

3RD REPORT OF THE

ENVIRONMENTAL AND ECOLOGICAL PLANNING ADVISORY COMMITTEE

Meeting held on November 15, 2012, commencing at 5:08 p.m.

PRESENT: D. Sheppard (Chair), K. Delaney, S. Levin, B. Maddeford, L. Nattagh, C. Peterson, G. Sass, G. Vilks and N. Zitani and B. Mercier (Secretary).

ALSO PRESENT: B. Krichker, L. McDougall and H. McNeely.

REGRETS: B. Bergsma, C. Creighton, R. Gupta and S. Sanford.

I YOUR COMMITTEE RECOMMENDS:

- Applewood Hills
– Sergautis
Lands – 660
Sunningdale
Road East
1. (12) That the following actions be taken with respect to the Applewood Hills Sergautis Lands located at 660 Sunningdale Road East:
 - (a) the Managing Director, Planning and City Planner **BE REQUESTED** to consider, as part of the Official Plan review process, changing the Environmental Impact Study (EIS) process from being development based to a natural heritage system approach; and,
 - (b) the attached comments, prepared by the Environmental and Ecological Planning Advisory Committee (EEPAC) Working Group, with respect to the Applewood Hills Sergautis Lands located at 660 Sunningdale Road East, **BE FORWARDED** to N. Pasato, Senior Planner, for her review and consideration.

II YOUR COMMITTEE REPORTS:

- UTRCA
Orientation
2. That the Environmental and Ecological Planning Advisory Committee (EEPAC) heard the attached presentation from J. Brick and M. Snowsell, Upper Thames River Conservation Authority (UTRCA), with respect to the EEPAC orientation.
- 2nd Report of
the EEPAC
3. (1) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 2nd Report of the EEPAC from its meeting held on October 18, 2012.
- 3rd Report of
the ACE
4. (2) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 3rd Report of the Advisory Committee on the Environment (ACE) from its meeting held on October 3, 2012.
- 2nd Report of
the TFAC
5. (3) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 2nd Report of the Trees and Forests Advisory Committee (TFAC) from its meeting held on October 24, 2012.
- City of London –
595, 600 and
650 Industrial
Road
6. (4) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice dated September 26, 2012, from S. Meksula, Planner II, with respect to an application submitted by the City of London relating to the properties located at 595, 600 and 650 Industrial Road; it being noted that the EEPAC expressed its support for this application.
- Fincore Group –
56-80
Wellington
Street, 283-323
South Street
and 69-77
Waterloo Street
7. (5) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice dated October 22, 2012, from C. Smith, Planner II, with respect to an application submitted by the Fincore Group relating to the properties located at 56-80 Wellington Street, 283-323 South Street and 69-77 Waterloo Street, and noted that:
 - (a) the application seems to have been accepted incomplete and suggests it should be deferred until such time as the Environmental Impact Study (EIS), geotechnical and hydrological reports have been completed; and,
 - (b) be included in the circulation of the public site plan approval process.

EEPAC - 2

- BIGS Neighbourhood Plan 8. (6) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice of Public Meeting dated October 19, 2012, from C. Parker, Senior Planner, with respect to the Beaufort/Irwin/Gunn/Saunby/Essex Street (BIGS) Neighbourhood Plan.
- The Coves Environmentally Significant Area, Natural Heritage Inventory and Conservation Strategy 9. (7) That the Environmental and Ecological Planning Advisory Committee (EEPAC) postponed discussion of the the Coves Environmentally Significant Area, Natural Heritage Inventory and Conservation Strategy to its next meeting; it being noted that the EEPAC was advised that the report relating to this matter is not complete at this time.
- Boler Mountain Subject Lands Status Report 10. (8) That the Environmental and Ecological Planning Advisory Committee (EEPAC) received copies of the Subject Lands Status Report for Boler Mountain from B. Bergsma, Ecologist Planner. The EEPAC referred the documents to its Working Group, consisting of K. Delaney, S. Levin, L. Nattagh and C. Peterson, to review and report back at the next EEPAC meeting.
- Colonel Talbot Road – Subject Lands Status Report and Scoped Environmental Impact Study 11. (9) That the Environmental and Ecological Planning Advisory Committee (EEPAC) deferred discussion of the Colonel Talbot Road, Subject Lands Status Report and Scoped Environmental Impact Study to its next meeting.
- Tree Conservation By-law 12. (10) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a communication dated October 28, 2012, from I. Listar, Manager, Urban Forestry, with respect to the Tree Conservation By-law. The EEPAC referred the document to its Working Group, consisting of S. Levin, B. Maddeford, D. Sheppard, G. Vilks and N. Zitani, to review and report back at the next EEPAC meeting.
- 2054 Adelaide Street North, Comfort Lands – Scoped Environmental Impact Study 13. (11) That the Environmental and Ecological Planning Advisory Committee (EEPAC) asked that the attached comments, prepared by the EEPAC Working Group, with respect to the Scoped Environmental Impact Study for 2054 Adelaide Street North, Comfort Lands, be forwarded to N. McKee, Senior Planner, for her review and consideration.
- Logos for ESA Signage 14. (13) That the Environmental and Ecological Planning Advisory Committee (EEPAC) heard a verbal report from C. Peterson, with respect to logos for Environmental Significant Area (ESA) signage; it being noted that the EEPAC asked Mr. Peterson to further research and develop this matter and report back at a future meeting of the EEPAC.
- EEPAC Representatives on the TFAC and the ACE 15. (14) That the Environmental and Ecological Planning Advisory Committee (EEPAC) held a general discussion with respect to EEPAC's representatives on the Trees and Forests Advisory Committee (TFAC) and the Advisory Committee on the Environment (ACE), and noted the following:
- (a) the EEPAC appointed N. Zitani as its representative on the TFAC; and,
 - (b) the EEPAC will not be appointing a representative to the ACE, at this time, recognizing that two current Members of the EEPAC are also Members of the ACE.
- Provincial Policy Statement Review 16. (15, 22) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Report dated November 13, 2012, from G. Sass, EEPAC Working Group, and a communication from S. Levin, with respect to the Provincial Policy Statement review. The EEPAC asked its Working Group to forward its comments, with respect to this matter, directly to G. Barrett, Manager, Land Use Planning Policy and E. Lalande, Planner I, for their consideration by the November 23, 2012 deadline.
- EEPAC Members List and Bios 17. (16) That the Environmental and Ecological Planning Advisory Committee (EEPAC) held a general discussion with respect to the EEPAC members list and bios.

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- Conservation Ontario Whitepaper – Watershed Management Futures for Ontario
18. (17) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a communication dated October 10, 2012, from the Upper Thames River Conservation Authority (UTRCA) with respect to a Conservation Ontario whitepaper entitled, “Watershed Management Futures for Ontario”.
- 1st, 2nd and 3rd Reports of the AWAC
19. (18) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Municipal Council resolution adopted at its meeting held on October 30, 2012, with respect to the 1st, 2nd and 3rd Reports of the Animal Welfare Advisory Committee (AWAC) from its meetings held on August 2, September 6 and October 4, 2012.
- 1st Report of the EEPAC
20. (19) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Municipal Council resolution adopted at its meeting held on October 30, 2012, with respect to the 1st Report of EEPAC from its meeting held on September 20, 2012.
- Sifton Properties Limited – 1400 and 1440 North Wenige Drive
21. (20) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice, dated November 14, 2012, and received copies of the Vacant Land Condominium Drainage Report, from N. McKee, Senior Planner, with respect to an application submitted by Sifton Properties Limited relating to the properties located at 1400 and 1440 North Wenige Drive. The EEPAC asked G. Sass to review the document and prepare comments for its next meeting.
- Bluestone Properties Inc. – 450 Oxford Street West
22. (21) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice dated November 9, 2012, from B. Debbert, Senior Planner, with respect to an application submitted by Bluestone Properties Inc. relating to the property located at 450 Oxford Street West.
- Planning and Design Standards for Trails in ESAs
23. (23) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a communication from S. Levin, and was provided with copies of the Planning and Design Standards for Trails in ESAs; it being noted the EEPAC deferred further discussion of this matter to its next meeting.
- EEPAC Updates
24. That the Environmental and Ecological Planning Advisory Committee (EEPAC) heard the following updates:
- (a) the Emerald Ash Borer/Ash Tree Workshop will be held in December at the London Public Library; and,
 - (b) a meeting will be held in November, with respect to the Dayus Creek Drainage Area.
- Next Meeting
25. That the Environmental and Ecological Planning Advisory Committee will hold its next meeting on December 20, 2012.

The meeting adjourned at 8:45 p.m.



UTRCA Environmental Planning Services

Jeff Brick, Coordinator, Hydrology &
Regulatory Services

Mark Snowsell, Land Use Regulations Officer

Christine Creighton, Land Use Planner

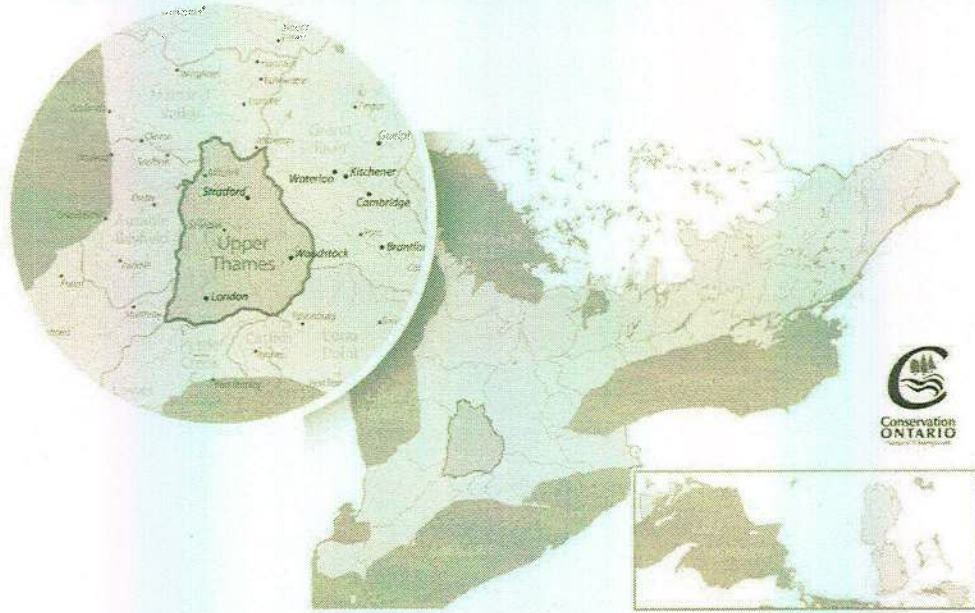


Presentation Outline

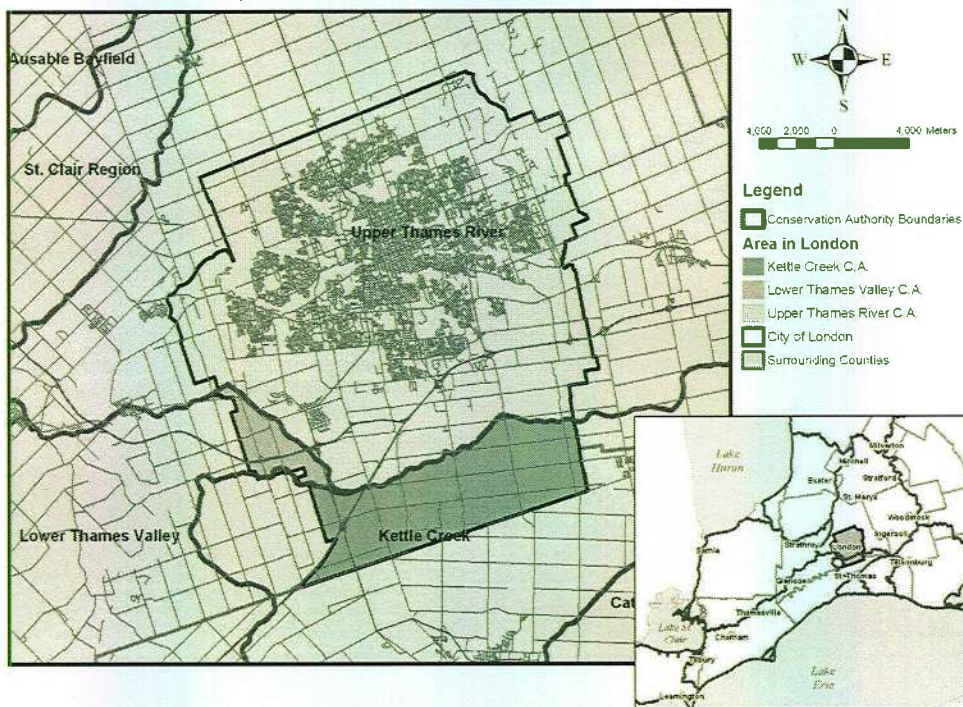
- Quick Background on UTRCA
- UTRCA Environmental Planning Services
 - Land Use Planning
 - Conservation Authorities Act Regulations
 - Inquiry Services
- Questions and Discussion

Upper Thames River Conservation CA

**UPPER THAMES RIVER
CONSERVATION AUTHORITY**



City of London / Conservation Authorities



UTRCA Vision: Inspiring a Healthy Environment

Mission

- To protect life and property from flood and erosion
- To protect and enhance water quality
- To preserve and manage natural areas
- To provide outdoor recreation opportunities

November 15, 2012

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UTRCA Board of Directors

Conservation Authorities are governed by a Board of Directors appointed by Member Municipalities

- UTRCA has 15 Board Members
- Approximately half are elected and half citizen appointments
 - B of D sets overall policy direction
 - Responsive to local issues and concerns
 - Meet on a monthly basis
 - Day to day operations by staff within the overall policy set by the Board



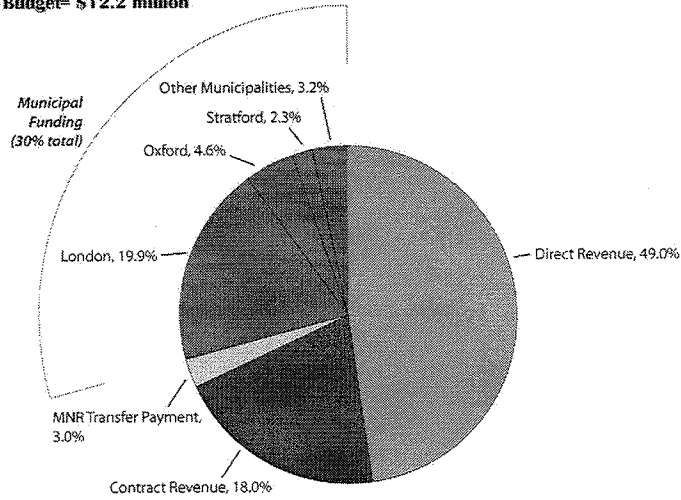
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2012 Operating Budget Example

Paying for Services: 2012 Draft Budget
 2012 Draft Budget= \$12.2 million

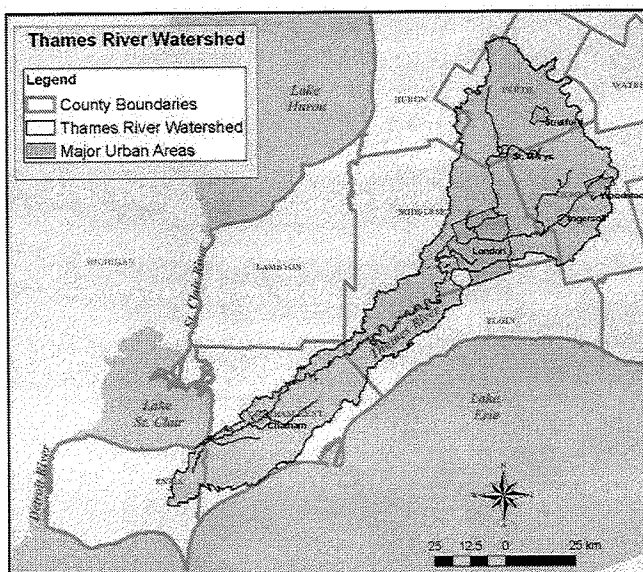


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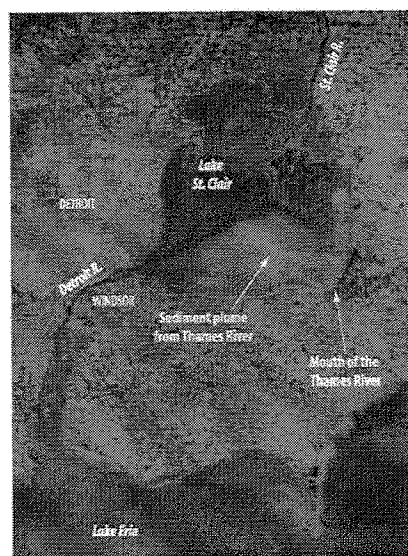
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Thames Watershed



November 15, 2012

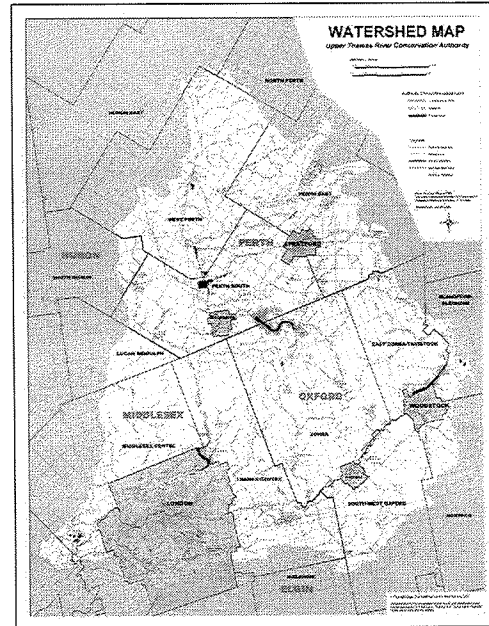
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Upper Thames River Watershed

- 3,400 square km
- 470,000 + residents
- Mix of rural and urban land uses
- Drains to Lower Thames
- Thames River goes to Lake St Clair, which flows into Lake Erie, Lake Ontario and the St Lawrence River



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UTRCA Programs and Services

- Planning and Research
- Hydrology and Regulatory Services
 - Flood Control
 - Environmental Planning
- Conservation Services
- Community Partnerships
- Property and Recreation
- Source Water Protection



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Staffing

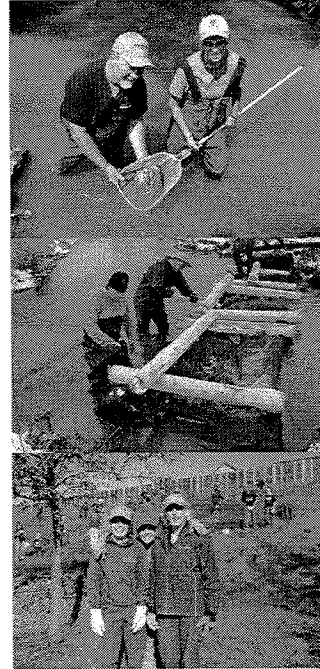
73 full time staff, 80 seasonal staff

Technical expertise:

- Planners and GIS specialists
- Water Resource Engineers
- Hydrogeologist and River Morphology expertise
- Foresters, Ecologist and Biologists
- Fisheries, Species at Risk
- Community Partnerships
- Communications and Marketing
- Millrights, Mechanics and other Trades

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Environmental Planning Services

- Land Use Planning (Planning Act)
- Conservation Authorities Act Permits
- Inquiry Services

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Planning Act

- Working with municipalities to:
 - Manage the risk related to natural hazards
 - Identify and protect natural heritage and natural resources
 - Mitigate development related impacts such as stormwater management and sediment and erosion control
- Provide municipalities with access to technical advice and planning advice to assist them in fulfilling their responsibilities under the Planning Act

Specific CA Role in Land Use Planning

- Assist the municipality with interpretation of policies, technical and scientific information
- Assist with “shall be consistent with” requirement of the Planning Act
- Focus on our specific areas of expertise:
 - Natural hazards
 - Natural heritage
 - Natural resources (moving into groundwater)
 - Servicing as it affects the above
- Rely heavily on scientific defensibility/justification

CA Planning Services

- Provide both application review and peer review (technical review) functions
- Application Review
 - Application Review identifies issues, identifies need for more information, technical reports, policy compliance etc.
 - Disclosure of `vulnerable areas` information related to Drinking Water Source Protection
- Technical Review
 - Technical reports prepared by the proponent
 - Peer Review of technical reports is necessary to deal with possible conflicts

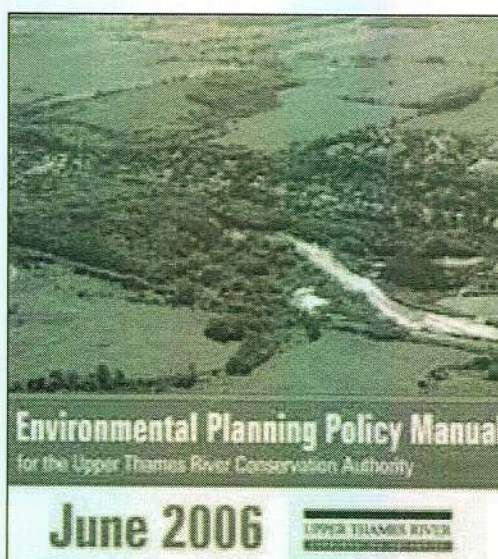
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Areas of Interest

- Natural Hazards
 - Flood plains
 - Hazardous steep slope areas
 - Meander belts – river morphology
 - Wetlands – for their flood attenuation value



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Sources of Information

- Historic Flood Plain Studies (Urban Areas)
- Flood Plain Estimation Study (Rural Areas)
- Erosion Hazard Mapping
- Wetland Inventories (MNR and UTRCA)
- Natural Hazards Reference Manual
- Comprehensive Mapping of Regulation Limit (2006)

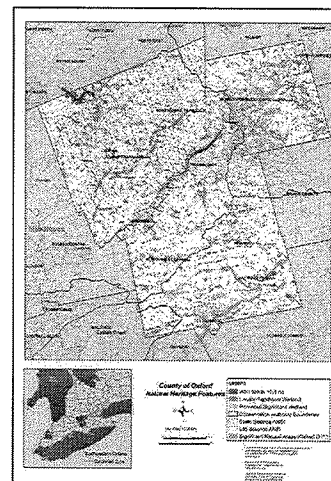
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Areas of Interest

- Natural heritage:
 - Wetlands – for their biological values
 - Woodlands
 - Fish habitat
 - Wildlife habitat
 - Natural corridors
 - Threatened and endangered species habitat

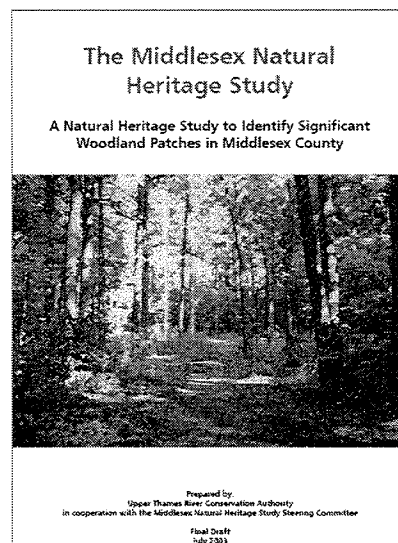


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Sources of Information

- Historic Natural Heritage Inventories
- Wetland Inventories (MNR and UTRCA)
- Natural Heritage Reference Manual (2010)
- Middlesex Natural Heritage Study (2003)



<http://www.thamesriver.on.ca/MNHS/MNHS.htm>

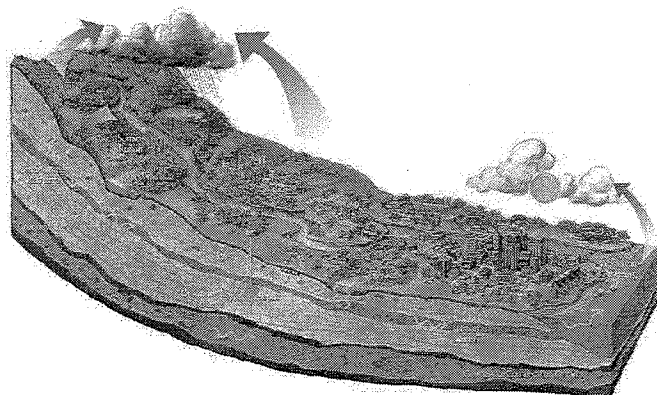
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Areas of Interest

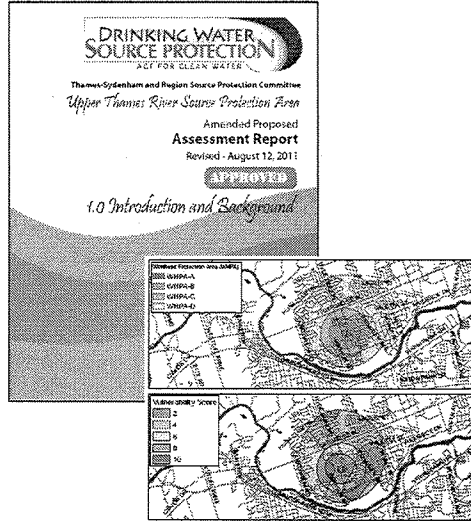
- Natural Resources
 - Groundwater resources



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Sources of Information

- Assessment Report for the Thames Sydenham and Region
- Municipal Drinking Water Systems Summary



http://www.sourcewaterprotection.on.ca/ar_UTRCA.html

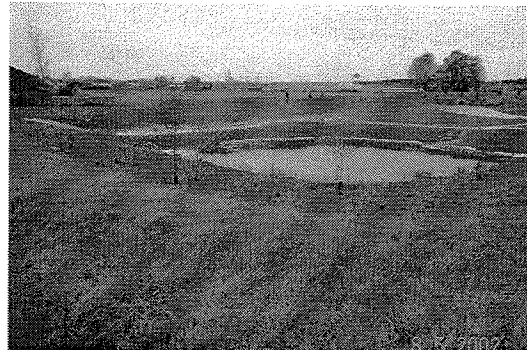
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Areas of Interest

- Servicing mitigation
 - Stormwater management
 - Quantity
 - Quality
 - In-stream erosion
 - Sediment and erosion control



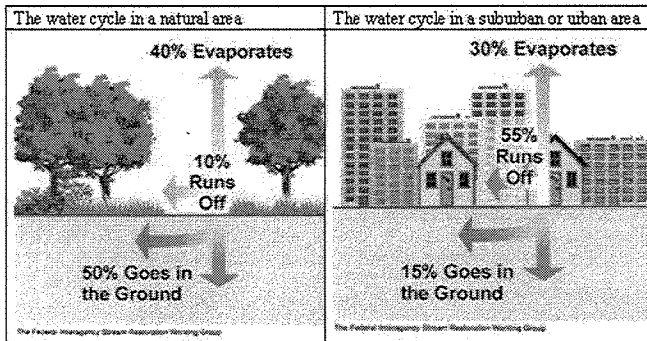
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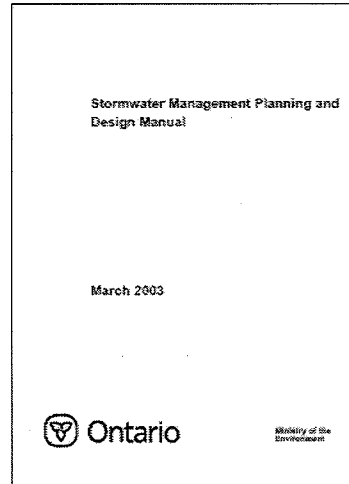
Sources of Information

- MOE Stormwater Management Best Practices Manual (2003)
- Industry Standards



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CA Planning Services: Fees

- UTRCA does not receive a portion of the fees paid by the applicant to the municipality
- UTRCA charges fees for Planning Act application review and technical review in accordance with an approved fee schedule
- Fee is charged for only those applications that we provide comments on (no fees for DWSP)
- Fee schedule is posted on-line at UTRCA website

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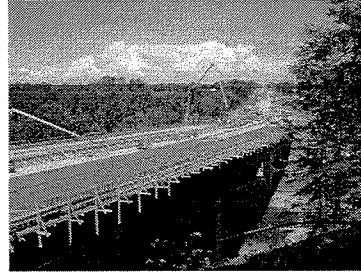
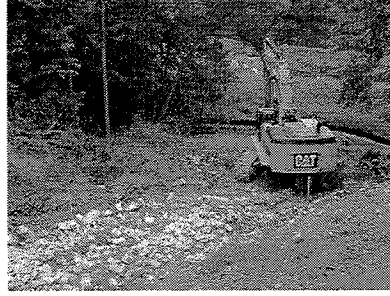
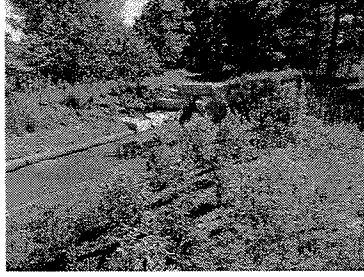
Regulation - Section 28 of the Conservation Authorities Act

- Permit required for construction or placing fill in area subject to flooding or erosion
- Permit required for straightening, diverting, or altering the channel of a watercourse
- Limited to “hazardous lands” as defined in the Act or Regulation
- Permit fees are charged in accordance with a fee schedule. Fee is established on a cost recovery basis

Why Regulate?

- Meant to be a hazard management tool
- Protect people and property from natural hazard processes
- Want to maintain functions such as:
 - Flood conveyance
 - Flood plain storage
 - Natural erosion processes
- Can achieve natural heritage objectives such as protection of fish habitat

CA Act Permit Examples



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Mapping and Inquiry Services

- Inquiries from:
 - Legal Inquiries
 - Real Estate
 - Consultants
 - Municipalities
 - General Public
- Fees charged for letters and paper copies of maps

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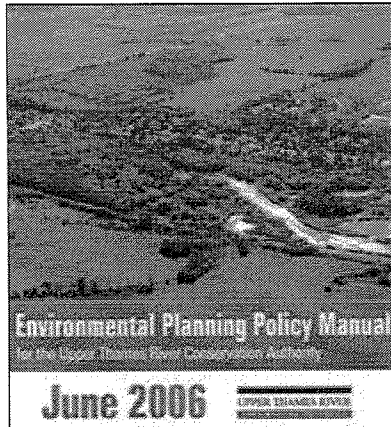
Inquiries – Information Provided

- Mapping
 - 2010 photo (2006, 2000 available also)
 - Natural hazard limits
 - Natural heritage features
 - Drinking Water Source Protection Info
- Letters include policy information
- Mapping is available on-line

Summary

- UTRCA provides information to assist the City with making their decisions
- London is also served by Kettle Creek and Lower Thames Valley CA's
- Information provided is based on our area of expertise
- Environmental Planning Services are one part of the overall UTRCA program
- Information is available on-line at:
www.thamesriver.on.ca

UTRCA Environmental Planning Policies are available on-line at www.thamesriver.on.ca

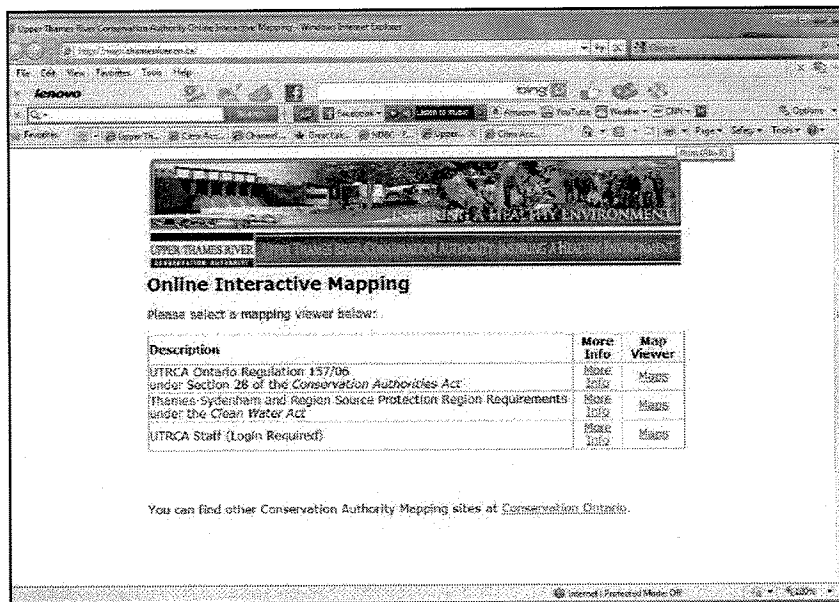


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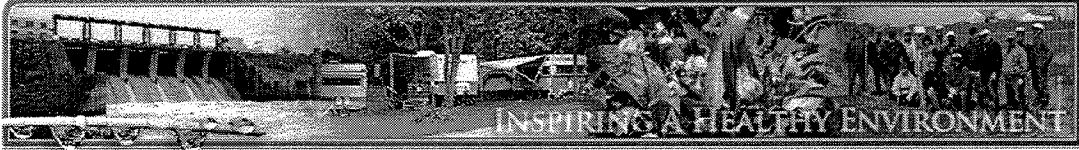
UTRCA mapping is available on-line at:
<http://maps.thamesriver.on.ca/>



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Questions and Discussion

Jeff Brick

brickj@thamesriver.on.ca

Mark Snowsell

snowsellm@thamesriver.on.ca

Christine Creighton

creightonc@thamesriver.on.ca

UPPER THAMES RIVER
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UPPER THAMES RIVER CONSERVATION AUTHORITY INSPIRING A HEALTHY ENVIRONMENT