire Catholique
Niagara Escarpment Commission, Simcoe Muskoka District Health Unit

INDIGENOUS COMMUNITIES
Alderville First Nation, Beausoleil First Nation, Chippewas of Georgina Island, Chippewas of Rama First Nation, Huron-Wendat Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Huron-Wendat Nation, Saugeen Ojibway Nation, Williams Treaty First Nations Claims Coordinator, Metis Nation of Ontario

FEDERAL AGENCIES
Canada Post, Department of Fisheries and Oceans, Canadian National Railway Properties Inc., Canadian Pacific Railway, Transport Canada, TransCanada Pipelines Limited, Indian and Northern Affairs Canada

UTILITIES
Hydro One Networks Inc., Ontario Power Generation, Enbridge Gas Inc., Bell Canada, Rogers Communications

FROM: Kristin D. Pechkovsky, Senior Policy Advisory (Planning)

DATE: February 20, 2020

FILE NO.: SC-OPA-1902

RE: Request for Comment
County Initiated Official Plan Amendment – Age-Friendly Policies
The County of Simcoe adopted a Positive Aging Strategy in 2017 that provides the framework for the County’s age-friendly principles. Guided by the Strategy, the County is working to further these principles by implementing age-friendly policies through a County Official Plan Amendment.

Age-friendly design of our communities and physical settings is an important component in creating a healthy aging environment. An Age-Friendly Community is a place that encourages “active aging” by optimizing opportunities for health, participation and security in order to enhance quality of life as people age. In 2007, the World Health Organization (WHO) conducted a comprehensive study of older persons that identified eight key dimensions that are central to creating an Age-Friendly Community. These include: outdoor spaces and buildings; transportation; housing; social participation; respect and social inclusion; civic participation and employment; communication and information; and community support and health services. (WHO, 2007). With this research, and an improved understanding of what is important to older persons, including the eight WHO principles is essential in creating communities for older persons. An age-friendly philosophy values, respects, and supports our older persons by enhancing and creating; affordable housing options, opportunities for volunteerism; regular communication tools; and a full suite of services to support their health and daily living needs. The County Age-Friendly Official Plan Amendment is being modified to incorporate these age-friendly principles into a regional policy framework to assist our local municipalities in introducing land-use policies to support our senior populations, including the provision of housing and services to meet their needs.

The proposed amendment to the County of Simcoe Official Plan includes:

1. Adding additional goals to section 1.3
2. Adding demographic information specific to older persons to sections 2.3 and 2.4
3. Enhancing policy language throughout the Plan to be specifically inclusive of all people
4. Adding an additional objective to section 3.5
5. Adding additional encouragement policies to section 3.5.27 related to downtown settlements
6. Adding an additional policy to section 4.3.2 to encourage local municipalities to develop supportive age-friendly policies within their official plans
7. Adding enhanced policy language throughout section 4.8 regarding Transportation
8. Adding a new section 4.10 specific to Age-Friendly Planning
9. Adding new definitions:
   a. Active Aging
   b. Age-Friendly
   c. Aging in Place

The complete list of proposed amendments to the current County of Simcoe Official Plan is attached to this memo as Schedule A.

The relevant materials are available on the County’s website at the following link: www.simcoe.ca/age-friendly-policies. The County has tailored the circulation packages including hard copies of the application materials, to the individual recipient. If you require a hard copy, or additional copies of any of the supporting documentation, please feel free to contact the undersigned.

The County is circulating the supporting materials in accordance with Section 17(15) of the Planning Act.

Please note that the County of Simcoe will hold an open house and/or a statutory public meeting on a date to be determined and that further notice of these meetings will be provided in accordance with the Planning Act, R.S.O. 1990, c.P. 13.
Your comments on this proposal as it relates to your individual interests is requested by **March 27, 2020**. If your agency has no interest in this application, please consider this circulation for information purposes only and no response is required. If you require more time for review or require additional information or materials, please feel free to contact Anna Dankewich, Planner II at anna.dankewich@simcoe.ca or the undersigned at kristin.pechkovsky@simcoe.ca. When responding to the County, please be sure to quote **County File No. SC-OPA-1902**. This will speed communications and assist in timely decisions being made.

Sincerely,

The Corporation of the County of Simcoe

Kristin D. Pechkovsky, MCIP, RPP
Senior Policy Advisory (Planning)

*cc. David Parks, Director, Planning, Economic Development and Transit (County of Simcoe)*
<table>
<thead>
<tr>
<th>#</th>
<th>Type of Modification</th>
<th>OP Chapter reference</th>
<th>Sections</th>
<th>Original Text</th>
<th>Text Modification</th>
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<tr>
<td>1</td>
<td>new section</td>
<td>TOC</td>
<td>Table of Contents</td>
<td></td>
<td>Added new section 4.10 Age-Friendly Planning</td>
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<tr>
<td>2</td>
<td>new goal</td>
<td>1.3</td>
<td>Goals of the Official Plan</td>
<td></td>
<td>To positively influence the creation of built environments within the County for people of all ages and abilities, which serve to establish complete healthy communities and enhance the quality of life for our residents;</td>
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<td>3</td>
<td>new goal</td>
<td>1.3</td>
<td>Goals of the Official Plan</td>
<td></td>
<td>To promote socially and physically accessible rural and urban communities;</td>
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<td>4</td>
<td>new statement</td>
<td>2.3</td>
<td>Settlement</td>
<td></td>
<td>There is a higher than average percentage of older persons residing in the County, than the Provincial and National averages.</td>
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<td>5</td>
<td>added language to end of sentence</td>
<td>2.4</td>
<td>Resources and Economic Base</td>
<td>Other service sector activities, including recreation, are growing in concert with population growth.</td>
<td>Other service sector activities, including recreation, are growing in concert with population growth and changing aging demographics across the County.</td>
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<tr>
<td>6</td>
<td>new statement</td>
<td>2.4</td>
<td>Resources and Economic Base</td>
<td></td>
<td>The movement of people and goods is essential to the economic and social well-being in the County.</td>
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<td>7</td>
<td>added language to end of sentence</td>
<td>3.2</td>
<td>Population and Employment Projections/Allocations Growth Management Framework 3.2.6</td>
<td>The County as a whole will plan for and invest for a balance of jobs and housing to reduce the need for long distance commuting and promote alternative transportation choices and usage.</td>
<td>The County as a whole will plan for and invest for a balance of jobs and housing to reduce the need for long distance commuting and promote alternative transportation choices and usage for people of all ages and abilities.</td>
</tr>
<tr>
<td>8</td>
<td>move some language to new sub-section b)</td>
<td>3.2</td>
<td>Growth Management Framework 3.2.12 a)</td>
<td>Provides for a mix of land uses, including residential, employment, recreational and human services as appropriate based on the settlement hierarchy and role of each settlement area as determined by the local municipality, to enable people to live, work and play in close proximity;</td>
<td>Provides for a mix of land uses, including residential, employment, recreational and human services as appropriate based on the settlement hierarchy and role of each settlement area as determined by the local municipality;</td>
</tr>
<tr>
<td>9</td>
<td>new sub-section b)</td>
<td>3.2</td>
<td>Growth Management Framework 3.2.12 b)</td>
<td>Provides an integrated composition of land use designations that considers how to enable people of all ages and abilities to safely and independently live, work and play in close proximity</td>
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<td>10</td>
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<td>Growth Management Framework 3.2.12 b)</td>
<td>3.2.12 b)</td>
<td>3.2.12 c)</td>
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<td>3.2.12 c)</td>
<td>3.2.12 d)</td>
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<td>3.2.12 d)</td>
<td>3.2.12 e)</td>
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<td>3.2.12 e)</td>
<td>3.2.12 f)</td>
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<td>14</td>
<td>new objective</td>
<td>3.5</td>
<td>Settlements new 3.5.5</td>
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<td>To promote healthy, complete, and accessible urban and rural communities that are in proximity to amenities, support services, and transit.</td>
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<td>41</td>
<td>3.5</td>
<td>Settlement Form 3.5.27</td>
<td>Additional wording: Encouragement of opportunities for reliable transit access within communities and between communities for all people and all abilities.</td>
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<td>New policy bullet: Settlement Form 3.5.27</td>
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<td>New policy bullet: Settlement Form 3.5.27</td>
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<td>Settlement Form 3.5.31</td>
<td>New policy bullet: Settlement Form 3.5.31</td>
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<td>46</td>
<td>3.5</td>
<td>Settlement Form 3.5.31</td>
<td>Additional wording: It is a policy of this Plan that in the development of settlements that a range of types of housing, including detached, semi-detached, townhouse, and apartment units, be provided, along with a mix of affordable housing, to meet a variety of housing needs.</td>
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<td>Settlement Form 3.5.32</td>
<td>Numbering change: Settlement Form 3.5.32</td>
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Municipalities with primary settlement areas will, in their official plans, identify primary settlement areas, identify and plan for intensification areas within primary settlement areas and ensure the development of high quality urban form and public open spaces within primary settlement areas through site design and urban design standards that create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive. Municipalities with primary settlement areas will, in their official plans, identify primary settlement areas, identify and plan for intensification areas within primary settlement areas and ensure the development of high quality urban form and public open spaces within primary settlement areas through site design and urban design standards that create attractive, inclusive and vibrant places for residents of all ages and abilities that support walking and cycling for everyday activities and are transit-supportive.

Only where appropriate based on the hierarchy, settlement areas are encouraged to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services for all residents as their needs change throughout their lives.
<table>
<thead>
<tr>
<th>added language to end of sentence</th>
<th>Part 4 Policy Statements</th>
<th>Healthy Communities and Housing Development 4.1.7</th>
<th>Local municipalities shall make available: sufficient quantity of housing, taking into account demand to improve choice; and, housing development in suitable locations which offers a good range of public service facilities and proximity to jobs, key services, and infrastructure.</th>
<th>Local municipalities shall make available: sufficient quantity of housing, taking into account demand to improve choice; and, housing development in suitable locations, which offers a good range of public service facilities and proximity to jobs, key services, and infrastructure, recognizing the needs and abilities of all residents.</th>
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<tbody>
<tr>
<td>new policy</td>
<td>4.3</td>
<td>Affordable Housing 4.3.2</td>
<td>The County encourages the local municipalities to develop policies in their official plans to support and provide opportunities for residents to age in place within their mixed communities with integration of affordable and appropriate housing, community facilities and support services that are suitable to meet the needs for all people.</td>
<td>The following transportation policies relate to a comprehensive, accessible and sustainable transportation system within the County of Simcoe, including both the road network and alternate transportation infrastructure for walking, cycling, and transit. Specific and detailed implementation guidelines are set out in the County of Simcoe Transportation Master Plan, as updated from time to time and subsequent supporting documents, standards, and guidelines.</td>
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<td>4.3.6</td>
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<td>4.3</td>
<td>4.3.11</td>
<td>4.3.11</td>
<td>4.3.11</td>
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<tr>
<td>additional wording</td>
<td>4.8</td>
<td>Transportation</td>
<td>The following transportation policies relate to a comprehensive and sustainable transportation system within the County of Simcoe, including both the road network and alternate transportation infrastructure for walking, cycling, and transit. Specific and detailed implementation guidelines are set out in the County of Simcoe Transportation Master Plan, as updated from time to time and subsequent supporting documents, standards, and guidelines.</td>
<td>The following transportation policies relate to a comprehensive, accessible and sustainable transportation system within the County of Simcoe, including both the road network and alternate transportation infrastructure for walking, cycling, and transit. Specific and detailed implementation guidelines are set out in the County of Simcoe Transportation Master Plan, as updated from time to time and subsequent supporting documents, standards, and guidelines.</td>
</tr>
<tr>
<td>additional wording</td>
<td>4.8</td>
<td>4.8.1</td>
<td>Considering the needs of pedestrians and cyclists in road design.</td>
<td>Considering the needs of pedestrians and cyclists in road design. where feasible.</td>
</tr>
<tr>
<td>additional wording</td>
<td>4.8</td>
<td>4.8.2</td>
<td>To plan for a more flexible transportation system including Transportation Demand Management (TDM) strategies, cooperative transit initiatives and supportive land use strategies which facilitate TDM and transit providing choices amongst walking, cycling, transit, and the automobile for all users.</td>
<td>To plan for a more flexible transportation system including Transportation Demand Management (TDM) strategies, cooperative transit initiatives and supportive land use strategies which facilitate TDM and transit providing choices amongst walking, cycling, transit, and the automobile for all users, which includes considering the needs of all ages and abilities.</td>
</tr>
<tr>
<td>additional wording</td>
<td>4.8</td>
<td>4.8.4</td>
<td>To plan for active transportation as a mode of transportation that supports healthy living, economic development, and tourism opportunities.</td>
<td>To plan for active transportation as a mode of transportation that supports healthy living, aging in place, economic development, and tourism opportunities.</td>
</tr>
<tr>
<td>additional wording</td>
<td>4.8</td>
<td>Transportation Planning Policies 4.8.6</td>
<td>The County will support opportunities for multimodal use where feasible, in particular prioritizing transit and goods movement needs over those of single occupant automobiles.</td>
<td>The County will support opportunities for multimodal use where feasible, in particular prioritizing transit, walking, cycling and goods movement needs over those of single occupant automobiles.</td>
</tr>
<tr>
<td>additional wording</td>
<td>4.8</td>
<td>4.8.13 e)</td>
<td>Providing guidelines for cycling facilities where cyclists may be accommodated within existing cross-sections to enhance a presence and sense of permanence;</td>
<td>Providing guidelines for age-friendly signage and clearly marked cycling facilities where cyclists may be accommodated within existing cross-sections to enhance a presence and sense of permanence;</td>
</tr>
<tr>
<td>new policy</td>
<td>4.8</td>
<td>4.8.13 h)</td>
<td>Ensuring that sidewalks, trails and active transportation infrastructure are designed with consideration for the needs of all ages.</td>
<td>Ensuring that sidewalks, trails and active transportation infrastructure are designed with consideration for the needs of all ages.</td>
</tr>
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</tr>
<tr>
<td><strong>66</strong></td>
<td><strong>4.8</strong></td>
<td>Transportation Demand Management 4.8.54</td>
<td>The County will work with local municipalities to determine the feasibility of providing carpool spaces at local municipal facilities. The County will work with local municipalities to determine the feasibility of providing carpool spaces and age-friendly considerations for parking standards at local municipal facilities.</td>
<td></td>
</tr>
<tr>
<td><strong>67</strong></td>
<td><strong>4.8</strong></td>
<td>Transit 4.8.57</td>
<td>Local municipalities which operate or plan to operate transit services are encouraged to work cooperatively with neighbouring municipalities to expand transit service to Simcoe area residents. Local municipalities which operate or plan to operate transit services are encouraged to work cooperatively with neighbouring municipalities to expand transit service to Simcoe area residents using the family of services principles.</td>
<td></td>
</tr>
<tr>
<td><strong>68</strong></td>
<td><strong>4.8</strong></td>
<td>4.8.58 g)</td>
<td>The role in service stop standards in the design of Transit links, bus stops and shelters, in consideration of the needs for all ages and abilities, and in compliance with the Accessibility for Ontario Disabilities Act (AODA).</td>
<td></td>
</tr>
<tr>
<td><strong>69</strong></td>
<td><strong>4.8</strong></td>
<td>4.8.60 a)</td>
<td>The development of a network of sidewalks, pedestrian trails and bicycle facilities that provide access to transit nodes and/or routes; The development of a network of sidewalks, pedestrian trails and bicycle facilities that provide access to transit nodes and/or routes, and considers users of all ages and abilities;</td>
<td></td>
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<tr>
<td><strong>70</strong></td>
<td><strong>4.10</strong></td>
<td>Age-Friendly Planning</td>
<td>4.10 Age-Friendly Planning</td>
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<tr>
<td><strong>71</strong></td>
<td><strong>4.10</strong></td>
<td>4.10.1</td>
<td>To build an Age-Friendly Simcoe County by valuing and supporting older persons in our communities;</td>
<td></td>
</tr>
<tr>
<td><strong>72</strong></td>
<td><strong>4.10</strong></td>
<td>4.10.2</td>
<td>To celebrate and support diversity, refute ageism and reduce inequalities by recognizing older persons' contributions to our region.</td>
<td></td>
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<tr>
<td><strong>73</strong></td>
<td><strong>4.10</strong></td>
<td>4.10.3</td>
<td>The County encourages the provision of age-friendly social and physical environments, including services and programs, to enhance the independence and quality of life for all people.</td>
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<tr>
<td><strong>74</strong></td>
<td><strong>4.10</strong></td>
<td>4.10.4</td>
<td>The County encourages land use decisions to consider accessible, inclusive, and age-friendly communities.</td>
<td></td>
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<tr>
<td><strong>75</strong></td>
<td><strong>4.10</strong></td>
<td>4.10.5</td>
<td>The County will work with local municipalities to identify gaps and opportunities to better support people of all ages within our communities.</td>
<td></td>
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<tr>
<td><strong>76</strong></td>
<td><strong>4.10</strong></td>
<td>4.10.6</td>
<td>The County encourages the local municipalities to develop policies in their official plans to support health, wellness and security for all residents so that they can remain in their communities as long as possible.</td>
<td></td>
</tr>
<tr>
<td><strong>77</strong></td>
<td><strong>4.10</strong></td>
<td>4.10.7</td>
<td>The County encourages local municipalities to develop policies in their official plans to support residents to age in place within their mixed communities, integrating affordable/appropriate housing, community facilities and support services.</td>
<td></td>
</tr>
<tr>
<td><strong>78</strong></td>
<td><strong>4.10</strong></td>
<td>4.10.8</td>
<td>The County will create a 'Healthy Development Framework Tool', which may be implemented in full or in part by local municipalities through their development application process, to assess the health impacts of land-use development in order to support independent, active and healthy aging for all residents, through a standardized approach.</td>
<td></td>
</tr>
<tr>
<td><strong>79</strong></td>
<td><strong>4.10</strong></td>
<td>4.10.9</td>
<td>The County encourages the use of universal design guidelines and best practices to inform local municipalities of the evidence-based elements and standards for various components of the built environment including age-friendly policies to assist in creating healthier and safer communities.</td>
<td></td>
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<tr>
<td>80</td>
<td>new policy</td>
<td>4.10</td>
<td>4.10.10</td>
<td>The County will ensure that County Transit programs consider age-friendly multi-modal elements in terms of accessibility, design, proximity and geographic location.</td>
</tr>
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<td>81</td>
<td>new policy</td>
<td>4.10</td>
<td>4.10.11</td>
<td>The County promotes innovative ideas to plan for older persons in both rural and urban communities within the County.</td>
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<tr>
<td>82</td>
<td>numbering change</td>
<td>4.11</td>
<td>Local Municipal Official Plans 4.10 Local Municipal Official Plans</td>
<td>4.11 Local Municipal Official Plans</td>
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<td>new definition</td>
<td>5.8</td>
<td>Definitions</td>
<td>ACTIVE AGING means: The opportunity for older persons to live in security, enjoy good health and continue to be engaged both socially and physically in society, regardless of age, income, or ability level.</td>
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<tr>
<td>118</td>
<td>new definition</td>
<td>5.8</td>
<td>Definitions</td>
<td>AGE-FRIENDLY means: A concept that utilizes policies, services and structures related to an inclusive and accessible physical and social environments, which are designed to support and promote “active aging” – that is, to live in security, enjoy good health and continue to participate fully in society.</td>
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<tr>
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<td>Definitions</td>
<td>AGING IN PLACE means: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.</td>
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</tbody>
</table>
NOTICE OF COMPLETE APPLICATIONS

What: The County and Town are seeking input on development applications within 120 metres of your property that would consider allowing a 15-unit plan of subdivision and zoning by-law amendment.

Site: 61 Alfred Street West, Town of the Blue Mountains (geographic Town of Thornbury)

Public Meeting? At this point a public meeting has not been scheduled. Once a public meeting has been scheduled you will be notified of the date, time, and location.

Request for information: For information on the County Plan of Subdivision visit:  
www.grey.ca/planning-development/planning-applications

For information on the Town’s Zoning By-law Amendment process visit:  
https://www.thebluemountains.ca/development-applications.cfm?is=2

How do I submit comments? You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See contact information below:

<table>
<thead>
<tr>
<th>County of Grey Contact Information:</th>
<th>Town of The Blue Mountains Contact Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephanie Lacey-Avon (Planner)</td>
<td>Denise Whaley (Planner)</td>
</tr>
<tr>
<td>County of Grey Planning Department</td>
<td>Town of The Blue Mountains</td>
</tr>
<tr>
<td>595 9th Avenue East</td>
<td>PO Box 310 – 32 Mill Street</td>
</tr>
<tr>
<td>Owen Sound, Ontario, N4K 3E3</td>
<td>Thornbury, ON N0H 2P0</td>
</tr>
<tr>
<td>Phone: 519-372-0219 ext. 1296</td>
<td>Phone: 519-599-3131 ext. 262</td>
</tr>
<tr>
<td>Email: <a href="mailto:Stephanie.Lacey-Avon@grey.ca">Stephanie.Lacey-Avon@grey.ca</a></td>
<td>Email: <a href="mailto:dwhaley@thebluemountains.ca">dwhaley@thebluemountains.ca</a></td>
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</table>

(Plan of Subdivision #42T-2019-03 61 Alfred Street West & Zoning By-law Amendment)
What is being proposed through these applications?
Below is a map showing the proposed plan of subdivision. A full version of this map is available on the County website, or at the County office in Owen Sound, or Town office in Thornbury.

What is being proposed through the applications?
The purpose and effect of the plan of subdivision is to create nine (9) lots on a new internal cul-de-sac road. Some of the lots will be further sub-divided later through Part-lot Control, resulting in fifteen (15) total lots. There will be two semi-detached dwellings (4 units), five single-detached dwellings (5 units), and two, 3-unit townhouses (6 units).

The proposed subdivision would be serviced by municipal water and sewer services.

The purpose of the zoning by-law amendment is to rezone the subject lands from the Development (D) zone to the R1-2 and R2 zones, to permit the development of single, semi-detached and townhouse dwellings. Please note that currently the property falls under the Town of Thornbury Zoning By-law 10-77, and this amendment would bring the property into the Town’s new Comprehensive Zoning By-law 2018-65.

What can I expect at the Public Meeting?
The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees can hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

(Plan of Subdivision #42T-2019-03 61 Alfred Street West & Zoning By-law Amendment)
The public meeting will take place at a Council meeting and the moderator will keep the meeting in order and allow the applicant (or their development team), the public, and Council to speak and ask questions. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

**Why is a Public Meeting being held and what are your rights?**

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 34, and 22 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed plan of subdivision or zoning by-law amendment.
2. If a person or public body would otherwise have an ability to appeal the decision of County of Grey in reference to the plan of subdivision, or the Town of The Blue Mountains in reference to the zoning by-law amendment to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to Grey County and the Town of The Blue Mountains before the subdivision and zoning by-law are passed, the person or public body is not entitled to appeal the decision.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to County of Grey in reference to the plan of subdivision, or Town of The Blue Mountains in reference to the zoning by-law amendment before the subdivision and zoning are passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision of the Town of The Blue Mountains in respect to the approval of the zoning by-law amendment, or the County of Grey in respect to the approval or refusal of the plan of subdivision, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note the file name P2835 for the zoning by-law amendment when directing correspondence to the Town, and/or the County plan of subdivision file #42T-2019-03.

If you have any questions please do not hesitate to contact County or Town staff, who would be happy to answer any questions on these applications, or the planning process.

Dated this 11th day of February, 2020, in Owen Sound.

(Plan of Subdivision #42T-2019-03 61 Alfred Street West & Zoning By-law Amendment)
February 19, 2020

Corrina Giles, Municipal Clerk
Town of the Blue Mountains
32 Mill Street, PO Box 310
Thornbury ON N0H 2P0

Dear Corrina:

On behalf of the Municipal Engineers Association (MEA) and our President, Ms. Roslyn Lusk, P.Eng., the MEA wishes to congratulate and thank the Town of the Blue Mountains for its efforts in jointly hosting the 2019 MEA Workshop and AGM at the Blue Mountain Resort from November 26 – 29, 2019.

The 2019 event was the most successful workshop in our history. We set records for attendance (over 200 delegates) and the trade show component of the Workshop was also the largest in our history.

The hospitality provided by the host municipalities was tremendous. We were quite excited to have hosted a separate bridge building/breaking event for Georgian College.

We also appreciated the time Mayor Alar Soever took to provide welcoming remarks to our delegates at the Heads of Council Luncheon on November 27.

The success of this workshop could not have been possible without the dedication of the organizing staff of the three host municipalities. In particular, we wish to thank and acknowledge members of the organizing committee from the Town of the Blue Mountains

- Brian Worsely, P.Eng.
- Reg Russwurm, P.Eng. (former staff member)

We request that you forward this letter as an information item for your Council – thanks.

Sincerely,

D.M. (Dan) Cozzi, P. Eng.
Executive Director
Municipal Engineers Association
January 6, 2020

Please find enclosed a copy of the Bruce Power Sustainability Report.

Producing clean, CO2 free energy and life-saving medical isotopes, and doing it safely, has never been more important at such a pivotal time for our climate and our people – here in Ontario, across Canada and around the world. By collaborating with our employees, our contractors, our suppliers, our political leaders and other stakeholders, we can make the world a better place to live for future generations.

Bruce Power is entering a challenging yet exciting period with the next phase of our Life Extension Program getting underway with the first Major Component Replacement Project beginning on January 17. While we look forward to renewing our units and operating to 2064, we will do so incorporating environmental, social, cultural and economic systems. As an integral part of the MCR process, and in the day-to-day operations of our site, we are committed to minimizing our environmental footprint while at the same time continuing to create jobs and economic benefit across Ontario and benefiting people’s health and well-being.

Thank you for the ongoing role you play in Bruce Power’s achievements. Thank you for your support in our continuing efforts to fight climate change. And please enjoy the Bruce Power Sustainability Report.

Best regards,

Mike Rencheck
President and Chief Executive Officer
Bruce Power
Sustainability Report
“In October 2018 the IPCC issued a special report on the impacts of global warming of 1.5°C, finding that limiting global warming to 1.5°C would require rapid, far reaching and unprecedented changes in all aspects of society, the IPCC said in a new assessment. With clear benefits to people and natural ecosystems, the report found that limiting global warming to 1.5°C compared to 2°C could go hand in hand with ensuring a more sustainable and equitable society. While previous estimates focused on estimating the damage if average temperatures were to rise by 2°C, this report shows that many of the adverse impacts of climate change will come at the 1.5°C mark.”

Intergovernmental Panel on Climate Change
October 8, 2018
On behalf of everyone involved in the daily operations of Bruce Power, welcome to our Sustainability Report.

We take very seriously our responsibility to provide clean energy, especially at such a pivotal time for our climate not only here in Ontario, but across Canada and around the world. We have a duty to ensure our decision-making process incorporates environmental, social, cultural and economic systems, and that we allow future generations to meet their needs. We are committed to minimizing our environmental footprint.

In the words of the United Nations, “Climate change is the defining issue of our time and we are at a defining moment. ...Without drastic action today, adapting to these impacts in the future will be more difficult and costly”. For Bruce Power, taking drastic action means staying true to our core values, working with all of our stakeholders and partners, and embracing innovation to find new ways for nuclear energy to combat climate change moving forward.

This report gives you a look at what we’re doing today, and what lies ahead.

Mike Rencheck
Bruce Power President and CEO
Since Bruce Power was formed in 2001, the company has been focused on innovation by returning our site to its full operating potential, securing billions of dollars of investment in public assets, and playing a major role in moving the Province of Ontario off coal-fired generation.

As a result, Ontario is the only jurisdiction in North America to phase out coal generation and Bruce Power is proud to have provided 70 per cent of the energy needed to achieve this goal in a way that also provides reliable, stable electricity prices.

We are proud of our commitment to not only being a low-cost provider of electricity and investor in Ontario, but also being an organization that embraces sustainability in everything we do. Over the past 18 years, we have worked hard to make a positive contribution to not only the province we operate in but the communities in which we live and doing so in a way that protects our environment.

There has been a longstanding debate about the tension between environmental and economic factors related to policy around energy. We see our role as doing both and that’s what people expect of us. We can grow our economy by generating low-cost electricity and create jobs and growth while still protecting our environment. That’s our commitment at Bruce Power.

James Scongack
Executive Vice-President, Corporate Affairs & Operational Services
About Bruce Power

Bruce Power is a Canadian-owned partnership of TC Energy, Ontario Municipal Employees Retirement Systems (OMERS), the Power Workers’ Union and The Society of United Professionals. A majority of our employees are also owners of the business.

Established in 2001, Bruce Power is Canada’s only private sector nuclear generator, annually producing 30 per cent of Ontario’s power at 30 per cent less than the average cost to generate residential power.

Ontario’s Long-Term Energy Plan is counting on Bruce Power to provide a reliable and carbon-free source of affordable energy through 2064. To do so, Bruce Power has signed a long-term agreement with the province to refurbish six of its eight units, investing $13 billion private dollars into these publicly owned assets. Bruce Power’s Life-Extension Program will create and sustain 22,000 jobs annually while injecting $4 billion into Ontario’s economy each year.

Bruce Power employs more than 4,000 people and, over the past 15 years, has been one of the largest investors in Ontario’s electricity infrastructure, providing billions in private dollars to the Bruce Power site — which continues to be owned by the province. The site is leased under a long-term arrangement where all of the assets remain publicly owned while Bruce Power funds all infrastructure upgrades, makes annual rent payments, and pays for the cost of waste management and the eventual decommissioning of the facilities.

The site is located on the eastern shore of Lake Huron near Tiverton, Ontario, within the traditional lands and treaty territory of the people of the Saugeen Ojibway Nation (SON), which includes the Chippewas of Nawash and Saugeen First Nation. Bruce Power is dedicated to honouring Indigenous history and culture, and is committed to moving forward in the spirit of reconciliation and respect with the Saugeen Ojibway Nation (SON), Georgian Bay Métis Nation of Ontario (MNO) and the Historic Saugeen Métis, and to leading by example in this community and industry.
Our Focus Areas & Approach

Bruce Power is dedicated to connecting with the community in an open, transparent and meaningful way. We are committed to conducting business ethically, respectfully, safely and with professionalism at all times. The company values guide Bruce Power’s everyday actions while respecting the bounds of commercial confidentiality and disclosure obligations of its listed partners.

Bruce Power strives to maintain a positive working relationship with those who have an interest in our business and is committed to open communications with community members, Indigenous communities and stakeholders, including local residents, government representatives, charities, service clubs, schools and students.

Our frequency of interactions is tailored to each community, individual or groups interests. Over the years Bruce Power has conducted public attitude research to gauge the potential effects on the general public of large-scale activities occurring on site, such as refurbishment and the restart of reactor units which have been ongoing since 1997 (prior to Bruce Power taking over the site in 2001). These types of evolutions included the restarting of Units 3 and 4 in 2003 and 2004 respectively, and the refurbishment of Bruce A Units 1 and 2 to extend their lives out to 2043.

As part of the environmental assessment processes for the refurbishment and restart of Bruce A Units 1 and 2 and the ERA to support the Major Component Replacement (MCR) program, Bruce Power has undertaken public attitude research. Our most recent research occurred during 2016 and 2017 to gauge impacts of previous construction activities, and any anticipated concerns attributed to the proposed MCR program. At a more detailed level the research also collected information on such things as:

- People’s attitudes towards their community;
- Residents’ typical use of community facilities, resources and amenities; and
- Gauging the success of Bruce Power in addressing questions people have about its activities at the site and identify ways in which to ensure a continued positive relationship with the community.

More than 500 phone interviews took place each year, and were distributed amongst Kincardine, Saugeen Shores, Arran-Elderslie, Brockton, Northern Bruce Peninsula, South Bruce, South Bruce Peninsula, and Huron Kinloss.

Through these studies we are able to also identify key areas of interest externally as a business. Three key community issues continue to exist since 2005, with the concern around these issues generally lessening over time, with the exception to housing.
The three key community issues identified were:

**ECONOMIC AND EMPLOYMENT ISSUES**

This remains a top public issue across Kincardine, Saugeen Shores and other Bruce County communities.

In 2016, Bruce Power and the County of Bruce partnered to launch the Nuclear Economic Development and Innovation initiative. Given the company’s multi-billion dollar investment program, it is important that the local communities are engaged and the local opportunities of this investment are leveraged across the region.

To date, more than 57 suppliers are having a local impact creating local jobs and career opportunities.

**HEALTH CARE/DOCTOR SHORTAGE**

This remains a top issue in both Kincardine, Saugeen Shores; less dominant in Bruce County.

Bruce Power has partnered with the municipalities of Saugeen Shores and Kincardine to successfully attract new physicians to our communities.

We believe that access to health care is an essential element to a vibrant, sustainable local community. This commitment, through the hiring of a full-time Physician Recruitment Specialist in 2010, has provided the opportunity to expand the physician search throughout Canada and the U.S. with great success. Since the inception of the partnership, we have seen the relocation of a number of full-time emergency room and family physicians, as well as a general surgeon, to the area. For more info visit www.physicianquest.ca.

**INCREASED COST OF LIVING AND HOUSING**

In August 2019 we announced a partnership with the Municipality of Kincardine to support Bruce County Housing Corporation’s 35 new residential units in the municipality. The new development provides more accessible and affordable housing for existing residents and people moving to the Kincardine area.

The development includes a new service hub for Bruce County’s Human Services department, which aligns with the County’s strategic direction to improve efficiency and services to its residents.
MATERIALITY

Material metrics are those that are relevant to an organization. They are metrics that have linkages to identified significant economic, environmental and social impacts; a metric will also be heightened if it is a concern to stakeholders or partners.

Within Bruce Power

At Bruce Power we identify material risk via our Business Risk Management Process which identifies, assesses, manages and monitors risks against the company’s overall business plan. From this process standpoint, business risks are emerging and demonstrable or changes to assumptions that could overall impact the success of the business objectives and results. Risks are looked at as either negative (threats) or positive (opportunities). These risks are reviewed and monitored by our Senior Executive Team. Top-level risks are reported on a set frequency to the Board of Directors.

Risks are identified using a Plan – Do – Check – Act management system framework. Every risk that is identified is evaluated using a criteria combination of financial impacts, operational excellence and improvement, public and reputational impact, regulatory compliance and our four pillars of safety: reactor, radiological, personal/industrial and environmental.
THE UNITED NATIONS’ 2030 AGENDA
FOR SUSTAINABLE DEVELOPMENT

The 2030 Agenda for Sustainable Development, adopted by all United Nations Member States in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. At its heart are the 17 Sustainable Development Goals (SDGs), which are an urgent call for action by all countries — developed and developing — in a global partnership. They recognize that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth — all while tackling climate change and working to preserve our oceans and forests.

As part of our sustainability strategy, we reviewed the United Nations Sustainable Development Goals (SDGs) to understand which were relevant to our business and how we could connect them to our ongoing sustainability efforts, as well as identify areas of continued opportunity to grow our strategy and be a global contributor within this area.

Following this process, we identified eight SDGs that Bruce Power can have the greatest impact within each of our areas of focus.

- No Poverty
- Good Health & Well-Being
- Gender Equality
- Affordable & Clean Energy
- Decent Work & Economic Growth
- Responsible Consumption & Production
- Climate Action
- Life on Land

We wanted to acknowledge that the goal of Life Below Water did not relate to Bruce Power as it focuses on oceanic aquatic ecosystems, and our facility interacts on a freshwater ecosystem so we are unable to claim relevance towards influence on this indicator. We do, however, take significant efforts to ensure the protection of Lake Huron, rivers running into the lake as well as the broader Great Lakes ecosystem. These efforts are identified within our environmental area of focus.

We plan to use the SDGs to help guide our ongoing efforts.
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<th>Lifecycle emissions of electricity supply technologies (gCO₂e/KWh)</th>
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<tr>
<td>Wind Offshore</td>
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Our Environment

We recognize our business has direct and indirect interactions with the environment. Ensuring these take place with no significant adverse environmental effects and ensuring environmental protection has been a focus of our business since it was formed in 2001.

BRUCE POWER COMMITS TO:

• Complying with relevant legislation, regulations and other requirements;
• Minimizing our environmental footprint in pursuit of target net zero by preventing pollution in the area of emissions, spills, waste and reducing impacts on the environment;
• Managing our environmental footprint by protecting, conserving and restoring our resources through energy conservation, reducing water consumption and by reusing or recycling materials;
• Adopting applicable best industry standards and requirements of ISO 14001 as a framework of achieving continual improvement and sustainable performance excellence;
• Integrating environmental safety into our nuclear safety culture to promote and ingrain a sense of environmental responsibility beyond compliance;
• Conducting open and transparent communication with partners, Indigenous groups and awareness at work, in our communities and across Ontario, and;
• Leading by example through the application and practice of sustainability principles by incorporating environmental, social and economic considerations in decision making.

OUR SITE

Bruce Power is home to a naturally diverse environment that contains more than 235 species of plants and more than 270 species of wildlife. The wildlife includes 150 bird species, 15 kinds of reptiles and amphibians, 15 types of mammals and 90 varieties of fish.

Our Environmental Management System provides us with the necessary tools and programs to protect native species of plants and wildlife and the habitats that support them.

Some of our biodiversity initiatives include:

• Deterrents to ward off fish from station cooling water intakes
• Restorative tree planting in sensitive areas off-site.
• School environmental education programs
• Improvements to natural animal habitats
• Construction of an eight-hectare wetland to manage storm water and provide additional wildlife habitat
• Smallmouth bass surveys
• Participation in the Lake Huron whitefish population study
• Protection of sensitive wetlands and habitats in the area.
ENERGY CONSERVATION

While we are a large producer of nuclear energy, Bruce Power is also a consumer. We are continually looking at our electricity usage on site and identifying ways to conserve. Energy conservation plays a part in the construction of new buildings and upgrades to existing ones around the Bruce Power site. That includes moving to LED lighting, which reduces kilowatts/hour usage. Replacing the lights at the main entrance with higher-efficiency street lights has also contributed to annual reductions in energy consumption since 2016.
EMISSIONS

Air Emissions
In Canada, and around the world, almost 80 per cent of greenhouse gas (GHG) emissions from human activities come from energy-consuming activities such as transportation, energy and electricity production, heating and cooling of buildings, operation of appliances and equipment, production of goods, and the provision of services.

To support this transition and to reduce GHG emissions, Canada has committed to phasing out its coal-fired electricity power plants by 2030. Canada has reduced its coal consumption by 24 per cent since 1990, and by 41 per cent since 2000.

Nuclear power plays a critical role in meeting the energy and air quality needs of the province every day.

All electricity generation technologies emit greenhouse gases at some point in their lifecycle, creating a carbon footprint. Fossil-fuelled generation has a high carbon footprint, with most emissions produced during plant operation. Nuclear and renewable generation generally have a low carbon footprint because most emissions are caused indirectly, such as during the construction of the technology itself.

Greenhouse Gas Emissions
Accurate tracking of GHG emissions is an important part of assessing Canada’s overall environmental performance. In March 2004, the Government of Canada announced the introduction of the Greenhouse Gas Emissions Reporting Program (GHGRP) which collects information on greenhouse gas emissions annually from facilities across Canada. In 2017, the Federal threshold for reporting GHG emissions dropped from 50,000 tonnes CO₂e to 10,000 tonnes CO₂e, aligning with provincial thresholds.

GHG releases on site have trended downwards due to the Bruce Steam Plant (BSP) shutdown strategy. The Steam Plant operated in 2015 to supplement the Vacuum Building Outage at Bruce B and was permanently shut down in December 2015 when the stack was removed.
MATERIALS AND WASTE

Climate change affects every country on every continent. It is disrupting national economies and impacting lives, costing people, communities and countries dearly today and even more tomorrow. How can we help respond to climate change? Two ways are to reduce our waste, and to be more thoughtful about what we buy and choosing a sustainable option whenever possible.

Bruce Power manages many different forms of waste, including:

- Radioactive
- Hazardous (oils, chemicals, lighting lamps and ballasts — some of which are recyclable)
- Recyclables (glass, cardboard, plastic, paper, metal, wood, batteries and electronics)
- Organic (compost)
- Landfill

Bruce Power manages and fully funds storage and disposal of its radioactive waste in partnership with Ontario Power Generation (OPG). We comply with all waste regulations and requirements of the relevant Federal, Provincial and Municipal authorities. Further, Bruce Power has taken an active role for many years to reduce all forms of waste. In fact, a 1" cube is the amount of radiological waste you would produce using only nuclear power for one year. From an environmental and financial standpoint, waste reduction is good for our company and for the communities we touch. Our philosophy employs a whole lifecycle approach in that we reduce waste at the consumer level, generate less waste at the company level, find opportunities to reuse products (on-site, off-site donations, auction), and implement recycling programs that are available in the ever-changing recycling market.

To minimize the amount of waste sent to landfill each day, Bruce Power has implemented a number of initiatives that apply the principles of reduce, reuse, recycle and recover. Wherever its fate, each waste stream generated at Bruce Power is processed and disposed of in a safe and environmentally responsible manner.

The current key goals for Bruce Power are:

- Achieve waste diversion rate of 86 per cent by January 2020. In 2018, Bruce Power generated an estimated 1,959 tonnes of waste (disposed, composted and recycled). An estimated 1,396 tonnes were recycled or composted, and 563 tonnes were sent to landfill for a 71 per cent diversion rate. This works out to 655.3 kilograms of waste daily and 3,834 kg of recycling daily.

- Reduce total waste generated (garbage and recycling) per employee by five per cent from 2016 baseline year by January 2020. With a total of 8,810 full-time employees in 2018, the current waste in kilograms generated per employee is 217 kg/year. This is below the 2016 baseline of 468 kg/employee/year with a total of 4,046 employees.

- Reduction of recyclables in the waste stream to no more than 40 per cent of waste composition by January 2020. In 2018, Bruce Power had 60 per cent of the waste stream made up of recyclables. Over the course of 2019, we have continued to focus on enhancing communication of recyclable reductions across site — this focus has included upgrading waste segregation stations.
**COFFEE CUP ELIMINATION**

In 2019, Bruce Power committed to finding a compostable option for coffee cups, and in doing so the company transitioned its existing coffee service within the main corporate building on site to a new service that allowed for the use of compostable cups, and an even greater discount for people bringing in their own reusable mugs. The move resulted in the company no longer sending 700,000 coffee cups to landfill annually.

**STYROFOAM DENSIFIER**

In 2018, Bruce Power helped fund a Styrofoam Densification pilot program with the Municipality of Brockton and Plastics Association Canada. We had a keen interest in finding a solution to avoid sending Styrofoam to our on-site landfill. So when we were approached by the municipality to help pay for the $22,000 densification machine, we jumped at the opportunity.

The machine, which densifies polystyrene into long bricks, was shipped in from Denmark and takes up the floor space of a washer or dryer. Polystyrene and Styrofoam materials are dropped into the machine, shredded and then compacted into heavy, long rectangular bricks that can be resold and reused.

At full operation, the densifier will increase recycling diversion of polystyrene by up to 90 per cent, reducing demand on landfill space.
THE ENVIRONMENTAL MONITORING PROGRAM

Every year, we monitor all aspects of the environment surrounding our facility, including the air, water, land, vegetable gardens, wild animals (including fish) and even milk and meat from local livestock to ensure there are no adverse impacts and that we are being the best neighbor possible.

What Do We Monitor?
The Environmental Monitoring Program (EMP) carries out sampling and analysis in the area of water, precipitation, aquatic samples (including fish, sediment and sand), terrestrial samples (including animal products, vegetation and soils), external gamma radiation in air, and tritium and Carbon-14 in air, both from off and on-site locations. We have many willing local participants in our EMP who provide us with things such as farm-grown vegetables, berries from personal gardens, eggs from their chickens and honey from their beehives.

Why Do We Do This?
EMP is important to our facility because it ensures through sampling and analysis that there are no negative effects from our plant operations on the environment and public. It also fulfills the annual regulatory requirement under our Operating Licence issued by the Canadian Nuclear Safety Commission.

In 2018, Bruce Power lived up to its mission statement of providing safe, reliable, affordable and environmentally sound electricity. Last year, while providing 30 per cent of Ontario’s electricity the surveying and environmental monitoring program determined the most impact our year-round neighbours could possibly have experienced in 2018 was 1.67 microsieverts of dose (the equivalent of eating 17 bananas). That is only a fraction of the safe, allowable limit of 1,000 microsieverts per year, as set by the Canadian Nuclear Safety Commission.

This means, despite being one of the most important energy producers in Ontario, Bruce Power is having a minimal — in fact, barely recordable — radiological impact on the air, land, water, plants, animals and people with whom we share this beautiful corner of rural Ontario.
Bruce Power Facts and Figures

1.67 µSv
The amount of ‘dose’ a person living next to Bruce Power received in 2018. It's the equivalent of eating 17 bananas.

10 µSv
The amount of ‘dose’ a person would receive from watching TV for one year at a regular rate.

20 µSv
The amount of ‘dose’ a person would receive from having one chest X-ray.

We monitor:
- Air
- Water (quality, precipitation, temperature)
- Fish (fish, sediment, vegetation)
- Groundwater (quality)
- Land (sand, soil, birds, amphibians, reptiles, mammals, vegetation)
- Animal feed
- Food (eggs, meat, wild game, fruits and vegetables, honey, grains)
<table>
<thead>
<tr>
<th>150,923</th>
<th>$400,000</th>
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<tbody>
<tr>
<td>trees planted with the Pine River Watershed, SauGREEN, Saugeen Valley Conservation Authority, Huron Stewardship Council and Penetangore Watershed groups since 2012.</td>
<td>annually directed to environment and sustainability initiatives since 2015.</td>
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<table>
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<tr>
<th>62%</th>
<th>60 km</th>
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<tr>
<td>of the funding for Lake Huron Centre for Coastal Conservation’s Coast Watchers program comes from Bruce Power.</td>
<td>beaches/shorelines monitored for information on wind, waves, pollution and biological factors.</td>
</tr>
</tbody>
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<table>
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<tr>
<th>46 schools</th>
<th></th>
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<td>funded to take part in education in the lifecycle of fish with the Lake Huron Fishing Club.</td>
<td></td>
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Bruce Power provides more than 4,000 people with stable, well-paying jobs.
Our People

Bruce Power is a world-class company in rural Ontario, providing clean energy that meets current and future electricity needs without compromising the quality of life for future generations.

We care about people and the planet, while generating carbon-free electricity for more than 30 per cent of Ontarians. To do this, we require a highly skilled, passionate and professional workforce which is dedicated to safely operating to the world’s highest standards.

We have a set of values that link our people to our successes and guide our behavior when making decisions, fostering community relationships and developing energy management solutions. Living our values means we conduct our business ethically, respectfully, safely and professionally.

We are a big company with smalltown roots. Our co-workers are our neighbours, friends, coaches of our children’s teams, and fellow community members.

Our workforce has access to limitless opportunities to succeed and grow in a progressive, diverse and inclusive workplace.

DIVERSITY AND INCLUSION

Bruce Power is committed to employing a diverse workforce. We have defined diversity as the acknowledgment and appreciation that each individual has unique perspectives and life experiences. By embracing and respecting these visible and invisible differences, we create an environment where each employee feels empowered to achieve her or his best. Our commitment is enhanced through our Equity and Diversity Committee, which ensures the company lives this value every day.

In 2018, we maintained our GOLD certification, held since 2014, from the Progressive Aboriginal Relations Program (PAR) through the Canadian Council for Aboriginal Business (CCAB). Our Indigenous Employment program includes local outreach activities, assistance navigating our application process, and guidance on resume development. We also expanded Indigenous presence within our supplier, contractor and union workforces.

Bruce Power continues to integrate diversity and inclusion into our business with: the continued evolution of our Diversity Strategy; evolving our Recruitment Strategy to include Diversity and Inclusion at every stage; and through the signing of the Leadership Accord on Gender Diversity.

The Leadership Accord on Gender Diversity is a public commitment by employers, educators, unions and governments to promote the value of diversity and inclusion in their organizations. The Accord provides a platform to create a culture of equality and inclusion, while facilitating opportunities for women in traditionally male-dominated roles. At Bruce Power, we have placed a business focus on hiring, promoting and developing females in non-traditional roles. Additionally, we have focused on the integration of diversity and inclusion into our employer branding, new hire orientation, and our Leadership Development programs.

Through our Diversity and Inclusion committee, we sponsor and participate in
many events which include local Multicultural Day events, community Pride events, International Women’s Day celebrations and the annual National Indigenous Peoples Day Celebration.

**OCCUPATIONAL HEALTH AND SAFETY**

Our Number 1 value is ‘Safety First’. We live this value in every decision we make. We demand that employees work as safely as possible and encourage an environment where we learn from any issues at all levels of the company. Our goal is to have employees go home to their families as healthy as they were when they came to work that day.

Safety goes beyond doing everything we can to guard against serious, long-term injuries. We don’t want people incurring any type of injury on site. When you enter the Bruce Power site, you will see a sign that shows the number of days that have passed since one of us was hurt. That’s a change from the previous message of hours worked without a lost-time injury. Our “You Can Count On Me” communications initiative was recognized with a Gold Quill Award for Excellence in Safety Communication by the International Association of Business Communicators (IABC) in 2019.

Our goal is always zero occupational injuries or illnesses, we are proud of our employees for these sustained runs of safe performance. We look forward to learning from these past experiences and consistently achieving the highest safety standards possible.

**ETHICS**

We believe every employee has the right to a safe work environment, free from harassment, discrimination and retaliation. We expect all individuals to behave in a manner that meets or exceeds Bruce Power’s values, which we adhere to through our Code of Conduct standards. Employees have an obligation to do their job to the best of their ability in such a way that the interests of Bruce Power, the local community, their colleagues and the environment are safeguarded.

Employees are expected to carry out all proper instructions and to observe the policies, procedures and rules of the company. These have been established to secure the safety of themselves, their colleagues, the site, the local community and the environment. They also ensure the efficient operation of Bruce Power’s business.

Employees have the responsibility to act in accordance with the Bruce Power values and to treat their colleagues and others with dignity and respect. It is the company’s expectation that all individuals working for or on behalf of Bruce Power will adhere to our Code of Conduct, including our board of directors, executive, employees and contractors.

**INDIGENOUS RELATIONS**

Bruce Power understands that we operate on the traditional lands and treaty territory of the people of the Saugeen Ojibway Nation (SON) which includes the Chippewas of Nawash and Saugeen First Nations. Our company is dedicated to honouring Indigenous history and culture, and is committed to moving forward in the spirit of reconciliation and respect with SON, Georgian Bay Métis Nation of Ontario (MNO) and the Historic Saugeen Métis (HSM). For the past decade, Bruce Power has been actively working towards improving the relationships with all three communities, specifically in the areas of employment, business development,
community investment and engagement and environmental protection. Bruce Power’s Indigenous Relations Program operates with an inter-departmental strategy having members within key departments across the organization dedicated to strengthening the relationships, and delivering the strategic elements that have been agreed to by both the communities’ leadership and the company. Each of these dedicated resources reports into their direct line managers and also to an internal Indigenous Relations Team. In 2018, Bruce Power hired a Director of Community and Indigenous Relations who oversees the progress of each key area and directly reports to the Executive Leadership, ensuring a focused line of sight.

OPENNESS

At Bruce Power, we are dedicated to connecting with the community in an open, transparent and meaningful way. We are committed to conducting business ethically, respectfully, safely and with professionalism at all times. Our company values shall guide Bruce Power’s communications while respecting the bounds of commercial confidentiality and disclosure obligations of its listed partners.

Bruce Power strives to maintain a positive working relationship with those who have an interest in our business. We are committed to open communication with community members, Indigenous communities and other stakeholders, including local residents, government representatives, charities, service clubs, schools and students.
Our Products and Services

Bruce Power does more than just power one in three homes, schools, hospitals and businesses in Ontario.

We create cleaner air.

In fact, carbon-free nuclear energy from the Bruce site has played an integral role in the province’s shutdown of its coal generation facilities, which occurred in April 2014 when the Thunder Bay Generating Station burned its final supply of coal. Over the past decade, with the return to service of all four Bruce A units after they were shut down in the 1990s, Bruce Power has provided 70 per cent of the energy Ontario needs in order to accomplish this unprecedented environmental achievement.
The results of this clean air initiative have been nothing short of staggering. In 2013, there were only two smog days in Ontario during the hot summer months, while in 2005 — when Bruce Power only operated six carbon-free nuclear units and coal played a much larger role in our supply mix — there were 53. Harmful sulphur emissions have also dropped 92 per cent since coal was mostly phased out.

According to a 2005 Ontario Ministry of Energy report, the benefits to phasing out coal could avoid 25,000 emergency room visits, 20,000 hospital admissions and a staggering 8.1 million minor illness cases annually. The financial benefit is estimated to be $2.6 billion.

Thanks to the commitment of the provincial government in Ontario to pursue this groundbreaking environmental initiative and an increase of 3,000 megawatts of Bruce Power nuclear, coal has become yesterday’s energy source, while residents now enjoy cleaner air and healthier lives from carbon-free Bruce Power nuclear.
Canada contributes more than 50% of the world’s “raw material” isotope supply

**ISOTOPES**

At Bruce Power, we not only supply electricity, we produce medical isotopes that are being used to save lives every day, not only in Ontario, but around the world.

Four of Bruce Power’s reactors produce Cobalt-60, which helps to sterilize 40 per cent of the world’s medical devices like syringes, gloves and masks, as well as, diagnose and treat complex forms of cancer — including brain tumours — through non-invasive procedures such as the Elekta Gamma Knife.

In 2019, we announced a partnership with Kinectrics and Framatome to advance an innovative project to enable the production of a key medical isotope known as Lutetium-177 that is used to treat prostate cancer. Production of Lutetium-177 is scheduled to begin in 2022. Bruce Power is collaborating with the Saugeen Ojibway Nation (SON) on the marketing of these isotopes and working with the provincial and federal governments on creating new economic opportunities within the SON territory.

The medical isotopes we produce are vital resources to the medical community, and the company continues to seek ways to expand the types of isotopes it produces. We have announced numerous agreements with nuclear suppliers to explore the production of different isotopes which will further support the world’s health care sector.

In 2018, Bruce Power was a founding partner of the Canadian Nuclear Isotope Council (CNIC), which is an independent organization consisting of representatives from various levels within the Canadian health sector, convened specifically to advocate for Canada’s role in the production of the world’s supply of radioisotopes.

By joining forces with the health care sector and research facilities, nuclear energy producers like Bruce Power can continue to deliver life-saving medical isotopes to hospitals around the world — improving the quality of life of millions of people in the process.
INVESTING IN THE FUTURE

Bruce Power’s Life-Extension Program, which began on January 17, 2016, will allow the site to operate through 2064. The program, which represents billions in private investment in the site, was ranked Canada’s top infrastructure project in 2017. In 2018 alone, Bruce Power signed more than $2 billion in contracts with partners for its Major Component Replacement (MCR) Project, including more than $900 million in manufacturing contracts with four Ontario businesses, guaranteeing hundreds of jobs for years.

The Life-Extension Program, which will extend the life of the units through inspections, asset investments and the advancement of the MCR Project, begins with Unit 6 in 2020 and will upgrade Units 3-8 through 2033.

By expanding the life of the site until 2064, Bruce Power will inject $4 billion into Ontario’s economy annually, while creating and sustaining 22,000 jobs across the province each year. The company will also continue to provide low-cost, clean and reliable nuclear power, good jobs and medical isotopes for decades.

That’s terrific news for Bruce Power, our 4,200 employees, the communities across Bruce Grey and Huron counties, and the people of Ontario, where more than 90 per cent of our suppliers employ thousands of residents.
MCR: CANADA’S LARGEST INFRASTRUCTURE PROJECT

The Major Component Replacement (MCR) program will extend the life of Units 3-8 over the next 13 years. This will allow Bruce Power to provide 6,400 megawatts of safe, reliable, carbon-free and competitively-priced electricity for Ontario ratepayers through 2064.

The operation of the Bruce site through 2064 will create and sustain 22,000 direct and indirect jobs annually, while creating $4 billion annually in economic benefits to Ontario through the direct and indirect spending on operational equipment, supplies, materials and labour income.

MCR begins January 17, 2020 with Unit 6, which is scheduled to last 48 months. These are the critical path projects that will take place over that period:

- **8 Steam generator replacements**: Remove and install
- **960 Feeder tubes**: Remove, supply and install
- **480 Fuel channels and calandria tubes**: Remove, supply and install
- **16 Bulkheads**: Fabricate, install and remove

Subsequent MCRs in Units 3, 4, 5, 7 and 8 will occur through 2033.
WORKING WITH OUR SUPPLIERS

At Bruce Power, we take great pride in the relationships we have with our suppliers, who are an integral part of our business. We work very closely to make sure they understand and are aligned with our core values.

Responsible Sourcing
In preparation for the Major Component Replacement Project that is scheduled to launch in January 2020, local sourcing was a key focus and incorporated into our agreements with new suppliers. As of June 2019, 57 suppliers had established offices in Bruce, Grey and Huron counties (for more details, go to the Economic Development and Innovation Initiative, and the Working with Bruce Power sections of our website at www.brucepower.com. Based on the scoring of the supply chain process, suppliers with a local presence, score higher than those with a provincial, and then national, presence. The scoring process also gives consideration to companies which have documented local Indigenous components of their business (which again scores higher than at the provincial and national levels).

Supplier Engagement
Every one of our suppliers is required to complete the Bruce Power Code of Conduct training once they have signed an agreement. Bruce Power will take action when there are breaches to the Code of Conduct, i.e. fraudulent behaviour.

During the Request for Proposal (RFP) process, potential suppliers are screened for their labour and environmental practices (eg. labour records are reviewed). A supplier’s impact on society is also considered when looking at their local presence and is built into what was discussed in the input materials from local suppliers. From a philanthropic standpoint, no additional preferential additional scoring is given.
Our Community

We donate $1.3 million annually through our Community Investment program for initiatives and events that focus on health and wellness, community, youth development, events, Indigenous programs, and military, veterans and first responders. We have also formed partnerships with many community stakeholders in recent years, sharing expertise, knowledge and guidance that mutually improve our respective organizations and the community as a whole. Our employees and active retirees also volunteer in many different capacities to the benefit of their communities.
COMMUNITY INVESTMENT

Among Bruce Power’s core values is a focus on social responsibility and being a good corporate partner to our surrounding communities.

In 2019, the company, along with its employees and stakeholders, gave $1.3 million to grassroots initiatives, community organizations and disaster relief funds that focus on health and wellness, community, youth development, arts, culture and recreation events, Indigenous programs, and military, veterans and first responders.

Bruce Power solicits applications for funding from local groups and through a selection process, which involves senior management — including the President and CEO — to direct funds to the groups that best fit within our core values.

We have a close relationship with the United Way of Bruce Grey that began in 2003 and continues today. In 2017, Bruce Power made a three-year, $1.6 million commitment to the organization.
PARTNERSHIPS IN ENVIRONMENT AND SUSTAINABILITY

In addition to our Community Investment, Bruce Power’s sustainability commitments and Environmental Policy are further made into reality by the partnerships that we build and the sponsorships ($400,000 annually) that we undertake.

Partnerships are a long-term relationship where Bruce Power and external organizations work toward common goals and objectives, take action together and develop things jointly because our organizations share a common philosophy or focus area. These partnerships are mutually beneficial.

Though sponsorships provide short-term support for particular events or initiatives, relationships are often built with these organizations and evolve into partnerships.

When Bruce Power embarks on partnerships and, when considering sponsorships, we look at the opportunities that touch upon aspects of the three pillars of Sustainability — environment, economic, social/cultural. With a current focus on the environment pillar, Bruce Power’s community investments touch upon aspects of; conservation and preservation; restoration, remediation and quality improvement; and education, awareness, research and development.

Some of our partners include:

- Bruce County Museum and Cultural Centre
- Bruce Trail Conservancy
- Butterfly Gardens of Saugeen Shores
- Council of the Great Lakes Region
- Grey Bruce Sustainability Network
- Invasive Phragmites Control Centre
- Lake Huron Centre for Coastal Conservation
- Lake Huron Fishing Club
- Ontario Nature
- Plug ‘N Drive
- sauGREEN for the Environment
- Saugeen Valley Conservation Authority

$1.3 million to community organizations in 2019
Phragmites australis is recognized as Canada’s worst invasive plant and is considered to be the most aggressive invasive species of wetlands in North America. This robust grass is now spreading through the Great Lakes because of its dominance over all other plant species, including cattails and willows. Management of phragmites communities within the sensitive habitats which exist along the Lake Huron coastline is not easy or straightforward.

An invasive Phragmites Management Plan was developed in 2013 for the Municipality of Kincardine to guide restoration efforts along the stretch of shoreline located between the northern edge of Baie Du Doré wetland, north to the MacGregor Point Provincial Park. Later that year, the municipality approached Bruce Power to ask for the company’s involvement in controlling phragmites since they were also observed along the Bruce Power shoreline and in the Baie Du Doré wetland.

In 2014, Bruce Power and the Lake Huron Centre for Coastal Conservation developed a plan to be used for the effective, efficient and environmentally responsible control of phragmites based on the most recent and accurate information available. Since then, we have provided pro-bono and funding support to the Invasive Phragmites Control Centre (IPCC) for eradication of phragmites along the shoreline.

Bruce Power has provided funding to a group of Kincardine residents committed to getting rid of phragmites along the shoreline, and have also funded the cutting of phragmites within the Saugeen Ojibway Nation territory and Chiefs Point.
DOING OUR PART

At Bruce Power, we value our role as a community member and are honoured to have been able to create so many mutually beneficial partnerships. Communities in rural Ontario need to combine their efforts to ensure we maintain, protect and nourish the things that make our communities great from an environmental, social, cultural and economic standpoint.

We truly believe we are stronger together, and the overall successes lie in the combined efforts of government, business and the community (non-governmental organizations, not-for-profits, volunteers, etc.). We envision a future filled with many more initiatives which will be good for the community and society as a whole.
“Our kids and grandkids are counting on us to ensure that we continue to take action to address climate change; nuclear energy is pivotal to this! Our technology isn’t a promise of future innovation, it’s here right now! Every day our mission is to maintain this operation safely while protecting the environment, and cultivating a culture where our people are dedicated to ensuring our environmental footprint remains low.”

Danielle LaCroix
Director of Environment & Sustainability, Bruce Power
Notice of Public Hearing

Committee of Adjustment

Application for a Minor Variance to Zoning By-law 2018-65

Property Location: 224 Marsh Street

Public Meeting: March 18, 2020 at 4:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

What is being proposed?

The purpose of this application is to consider a request for minor variance to the Residential R1-1 zone provisions of Zoning By-law 2018-65. The effect of the application is to permit the construction of a second-storey addition to the existing residential dwelling which has an existing rear yard setback of 8.3m. The following variance is required in order to permit the proposed second-storey addition to the existing structure:

1. To permit a rear yard setback of 8.3m, whereas a minimum of 9.0m is required in the R1-1 zone.


What happens at the Public Hearing?

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision making process, so make sure to have your say!

Where do I find more information?

Additional information is available during regular office hours in the Planning Division of the Planning & Development Services Department at Town Hall. You may also request a copy of this notice by contacting:

Secretary-Treasurer,
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: (519) 599-3131 ext.263
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email: planning@thebluemountains.ca

A note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario’s Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town’s website, and/or made available to the public upon request.

Questions? Ask the Planner!

Travis Sandberg
Phone: (519) 599-3131 ext. 283 or Toll Free (888) 258-6867
Email: planning@thebluemountains.ca
Applicant's Site Plan Sketch

PROPOSED 8.3M REAR YARD SETBACK
Notice of Public Hearing

Committee of Adjustment

Application for a Minor Variance to Zoning By-law 2018-65

Property Location: 122 Drake’s Path

Public Meeting: March 18, 2020 at 4:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

What is being proposed?

The purpose of this application is to consider a request for minor variance to the Residential R1-1 zone provisions of Zoning By-law 2018-65. The effect of the application is to permit the construction of a 37 sq.m. attached garage to the existing single detached dwelling. The following variance is requested by the applicant:

1. To permit an interior yard setback of 1.0m, whereas a minimum of 2.0m is required in the R1-1 zone;

The legal description of the lands is Concession 2, Part Lot 18, Registered Plan 16R-2918, Part 2 and 3.

What happens at the Public Hearing?

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision making process, so make sure to have your say!

Where do I find more information?

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Questions? Ask the Planner!

Travis Sandberg
Phone: (519) 599-3131 ext. 263 or
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca
March 2, 2019

Deputy Mayor Rob Potter & Members of Council
The Town of The Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0

RE: Draft Municipal Licensing & Administrative Monetary Penalties By-laws

This is further to the short term accommodation meeting with industry members and the Blue Mountains Ratepayers Association held on February 18, 2020 and the release of Staff Report FAF.20.010 (considered by the Committee of the Whole on February 25, 2020).

Prior to commenting on Staff Report FAF.20.010, we would like to reiterate that The Blue Mountains Short Term Accommodation Owners Association (BMSTA) is not opposed to the continuation of a short term accommodation licensing regime that is fair, reasonable, non-discriminatory and recognizes the significant contributions that the short term rental industry provides in terms of the vitality of the regional tourism industry and economy. Further, we would like to confirm our understanding of the following slides/comments presented/made by Town staff at the February 18, 2020 meeting:

- The “Noise Statistics” presented were respecting complaints received and not complaints that were validated by an attending officer. Further, that the corresponding occupant loads identified had not been confirmed but were reflective of what the licensed occupant load of a premise was. In summary, the only definitive Town staff statement related to the relationship between validated noise complaints and occupant load is that there is none (Fire Chief/Director of By-law Enforcement Rob Collins).

- The recommendation to move away from a licence renewal process to a process whereby applications will be assessed as “new” applications will entail ascertaining whether the use of the premises has changed, e.g. if a lawfully non-conforming use has continued without interruption since the issuance of a previous licence or, if the life safety amenities previously accepted by the Fire Department remain in place and continue to be operational. To be clear, the intention is not to re-visit or create new or additional requirements.

(1) It is BMSTA’s position that short term accommodation users should enjoy the use of roads (parking), walkways, parks and other public amenities as others and short term accommodation premises should be addressed the same as any other premise in the municipality as it relates to long-grass, noise, property standards, use of hot tubs, fire pits, etc.
The Town agreed to respond to the numerous questions/comments previously posed by the Association, in particular our communications of May 5, 2019 and December 12, 2019.

With respect to Staff Report FAF.20.010 and the Draft By-laws, BMSTA notes that significant strides have been made in terms of the structure and clarity of the Draft Municipal Licensing By-law and that some of our previously identified concerns have been addressed however, new and additional regulations are proposed to be introduced, creating new concerns.

As to the Administrative Monetary Penalties By-law, BMSTA submits that some of the proposed penalties are extremely punitive and therefore contrary to the provisions of the Municipal Act. Further, BMSTA submits that the penalties associated with Noise, Property Standards and Waste Collection By-laws are discriminatory and should not be applied exclusively to short term rental accommodation premises but to all premises in the Town (noise is noise, deficient properties are deficient properties, waste is waste).

Our detailed comments respecting the Report and Draft By-laws are attached. It is hoped that the foregoing and attached comments will provide a basis for further dialogue and ultimate concurrence in terms of a fair, reasonable and non-discriminatory approach to short term accommodation licensing and the establishment of the Town’s first Administrative Monetary Penalties By-law.

Respectfully,

The Blue Mountains Short Term Accommodation Owners’ Association
Staff Report FAF.20.010

1. The Report recommends that the Administrative Monetary Penalties By-law be brought forward for enactment on April 6, 2020, we believe that this is premature as some of the provisions referenced are yet to be enacted by by-law, further dialogue must be had and Council should be presented with options to address concerns respecting the discriminatory nature of the by-law to make a clear (see comments under the heading Administrative Monetary Penalties By-law).

2. The Report at page 2 indicates that representations and correspondence from the public “provided Council and staff with a range of perspectives and information that have been outlined in the Analysis Section of this report”. Respectfully, BMSTA continues to wait for responses to questions/comments raised in our previous communications, as well as at Public Meetings, with the majority of the issues raised not addressed in the Analysis Section of the Report, nor at any other time.

3. The Report identifies, and BMSTA agrees, that the draft Municipal Licensing By-law has undergone significant changes from the previous versions presented and that a further Public Meeting should be held along with further discussion between Town staff and the industry (also see our comments in terms of the status of necessary revisions to the Property Standards By-law that were previously identified by Town staff).

4. The Report acknowledges that the Town has utilized a 2 + 4 Model since the establishment of POL.STAL.14.02. This is consistent with what BMSTA has advised the Town and others for the past 24 months and it is appreciated that this matter can now be closed.

5. With respect to the updating of the Town’s Property Standards By-law, which was Town staff’s reasoning to recommend that the previous Council defer the enactment of a by-law in November 2018, please advise as to the status of same and the need for this to be completed prior to the finalization of a Municipal Licensing By-law.

6. With respect to the levying of demerit points when the Director of Legal Services deems repeated warnings to be a “nuisance”, BMSTA notes that this is extremely vague and uncertain, is likely void, and would likely be struck down by the courts if challenged. Further, with respect to nuisance, BMSTA requests that Council considering enacting a By-law to address nuisance and/or frivolous complaints to
hold persons accountable for their actions and the related costs to injured parties and the Town taxpayer.

7. Respecting the assignment of demerit points, BMSTA is opposed to same where the responsible person has not had the opportunity to address a complaint, be it a valid or frivolous complaint, and the responsible person has had the opportunity to speak to an individual that may be contravening a Renter’s Code and/or Town By-law. BMSTA supports the current enforcement methodology wherein a responsible person is provided an opportunity to address a complaint prior to the Town's consideration of the assignment of demerit points.

8. The recommendation at page 5 to re-visit the “Legal Non-Conforming status” previously accepted by the Town is contrary to what BMSTA was advised of on February 18, 2020 meeting and is extremely concerning. This should not only be concerning from an owner’s perspective, but it also should be concerning to the Town from a municipal liability perspective. As noted previously, this matter was clarified at the meeting held on February 18, 2020 and confirmation of our understanding is requested.

9. The matter of whether a use, building or structure is protected pursuant to Section 34(9) of the Planning Act is complex. Respectfully, it is so complex that it is submitted that a Registered Planner and the Town’s Director of Planning and Development Services are not necessarily qualified to render a decision on whether a use enjoys protection, be it from a parking, occupant load or other perspective. A number of site specific issues have arisen previously wherein advice by Town legal counsel would have saved the proponent and the Town time and money.

10. The application fee structure presented at the February 18, 2020 meeting was not supported by an analysis and thus the Town has not established the necessary nexus between the service provided and the proposed fee. BMSTA respectfully requests that this analysis be provided.

   It is noted that the Report is clear that the review of subsequent applications will become more efficient, and thus presumably less costly to the municipality, and it therefore begs the question of whether there is in fact a nexus between the fee and service, especially as it relates to renewals.

11. While noise monitoring may be warranted in the non-exception areas, BMSTA questions the need within the exception areas. This reasoning is supported by the evidence presented at the Ontario Municipal Board and is evident in the regulations found within the approved Zoning By-law(s).
12. With regard to outdoor hot tubs, pools and fire pits, BMSTA notes that the noise related concerns associated with these should be addressed by way of the Town’s Noise By-law. As an alternative, BMSTA submits that should the Town decide to proceed with regulating the use of these amenities that the Town should do so for all uses across the municipality. BMSTA submits that the use of outdoor hot tubs after 11:00 p.m. on adjacent short term accommodation premises is less problematic than the use of same on adjacent conventional residential premises.

13. The Report at the bottom of page 8 indicates that the Town has not received comments respecting the draft Administrative Monetary Penalties By-law. In this regard, BMSTA notes that it has made numerous verbal and written comments on the punitive nature of the proposed penalties, the discriminatory nature of the penalties in only applying to short term accommodation uses and the lack of jurisdiction to proceed with penalties under Provincial legislation.

14. BMSTA has continually raised the need for the Draft By-laws to be reviewed by the Town’s legal counsel, we continue to raise this as being necessary especially given the discriminatory authority proposed to be provided to the Director of Legal Services; the proposed role for planners with respect to complex legal matters (i.e. lawfully non-conforming); and, the punitive and discriminatory nature of the proposed Administrative Monetary Penalties By-law.

Draft Municipal Licensing By-law

15. “Exception Area” definition – Should the word “not” in the following be removed - “where Short Term Rental Units are not considered a permitted use”? Also, Short Term Rental Units are not a defined or classified term in the zoning by-law.

16. “Parking Management Plan” definition – BMSTA submits that the requirement for a professional to prepare a Parking Management Plan is extreme, especially when the Town can achieve the same level of completeness and/or accuracy by demanding that these plans be drawn to scale and be fully dimensioned.

It is noted that the persons identified in the definition are regulated by professional associations established pursuant to Provincial legislation with such legislation precluding a person from practicing in that profession. Given this, it is submitted that the “equivalent” can only be someone who is similarly regulated.

Parking Management Plans can be prepared by technologists and designers that are not regulated by a profession. Drawings to scale that are fully dimensioned in support of a building permit application for a dwelling house, addition to a dwelling house or an accessory building can be prepared by a homeowner.
Lastly, BMSTA is not sure why this requirement appears in the By-law versus a submission checklist.

17. “Zoning By-law” definition – Should Section 38 of the Planning Act be referenced?

18. Section 11.5 – Demerit Point System - Discretionary authority to determine a nuisance? A nuisance is an offence under the Criminal Code. It would appear that the Town is assigning to the Director the arbitrary authority to assign demerit points to a criminal undertaking. See previous comments at item 6 above.

19. Section 12.0 – Fees – When is the Public Hearing to amend the Fees and Charges By-law envisioned to take place?

20. Schedule “B” – Item 1 – Re “nuisance”, see previous comments at item 6 above.

21. Schedule “B” – Item 9 – Re “nuisance”, see previous comments at item 6 above.

22. Schedule “B” – Item 12 – Re “noise notification system”, see previous comments at item 11 above.

23. Schedule “B” – Items 17 & 18 – Re “hot tub” and “fire pit”, see previous comments at item 12 above.

24. Schedule “C” – Should this Map be entitled “Exception Area Maps”?

25. Schedule “D” and “E” – Section 2.5 – Please clarify what the intent of this Section is. It would appear that this Section may take precedence over any protection under Section 34(9) of the Planning Act as it relates to parking. Also, see our comments at items 8 and 9 above.

26. Schedule “D” – Section 2.7 j) – See previous comments at item 11 above.

27. Schedule “D”, “E” and “F” – Section 2.8 – How can the Responsible Person be held responsible for the “conduct of the Renter and the occupants of the Premises”? BMSTA members continue to educate and inform renters, require renters to adhere to stringent rules, require the posting of security deposits, provide neighbourhood patrol services and employ a responsible person to respond to complaints within the legislated time but should not and cannot be held responsible for the behavioral issues of the renter and occupants of a premise.

28. Schedule “D”, “E” and “F” – Section 2.10 – Re “hot tub and pool”, see previous comments at item 12 above.
29. Schedule “G” – No comments

**Administrative Monetary Penalties By-law**

1. See BMSTA’s previous comments respecting the punitive nature of the penalties and non-compliance with the provisions of the Municipal Act and the discriminatory nature of the by-law.

2. The recommendation contained in the Staff Report recommends that Council consider the enactment of the by-law in advance of Council’s enactment of the Municipal Licensing By-law (recommended date of April 6, 2020). BMSTA believes this is premature and recommends that an amended by-law be brought forward concurrent with the Municipal Licensing By-law.