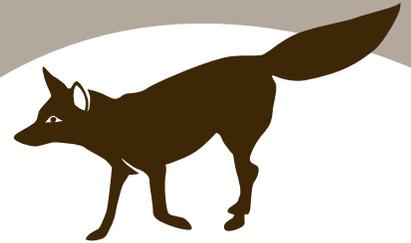


# Seasonal Storms Autumn 2006



## STORM is Alive and Getting Stronger: Lots to Do Before the Moraine is 'Saved'

From 1989 to 2001, STORM Coalition (Save the Oak Ridges Moraine) stayed true to its goal of making the case for provincial legislation, modeled after the Niagara Escarpment, to protect the Oak Ridges Moraine. In 2001 this was achieved with the enactment of the *Oak Ridges Moraine Conservation Act* followed by the approval of the Oak Ridges Moraine Conservation Plan (ORMCP) on April 22, 2002. This was heralded as a major victory for the mo-



DAVID MCQUEEN

**Oak Ridges Moraine- Durham Region- Do you know where?  
See page 5 for competition details.**

raine with strong environmental policies restricting major urban development on 92% of the Plan area, no new aggregate operations in natural core areas and fixed urban boundaries around existing settlement areas (copies of the ORMCP are available on our website at [www.stormcoalition.org](http://www.stormcoalition.org)).

So why is there more to do before the moraine is saved?

For one, the administration of the ORMCP falls to the 24 local and eight upper-tier municipalities on the moraine. This means that the province will not get involved in any day-to-day decision-making, nor is there an oversight

body observing how municipalities make moraine-related decisions. We're all aware that municipal performance on environmental protection runs the gamut; broadly speaking some municipalities are 'greener' than others. So while the ORMCP is one of the more progressive ecosystem-based policy frameworks in Canada, it only works if its policies are implemented consistently across the entire moraine. And therein lies the challenge.

Another area of concern lies with provincial progress on overall monitoring of the ORMCP. After five years there has been little progress, despite the fact that the province is responsible for developing a monitoring framework to assess the effectiveness of the ORMCP policies. Along with the lack of technical guidance for municipalities, the 2006 Annual Report of the Environmental Commissioner of Ontario *Neglecting our Obligations*, also makes it clear that these provincial implementation responsibilities have not been fulfilled.

When all of the official plans have been brought up to the standards of the ORMCP, what happens when a developer decides to seriously challenge the new rules? Or a municipality chooses a more lenient interpretation of one of the key environmental policies? We know from experience that the province will not defend the ORMCP policies because they will then be deemed "municipal responsibilities".

While STORM is committed to moraine protection, the magnitude of monitoring 32 municipalities is daunting and will require a collaborative and broad-based network along the length of the moraine. This model has proved successful in the past. In 2003, STORM at the behest of local activists, triggered an Ontario Municipal Board appeal of Uxbridge Council's decision to allow an industrial re-zoning. The appeal continued after the proponent withdrew its application and, with the help of the Toronto and Region Conservation Authority, was successful in ensuring that due process of a key ORMCP policy was carried out. In 2006, Nancy Hopkinson and Jeff Laidlaw appealed King Township's approval of the Slokker development. As one of their expert witnesses, I was dismayed at the lack of rigour of town staff to meeting the requirements of the ORMCP. Even more alarming was the blatant disinterest and lack of knowledge of the OMB hearing officer.

[See Lots to Do... on Page 7 >](#)

# Oak Ridges Moraine Protection Efforts Awarded

The Oak Ridges Moraine was the ultimate winner at the inaugural Moraine Hero Awards gala event, held on June 15, 2006 in Caledon. This annual event will honour people and organizations who have made a difference through municipal and community leadership, as well as through collaborative planning and proactive policy approaches.

The ceremony was attended by well over 100 people including Caledon Mayor Marolyn Morrison and Uxbridge Mayor Gerri Lynn O'Connor. The event also marked the official launch of the Monitoring the Moraine project, a collaborative initiative between the STORM Coalition, Citizens' Environment Watch (CEW), and Centre for Community Mapping (COMAP) that is designed to engage and sustain community volunteers in science, stewardship, monitoring and decision-making on the Oak Ridges Moraine.

Mr. Gord Miller, Environmental Commissioner of Ontario, delivered

an inspiring keynote address, which emphasized the importance of public involvement in monitoring the health of the Oak Ridges Moraine. While he praised the Oak Ridges Moraine Conservation Plan (ORMCP), he warned, "all these protections and definitions are good but we have to ensure they're implemented. We have to make sure they're complied with, and we have to make sure that we monitor so that we know we're being successful. Or if we're not being successful we'll know that we have to take immediate action."

In the past, the task of monitoring has been undertaken by government agencies. But now, as Mr. Miller explained, "the Ministry of Natural Resources and the Ministry of Environment are so under resourced that they can't do the job that the public expects them to... they haven't got the troops, they haven't got the expertise, and they haven't got the money." Instead the public must accept the responsibility. "The people must do it, because if the



JENNIFER BEDFORD

**Environmental Commissioner of Ontario Gord Miller delivering the keynote address for the Monitoring the Moraine project launch.**

people do it, it tells the government that it matters to the people," said Mr. Miller. "It is absolutely the right thing to do. It is truly a noble thing for people in the community to monitor not only the ecology but also policy to make sure that the ORMCP is successful."

The Conservation Authorities Moraine Coalition (CAMC) was

honoured for its approach to Collaborative Planning. The nine conservation authority members of the CAMC (Central Lake Ontario, Credit Valley, Ganaraska, Kawartha, Lake Simcoe Region, Lower Trent, Nottawasaga Valley, Otonabee, Toronto and Region) have worked with government agencies and citizens to help establish the ORMCP,

## Monitoring the Moraine Project Updates

Since the establishment of the Oak Ridges Moraine Conservation Plan (ORMCP) in April 2002, many groups that had mobilized around the moraine have become disengaged from the decision-making process. This is a critical gap because ongoing public awareness and participation are essential ingredients to ensure consistent and rigorous implementation of the ORMCP's policies and programs, and the ultimate protection and restoration of the moraine.

The Ontario government is responsible for monitoring this implementation and ecological

integrity of the moraine, however, this obligation has not been acted upon. In late 2004, STORM Coalition, along with Citizens' Environment Watch (CEW) and Centre for Community founded the Monitoring the Moraine (MTM) project. It received its core funding from the Oak Ridges Moraine Foundation, George Cedric Metcalf Charitable Foundation, and Ecological Monitoring and Assessment Network (EMAN), Environment Canada in early 2005.

On June 28, 2005, the partners of the MTM project brought

together over 40 participants representing local citizens' groups, non-government organizations, all three levels of government and the private sector to learn about the MTM project. As a result, it was established that the MTM project partners would work towards the development of an Oak Ridges Moraine monitoring framework that enables stakeholders to coordinate their monitoring activities and to collaborate where possible to avoid duplication of efforts. The ORM stakeholders agreed that a Monitoring Advisory Committee (MAC) should be established.

The committee was formed in the fall of 2005. It is composed of representatives from government ministries, conservation authorities, community groups, municipalities, academia, and the private sector (agriculture, aggregates, and urban developers). An invitation was made as well to the Alderville First Nations community. Since December 2005, the MAC has met bi-monthly. This multi-stakeholder group helps to ensure that the data collected by community groups through MTM project monitoring protocols is relevant and useful to decision-

and continue to monitor and defend it at the Ontario Municipal Board.

The Award for Proactive Policy Approach was presented to Region of Peel, which has long recognized the importance of its groundwater resources and the steps needed to ensure their sustainability for future generations. This commitment of the Region to proactively plan and manage groundwater extends over twenty years. The Region has also initiated a private well abandonment program and completed groundwater quantification studies.

Alex Grant, Chief Administrative Officer of the Township of Uxbridge, accepted the award for Municipal Leadership. Mr. Grant has risen to the challenges presented by this new planning environment given that 40% of Uxbridge lies within the Oak Ridges Moraine. Mr. Grant's efforts go beyond municipal governance; he has acted as the lead staff person assisting the Mayor and dedicated Uxbridge residents in the development and implementation

**"The Ministry of Natural Resources and the Ministry of Environment are so under resourced that they can't do the job that the public expects them to... they haven't got the troops, they haven't got the expertise, and they haven't got the money. The people must do it, because if the people do it, it tells the government that it matters to the people. It is absolutely the right thing to do. It is truly a noble thing for people in the community to monitor not only the ecology but also policy to make sure that the ORMCP is successful."**

*Gord Miller, Environmental Commissioner of Ontario*

of *Uxbridge Naturally*, a strategy to create a town-wide trail and natural spaces system that connects communities and incorporates existing trail systems such as the Oak Ridges and Trans-Canada.

There were co-honourees for the Community Champion Award, Kathy Guselle and David Donnelly. Kathy's concern about the growing threat of development in the Ganaraska River headwaters as early as 1988 led her to help unite a group of citizens into SAGA - Save the Ganaraska

Again. Through an Environmental Assessment Advisory Board hearing, SAGA successfully drew attention to the inadequacies of the planning and approvals process in the Ganaraska headwaters and the Oak Ridges Moraine as a whole.

In 1992, David assisted the executive of SAGA to help raise awareness of the threat of urban development in the headwaters of the Ganaraska River. As a lawyer at Gilbert's LLP and legal counsel for Environmental Defence, David continues to advo-



DAVID MCQUEEN

cate for the protection of the Oak Ridges Moraine.

Full award bios are available on [www.monitoringthemoraine.ca](http://www.monitoringthemoraine.ca)

makers.

From September to November 2005, the MTM project held four community workshops in four different geographic areas across the moraine as well as two field days to demonstrate ecological monitoring techniques. The results were an emergence of local champions who want to undertake monitoring activities; as well as a gathering of valuable information that is being used to identify appropriate monitoring objectives for each community to assist them in developing strategic monitoring plans. Overall, feed-

back and follow-up calls indicated that workshop attendees felt the MTM project was filling a gap by enabling citizens' voices to be heard. Follow-up meetings have since occurred that strengthened the working relationship with these groups.

The efforts made from April until June culminated in the MTM project launch and the inaugural Moraine Hero Awards (see Oak Ridges Moraine Protection Efforts Awarded). June 15, 2006 also marked the release of the *Status Report on the Implementation of the Oak Ridges Moraine Conservation*

*Plan: Implications for the Greenbelt Plan* (see ORM Plan Tracking). It garnered front page attention in the Toronto Star's GTA section, letters of thanks from the Premier and the Minister of the Environment and accolades from municipal planners, conservation authority staff, and community groups. Future annual report cards will broadcast the analysis of community group monitoring information to all Oak Ridges Moraine stakeholders from municipalities, conservation authorities, and stewardship groups to the appropriate provincial ministries. Success with the MTM

project depends on regular reporting of community group data that is relevant to decision making at all levels of government.

This first year of the MTM project has been one of planning, background research and consulting with Oak Ridges Moraine stakeholders. The project is now entering into the implementation phase with an ecological monitoring practitioner workshop in December, and policy monitoring training of community groups in March 2007.

# Environmental Assessment Basics

The main purpose of an environmental assessment (EA) is to take account of environmental concerns in a decision-making process to minimize or avoid harmful impacts on the natural and human environment from occurring in the first place. In general, the EA is a procedure designed for proposed undertakings in order to (MOE, 2006)

- collaborate with different sources,
- examine potential environmental effects,
- propose measures to mitigate significant damaging effects,
- improve the public acceptance and
- protect the natural and human environment.

It is very important for members of the public to be involved in the process from the onset, since many decisions are determined in the very early stages of the EA process. In fact, public consultation is a mandatory component of the EA process.

The *Environmental Assessment Act* (Ontario e-Laws, 2006) applies to most public and certain private sector projects such as energy, roads, water and sewerage projects, and this is known as an Environmental Impact Assessment (EIA). On the other hand, a Strategic Environmental Assessment (SEA) evaluates plans, programmes and policies. For the Ontario EA system, two types of EIA are very common and cover the majority of proposed activities. The Class EA sets out a planning process for the class of proposed projects that includes road construction, forest management, energy and water projects, etc. The Class EA approval is valid to each specific project within the approved class of undertakings.

Consequently, it is not necessary for each of these projects to go through the Environmental Assessment Review and Approval (EARA) process, but there is still a procedure for any project within the approved class EA to order a bump-up request for an individual EA (MOE, 2006a).

The Individual EA is suitable to the projects that likely have significant effects on the natural and human environment, such as major landfills, huge dams, and large highways (MOE, 2006). It should go through the EARA process, including preparation of terms of reference (ToR), Ministry of Environment review and approval of ToR within 12 weeks, Individual EA study within 52 weeks, and Ministry review and approval of the individual EA within 30 weeks (Ontario e-Laws, 2006). At each stage, there are formal procedures for public participation through comments on the ToR, consultation throughout the EA and preparation of the EA report. In particular, during the final review and approval stage, the public can make a written request to the Minister on outstanding issues, approval conditions, or the Environmental Review Tribunal for a hearing (MOE, 2006b).

The SEA provides information and recommendations on the potential environmental, social and economic effects of proposed plans, programs and policies. This is a mandatory procedure for a policy, plan or program proposal from government departments and agencies (CEAA, 2006). The decision-making process can be improved by fully incorporating the SEA's analysis and advice into developing policies, plans and programs. A very significant example of SEA is The Toronto Waterfront Scan and Environmental Improvement Strategy Study. The purpose of this study is to assist the Government of Canada, the Province of Ontario and the City of Toronto to make the better-informed decisions for the revitalization of the Toronto Waterfront (City of Toronto, 2006). - Chunmei Liu

[See References on Page 6 >](#)

## Website Information

If you haven't noticed yet, STORM launched its new website in December 2005. The fresh new design and interface was created by Polly Ko, a talented graphic designer that shared her skills from her diverse international portfolio (see Volunteer Feature). Jennifer Bedford, Monitoring the Moraine (MTM) Communications and Marketing Coordinator, did a superb job putting the design to work.

If you frequented our old website, you'll be familiar with the informative content about virtually everything you need to know about the Oak Ridges Moraine. The MTM section will eventually provide status reports of compliance with the Oak Ridges Moraine Conservation Plan, tracking of OMB hearings, municipal decisions on development applications, and provincial obligations. In addition, you'll be pleased to see our expanded News Room, Resource Centre, Upcoming Events, Links and more!

Visit [www.stormcoalition.org](http://www.stormcoalition.org)

## Volunteer Feature

### Polly Ko

I have been a graphic designer for over seven years, working in several design studios in Hong Kong, London (UK) and now based in Toronto. It was fun re-branding STORM because they have a lot of possibilities and were open to my ideas. I wanted something strong that people can identify with the objectives of STORM. I also wanted to show the land and the iconic animals that live there. They strengthen the whole concept and are flexible to use in different media. I hope I have created a design that will win every heart and mind!

[www.pollyko.com](http://www.pollyko.com)

# The Big Picture

## The Oak Ridges Moraine Within Ontario's Greenbelt

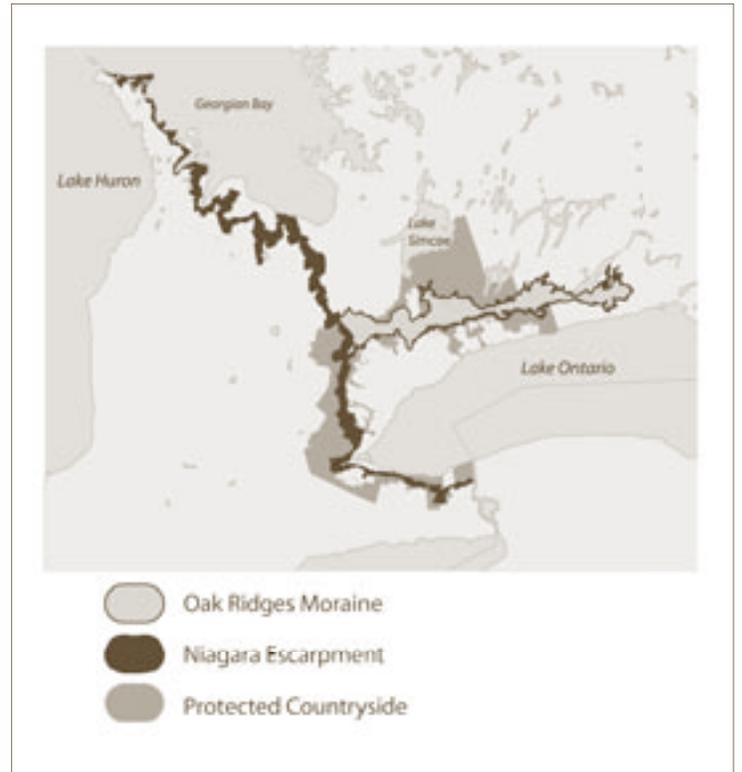
What a distance we've come. In six years we've gone from unrestricted urban sprawl flowing north out of Toronto and the ever-present spectre of developer-driven Ontario Municipal Board hearings to a 1.8 million acre swath of protected greenspace and agricultural land base! How the politics have changed.

The *Greenbelt Act* (2005) is unique, knitting together three distinct socio-ecological regions under one piece of legislation: the Oak Ridges Moraine, the Niagara Escarpment and one million acres of Protected Countryside. The innovation (and the confusion) of the *Greenbelt Act* is that it really is legislation within legislation; it provides a Greenbelt Plan for the Protected Countryside Areas while recognizing both the *Oak Ridges Moraine Conservation Act*, *Niagara Escarpment Planning and Development Act* and their respective plans.

There have been a few revisions, namely changing the ten-year review from 2012 to 2014. A number of policy matters need to be 'harmonized' between all three statutes to reflect updated policy direction, however these are still not finalized. Two positive amendments were made to the *ORM Act* which closed a troublesome loophole affecting transition matters (discovered too late for an Aurora decision) and which should expedite municipal tree-cutting and site alteration by-laws. The Greenbelt Plan brings a stronger vision of an interconnected system of parklands, open spaces and trails to the entire greenbelt.

The rumblings from the rural and agricultural countryside are not to be dismissed or downplayed by anybody. However, rather than turning back the clock on the greenbelt, they should be a clarion call for collaboration and innovation to find local and sustainable solutions to the needs of farmers and local municipalities.

How far we've come.



## Where on the Moraine?

Each *Seasonal Storm* contains a picture of a secret Oak Ridges Moraine location. A prize will go to the first person who takes a new picture of the special location, their own favourite moraine place, and sends them both to us by email or regular post (a separate prize goes to each method of delivery). Prize winners will be announced with their location photo in subsequent issues.



## Thanks to our Supporters

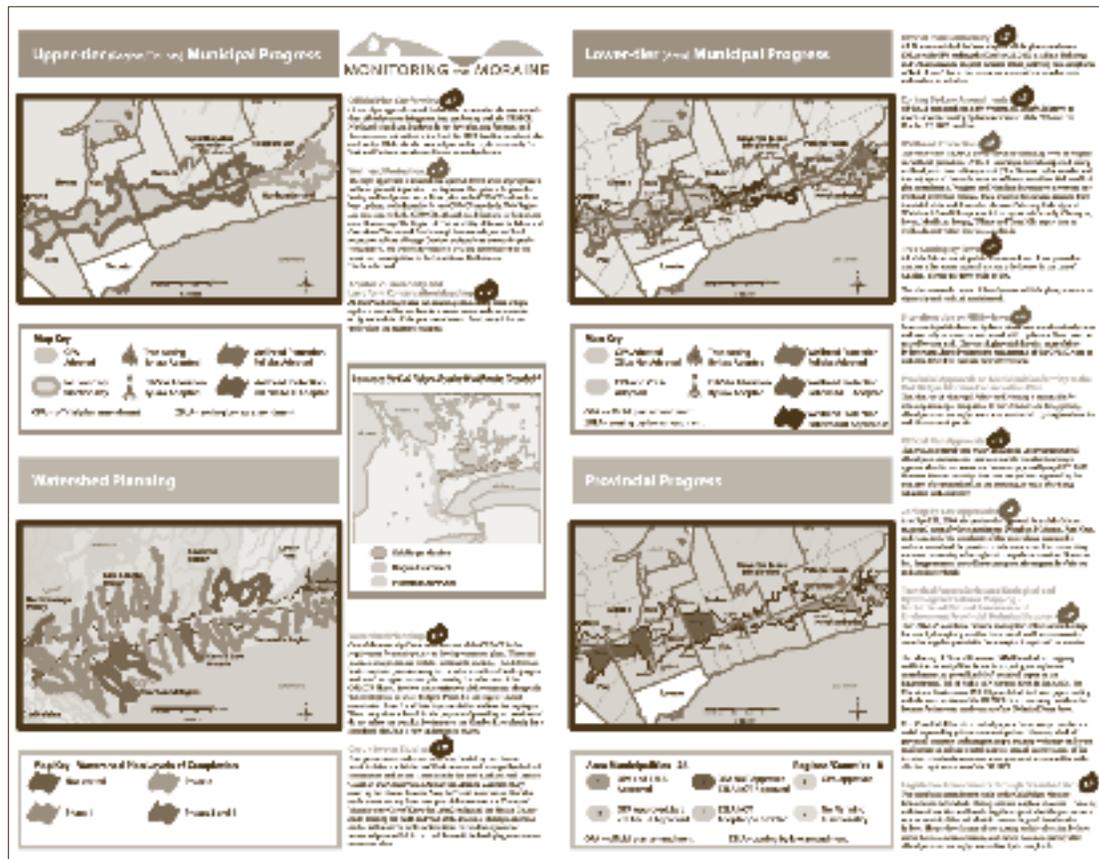
- George Cedric Metcalf Charitable Foundation
- Oak Ridges Moraine Foundation
- Ecological Monitoring and Assessment Network (EMAN), Environment Canada
- A generous anonymous donation
- The Lawsons for their long-standing support
- Thornhill Secondary School

# ORM Plan Tracking

The ORMCP, passed on April 22, 2002, is a conservation-based provincial plan heralded as a victory by the environmental community and general public. It is unique because municipalities implement the policies through the adoption and approval of official plans and zoning by-laws amended to conform to the ORMCP. The provision of technical support, mapping, guidance and final approvals of municipal conformity are the responsibility of the provincial government.

According to a report developed by the Monitoring the Moraine (MTM) project, municipal governments are generally doing a good job implementing the Oak Ridges Moraine Conservation Plan (ORMCP). The report, which grades the progress made by upper- and lower-tier municipalities, as well as that of the province, is the first of an annual series of report cards intended to highlight the successes and challenges of ORMCP implementation.

A few areas of concern regarding municipal responsibility include the passage of site alteration or fill by-laws, which are inconsistently applied across the moraine. While



Maps within the Status Report- Full version available online at [www.stormcoalition.org](http://www.stormcoalition.org)

municipalities need to improve their performance on wellhead protection, the authors are pleased with the progress being made in groundwater studies and watershed planning.

On the whole, municipal performance has been above average – 63% of lower-tier municipalities have met the deadline for official plan conformity. And while all 24 lower-tier municipalities have brought their zoning by-laws into conformity with the ORMCP, the province lags behind; only four had been approved by April 22, 2006.

While it is clear that the Ontario government is committed to the ORMCP, it is not clear that sufficient provincial resources and support were provided to municipalities in order for them to fulfill their obligations. The province may have underestimated the complexity of the undertaking, but it is to be commended for its commitment and willingness to negotiate with municipalities in areas of conflict between the ORMCP and local approaches.

While the report is critical of the lengthy time period taken for ap-

provals, it does praise the province for its thorough and comprehensive reviews. It also praises the province for legislative amendments made to the *Oak Ridges Moraine Conservation Act* through the *Greenbelt Act*.

The Monitoring the Moraine project believes that the ORMCP is an effective and meaningful document, however they do make a number of recommendations. To begin with, the province should immediately allocate more staff and resources to finalize all approvals. In addition, the province must act to finalize the technical paper series prepared by the Ministries of Natural Resources and Environment. The report also recommends that the province work with the MTM project and partners to adopt a monitoring framework that will allow for an independent evaluation of the implementation of the plan.

The full report is available on the STORM website.

## References Continued from Page 4 >

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# Lots to Do Before the Moraine is 'Saved'

Continued from Page 1 >

Unfortunately, the Board ruled in favour of the Township despite an excellent effort by Nancy and Jeff.

While planning issues continue to be a concern, the big challenge over the next several years will be the number of new infrastructure projects commenced on the moraine. The Region of York has to provide water, sanitary sewers and road networks to service the already approved growth in Aurora, Newmarket, Richmond Hill and Whitchurch-Stouffville. Staying abreast and participating in all the upcoming environmental assessments will be almost a full-time job.

It has become quite clear that the Oak Ridges Moraine is far from being saved. In fact, the Coalition on the Niagara Escarpment (CONE) found that the real work began after the enactment of the *Niagara Escarpment Planning and Development Act* (*Don't let your guard down!* Spring 2003 issue of *Seasonal Storms*).

To that end, STORM has been undergoing changes as it is learning how to reposition itself

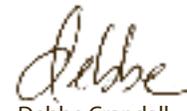
as an effective planning organization under the new policy framework. A transition team lead by Anna Tilman (co-chair) recommended that an Interim Board be established to develop a new vision and strategic direction for STORM in the lead-up to the Plan Review in 2014.

A disturbing observation over the past several years is that, with enactment of moraine legislation, there has been a marked decline in community engagement and involvement in moraine affairs. Part of this may be due to the lack of daily media coverage as well as a general feeling that the crisis is over. Feedback from community groups points to the more likely scenario that the majority of people feel disengaged from the moraine because of a general lack of understanding about what the new rules mean and who or what is now in control. Over the next year we will start to address some of these problems by holding training workshops on monitoring municipal performance (Moraine Watch) and tracking the ecological health of the moraine

through environmental monitoring.

Now, more than ever, the moraine needs strong champions. It is too big and there is too much to do for any single organization to tackle in isolation. Financial support is needed to prepare for the inevitable challenge(s) to the ORMCP while monitoring on-going municipal performance. And serious planning and organizing for the review of the ORMCP in 2014 must begin. Collectively we need to rebuild the network that was so effective in the years leading up to 2001 to ensure that this cherished and vital rain barrel of southern Ontario will be sustained for many more years to come. Inside this issue you will find more details of what we have been doing and how you can get involved.

Here's to a busy 2007!



Debbe Crandall,  
Executive Director

## Please Donate Now Together we will protect the Oak Ridges Moraine

Fill out the form below and send it to us!

Name:

Address:

Phone:

Email:

*“Yes! I will  
support STORM!”*

Please accept my enclosed donation of:

- \$20       \$40  
 \$60       \$100

My own amount \$

STORM's newly-elected Board of Directors had its inaugural meeting on September 21, 2006 and is working to update the STORM vision and objectives. As such we do not currently have a membership program in place as a new membership structure will flow out from the revitalized mandate. However, you can still support the work of STORM by donating and suggesting membership benefits that you would like to see.

**STORM Coalition** Box 533, Bolton ON L7E 5T4 tel: 905 880-3465 fax: 905 880-3466

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## Nominations Requested Moraine For Life Awards

The Monitoring the Moraine project partners (STORM Coalition, Citizens' Environment Watch, and Centre for Community Mapping) are seeking nominations for the 2007 Moraine for Life Awards (formally known as Moraine Hero Awards). This year's awards ceremony will be held as part of the Oak Ridges Moraine Symposium on February 12, 2007 at the Radisson hotel in Markham. Deadline for nominations are January 15, 2007. For more information, or to find out how to get involved, visit [www.monitoringthemoraine.ca](http://www.monitoringthemoraine.ca), or [www.ormf.com/symposium](http://www.ormf.com/symposium), e-mail [info@monitoringthemoraine.ca](mailto:info@monitoringthemoraine.ca), or call 647-258-3280.

## Oak Ridges Moraine Symposium

**February 12 & 13, 2007 Radisson Hotel Markham.**

This two-day symposium for all Oak Ridges Moraine stakeholders will mark the five-year anniversary of the Oak Ridges Moraine Conservation Plan. Organized by the Oak Ridges Moraine Foundation under the guidance of a planning committee, the Symposium poses the following questions: Are we making progress in protecting the moraine? What are the success stories and lessons learned over the past five years? What are the challenges that lie ahead? There is a special rate for students and community volunteers, however space is limited so register early! For more information on how to register go to [www.ormf.com/symposium](http://www.ormf.com/symposium).



## Did you know...

The Oak Ridges Moraine is the rain barrel of southern Ontario. It serves as the headwaters for over 65 rivers and streams that flow north and south into Georgian Bay, and Lakes Simcoe, Scugog, Rice, and Ontario- ultimately the drinking water source for millions of people.

### Save the Oak Ridges Moraine Coalition

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**Seasonal Storms** is a quarterly newsletter.

Digital copies are available on the STORM website in the Resource Centre.

**Editors:** Nathan Fahey and Debbe Crandall

**Design:** Polly Ko and Melissa Eluik

**Contributors:** Jennifer Bedford, Chunmei Liu, and Allison Roberts

Save The Oak Ridges Moraine (STORM) Coalition is focused on protecting the ecological integrity of the Oak Ridges Moraine. Since 1989, STORM has been working at the local and regional levels to ensure that municipalities make good planning decisions that respect the environmental significance of the moraine and that take into account its ecological and hydrological functions.



Special Insert

# Seeking New Home: STORM is Growing!

You can be a part of the exciting new changes!  
See suggestions below and contact us:  
tel 647 258-3281 info@stormcoalition.org



## Save The Oak Ridges Moraine

**We will be expanding to build** the capacities of grassroots organizations across the Oak Ridges Moraine.

**Over the next three months** we will be hiring an office manager, communications coordinator, outreach coordinator, and a planner.

**We're seeking new office space** in York Region, preferably transit accessible, to develop an **Oak Ridges Moraine/Greenbelt resource centre**. We hope to share this office and centre with like-minded organizations.

### What you can do:

#### **Suggest**

- Organizations to join the office lease
- Desired resource centre services

#### **Donate**

- Office space in York Region
- Office equipment
- Financial contribution



Happy Holidays and Best Wishes for the New Year!

