

# Environmental and Ecological Planning Advisory Committee

## Report

The 8th Meeting of the Environmental and Ecological Planning Advisory Committee  
July 18, 2019  
Committee Rooms #1 and #2

Attendance PRESENT: S. Levin (Chair), E. Arellano, I. Arturo, L. Banks, A. Boyer, A. Cleaver, R. Doyle, S. Esan, P. Ferguson, L. Grieves, S. Hall, S. Heuchan, J. Khan, B. Krichker, I. Mohamed, B. Samuels, S. Sivakumar, R. Trudeau and M. Wallace and H. Lysynski (Secretary)

ABSENT: A. Bilson Darko, C. Dyck, K. Moser and I. Whiteside

ALSO PRESENT: G. Barrett, C. Creighton, J. MacKay, D. MacRae, L. Pompilii, A. Sones and P. Yeoman

The meeting was called to order at 5:00 PM

### 1. Call to Order

#### 1.1 Orientation

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard the attached presentations from Paul Yeoman, Director, Development Services, Gregg Barrett, Manager, Long Range Planning and Sustainability, Adrienne Sones, Environmental Services Engineer and Doug MacRae, Director, Roads and Transportation, with respect to an orientation.

#### 1.2 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Scheduled Items

None.

### 3. Consent

#### 3.1 7th Report of the Environmental and Ecological Planning Advisory Committee

That the following actions be taken with respect to the 7th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on June 20, 2019:

- a) the Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on June 20, 2019 BE RECEIVED;
- b) the Animal Welfare Advisory Committee BE REQUESTED to review the most recent Draft "You, Your Dog and Environmentally Significant Areas" brochure and provide feedback to the Environmental and Ecological Planning Advisory Committee; and,

c) the Animal Welfare Advisory Committee BE REQUESTED to provide an update to the Environmental and Ecological Planning Advisory Committee on the status of the distribution of the "Is Your Cat Safe Outdoors?" brochure.

3.2 Municipal Council Resolution - Draft Parks and Recreation Master Plan

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on June 25, 2019, with respect to the draft Parks and Recreation Master Plan, was received.

3.3 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 3334 and 3354 Wonderland Road South

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received a Public Meeting Notice dated July 3, 2019, relating to the properties located at 3334 and 3354 Wonderland Road South.

3.4 Dingman Creek Master Plan Class Environmental Assessment Stakeholder Meeting # 8

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal update from B. Krichker and reviewed and received the Dingman Creek Master Plan Class Environmental Assessment Stakeholder Meeting #8 from the meeting held on June 12, 2019.

3.5 Resolution Letter - Dingman Creek Environmental Assessment

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received the following matters with respect to the Dingman Creek Subwatershed Study:

a) a communication dated July 8, 2019 from M. Elmadhoon, Transportation Engineer; and,

b) a Municipal Council resolution adopted at its meeting held on May 7, 2019.

**4. Sub-Committees and Working Groups**

None.

**5. Items for Discussion**

5.1 Notice of Project Completion - Long Term Water Storage - Municipal Class Environmental Assessment

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal update from S. Hall and reviewed and received the Notice of Project Completion for the Long Term Storage Municipal Class Environmental Assessment.

5.2 2019 Work Plan

That R. Trudeau BE REQUESTED to provide suggestions on additions to the 2019 Environmental and Ecological Planning Advisory Committee (EEPAC) Work Plan at the September 19, 2019 EEPAC meeting.

**6. Adjournment**

The meeting adjourned at 7:25 PM.



# EEPAC Orientation: Environmental Impact Studies



July 18, 2019

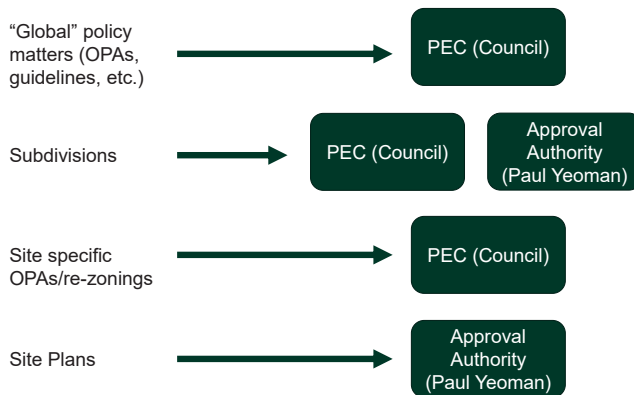


Today

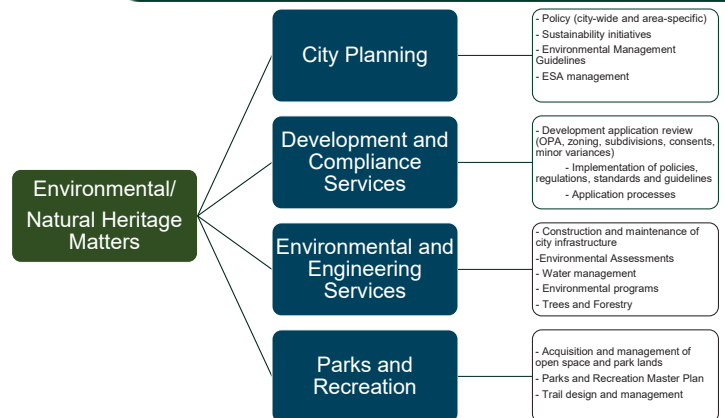
- Who does what at City Hall
- Environmental Impact Studies
- Ways to assist with the development review process



## Who's receiving the advice?



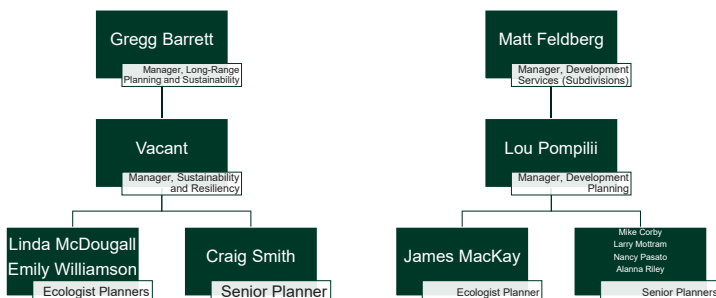
## Environmental/Natural Heritage Responsibilities



## Environmental/Natural Heritage Responsibilities

### City Planning

### Development Services



## Environmental Impact Studies

- Purpose: To assess potential impacts of development and site alteration on natural heritage features, ecological functions and natural areas
- PPS
- The London Plan and '89 Official Plan
- Environmental Management Guidelines
- An EIS is a key tool in establishing development limits for lands abutting natural features and systems and refining boundaries of components of the Natural Heritage System



# Environmental Impact Studies

Triggers for Environmental Study (distance to component)

Component	Trigger Distance
Fish habitat	120 metres
Habitat of Endangered/Threatened Species	
Locations of Endangered/Threatened Species	
PSW and wetland complex	
Wetlands (incl. unevaluated)	
Significant Woodlands, Valleylands, Wildlife Habitat	
Areas of Natural and Scientific Interest	
Environmentally Significant Areas	30 metres
Upland Corridors	
Woodlands	30 metres
Significant groundwater recharge areas/wellheads/aquifers	
Environmental Review lands	As appropriate



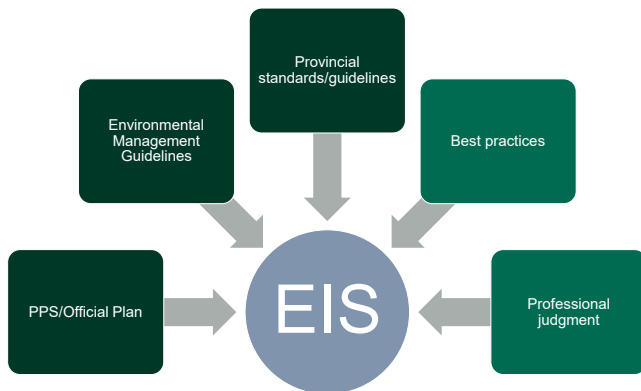
# Environmental Impact Studies

## • Content:

- Description of proposed development
- Description of existing natural environment (functions, vegetation, wildlife, species, features, corridors, linkages)
- Environmental effects anticipated to occur (when and where) and assessment of impacts
- Criteria for development to maintain natural features and ecological functions and mitigation measures
- Environmental Management Plan (restoration, mitigation/compensation and monitoring)
- Supporting evidence (qualifications, field work, sources)



# Environmental Impact Studies



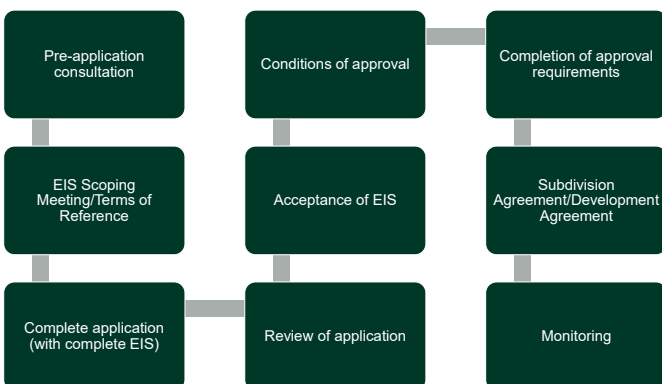
# Environmental Impact Studies

• Outcome: To demonstrate that a proposed development will have no negative impacts on the natural features or ecological functions of the subject and surrounding lands

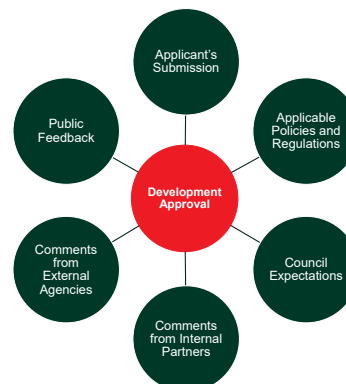
- Prevent
- Maintain
- Restore
- Improve
- Mitigate/compensate



# Environmental Impact Studies



# Development Approvals: Our Products



- Lots to reconcile!
- Policies, standards and guidelines direct or inform outcomes
- Strive to find reasonable and creative solutions
- Need to keep moving



## EEPAC's Role



*EEPAC provides technical advice on matters which are relevant to the City of London's Official Plan, including London's natural heritage system as it relates to Environmentally Significant Areas, woodlands, stream corridors, etc.*

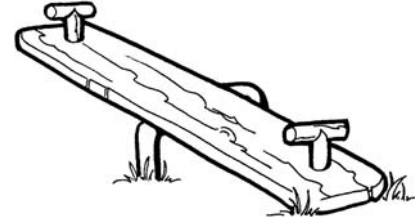


## What conversation is this?

### "Regulatory":

- Required
- Must
- Shall

Link to source of authority



### Collegial:

- Encourage
- Suggest
- Request

Discretion of applicant



## Summary

- Environmental Impact Studies are important tools for protecting the natural heritage system and defining limits of development
- EIS' are informed by a number of factors, but most important is the policy framework
- EEPAC provides advice to Council and/or the Approval Authority; consider how that advice is framed



## STRUCTURE OF THE PLAN

-  OUR CHALLENGE
-  OUR STRATEGY
-  OUR CITY
-  CITY BUILDING POLICIES
-  PLACE TYPE POLICIES
-  ENVIRONMENTAL POLICIES
-  SECONDARY PLANS
-  OUR TOOLS
-  APPENDIX 1 - MAPS

## STRUCTURE OF THE PLAN



## THE LONDON PLAN APPROACH

BASED ON A VISION, VALUES & KEY DIRECTIONS

London 2035:  
Exciting,  
Exceptional,  
Connected

### VALUES

1. BE ACCOUNTABLE
2. BE COLLABORATIVE
3. DEMONSTRATE LEADERSHIP
4. BE INCLUSIVE
5. BE INNOVATIVE
6. THINK SUSTAINABLE

## THE LONDON PLAN APPROACH

### KEY DIRECTIONS

- #1 Plan strategically for a prosperous city
- #2 Connect London to the surrounding region
- #3 Celebrate and support London as a culturally rich, creative and diverse city
- #4 Become one of the greenest cities in Canada
- #5 Build a mixed-use compact city
- #6 Place a new emphasis on creating attractive mobility choices
- #7 Build strong, healthy and attractive neighbourhoods for everyone
- #8 Make wise planning decisions



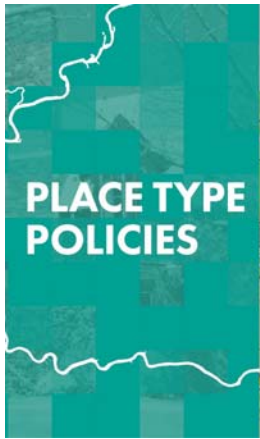
## THE LONDON PLAN APPROACH

### GROUNDING IN A CITY STRUCTURE CONCEPT

- #1 The growth framework
- #2 The green framework
- #3 The mobility framework
- #4 The economic framework
- #5 The community framework







## STRUCTURE OF THE PLAN

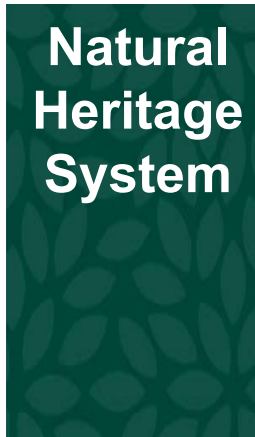


## STRUCTURE OF THE PLAN



## Approach

- Natural Heritage and Natural Hazards policies found in 3 parts of *The London Plan*:
  - Natural Heritage;
  - Natural and Human-Made Hazards;
  - Natural Resources.
- Natural Heritage System is a Landscape, Features, and Functions Approach.
- Policies mirror language of PPS.



## Natural Heritage System

- What Are We Trying to Achieve?
  - Ensure NHS is protected, conserved, enhanced, and managed for present and future generations:
    - Healthy terrestrial and aquatic ecosystems in subwatersheds.
    - Identification, protection, rehabilitation, and management of features and ecological functions.
    - Groundwater quality and quantity.
    - Connectivity and linkages.
    - Biodiversity.
    - Maintenance and enhancement.
    - Monitoring climate change and NHS resiliency.
    - Appropriate recreation based on ecological sensitivity.



## Natural Heritage System

- How Are We Going to Achieve This?
  - Public ownership and acquisition
  - Stewardship, management and rehabilitation
  - Ecological Buffers
  - Environmental Studies
  - Subwatershed Plans
  - Watershed Report Cards
  - Policies and Mapping



## Natural Heritage System

- Components of the NH System
  - In Green Space Place Type:
    - Fish Habitat
    - Habitat of Endangered Species and Threatened Species
    - Provincially Significant Wetlands and Wetlands
    - Significant Woodlands and Woodlands
    - Significant Valleylands
    - Significant Wildlife Habitat
    - Areas of Natural and Scientific Interest
    - Water Resource Systems
    - Environmentally Significant Areas
    - Upland Corridors
    - Potential Naturalization Areas
    - Adjacent Lands



# Natural Heritage System

- Components of the NH System
  - In Environmental Review Place Type:
    - Unevaluated Wetlands
    - Unevaluated Vegetation Patches ( ≥ 0.5 ha)
    - Valleylands
    - Potential Environmentally Significant Areas

# Natural Heritage System

- Permitted Uses and Activities
  - No negative impact on ecol. features/functions
  - Conservation, mitigation, rehabilitation
  - Forestry management, limited infrastructure
  - Public ownership/acquisition
  - Passive recreation
- How Will We Protect the NHS?
  - Stewardship
  - Ecological Buffers
  - Conservation Master Plans
  - Environmental Management Guidelines
  - Subject Lands Status Reports
  - Environmental Impact Studies
  - Environmental Assessment
- Specific Policies for the Place Type

# EEPAC Role

## What does this all mean?

While it is the legislative mandate of the Municipal Council to make the final decision on all matters that affect the Municipality, the **role of an advisory committee is to provide recommendations, advice and information to the Municipal Council** on those specialized matters which relate to the purpose of the advisory committee, to facilitate public input to City Council on programs and ideas and to assist in enhancing the quality of life of the community, in keeping with the Municipal Council's Strategic Plan principles.

# EEPAC Mandate

## What does this all mean?

EEPAC provides technical advice on matters which are relevant to the City of London's Official Plan, including London's natural heritage system as it relates to Environmentally Significant Areas, woodlands, stream corridors, etc.

# EIS Trigger Distance

Component of Natural Heritage System	Trigger Distance Requiring Environmental Study and Area of Adjacent Lands
<ul style="list-style-type: none"> <li>• Fish Habitat</li> <li>• Habitat of Endangered Species and Threatened Species</li> <li>• Locations of Endangered Species and Threatened Species</li> <li>• Provincially Significant Wetlands and connecting lands in a Wetland complex</li> <li>• Wetlands and Unevaluated Wetlands</li> <li>• Significant Woodlands</li> <li>• Significant Valleylands and Valleylands</li> <li>• Significant Wildlife Habitat</li> <li>• Areas of Natural and Scientific Interest</li> <li>• Environmentally Significant Areas</li> <li>• Upland Corridors</li> </ul>	120m
<ul style="list-style-type: none"> <li>• Woodlands</li> <li>• Significant groundwater recharge areas, wellhead protection areas and highly vulnerable aquifers</li> </ul>	30m
• Environmental Review lands	As appropriate

# Concluding Points

- EEPAC plays an important role in providing advice related to environmental matters.
- Ontario planning system is a policy-based, not regulation-based system.
- Regulations that do exist relate primarily to process and specific technical matters.
- Planners use these policies, as well as input received from comments provided through consultation, as the basis of their professional recommendations.
- Politicians, as the decision-makers, use these policies as well as input received from comments provided through consultation as the basis for their decisions.



# QUESTIONS?





# Municipal Environmental Assessments



July 18, 2019  
Adrienne Sones, P.Eng.  
Environmental Services Engineer



# Outline

- The Environmental Assessment (EA) Act
- The EA Process
- Requirements
- Public Engagement



## Environmental Assessment Act



Dingman Creek – Spring 2016



## Ontario Environmental Assessment Act (EA Act, R.S.O. 1990)

### **Purpose:**

*“Betterment of the people of Ontario by providing for the protection, conservation and wise management of Ontario’s environment”*

### **Overall Objective:**

Ensure environmental effects are minimized and appropriate mitigation is proposed

### **Key Definition:**

Environment includes natural, social, cultural, built and economic environments.



## Ontario Environmental Assessment Act (EA Act, R.S.O. 1990)

The EA Act applies to enterprises, activities, proposals, plans or programs by a public body;

### **Therefore, Municipal Infrastructure is Subject to Ontario EA Act**

- It is illegal to build municipal infrastructure (water, wastewater, roads, transit) without EA Act approval
- Regardless who is building it



## Ontario Environmental Assessment Act (EA Act, R.S.O. 1990)

### **Who Has to Comply?**

- **Those groups who build municipal infrastructure:**
  - Municipalities
  - Ontario Clean Water Agency
  - Public Utility Commission
  - Private Sector (Certain projects with a high environmental impact)







# Ontario Environmental Assessment Act (EA Act, R.S.O. 1990)

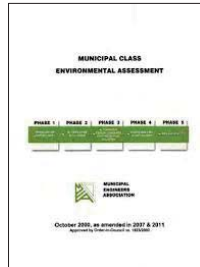
## How Can One Comply?

- By carrying out:
  - An **Individual** Environmental Assessment (subject to formal government review and approval) for each project [Part II of EA Act]; or
  - A **Class** Environmental Assessment for municipal projects in accordance with approved "Parent" project [Part II.1 of EA Act]



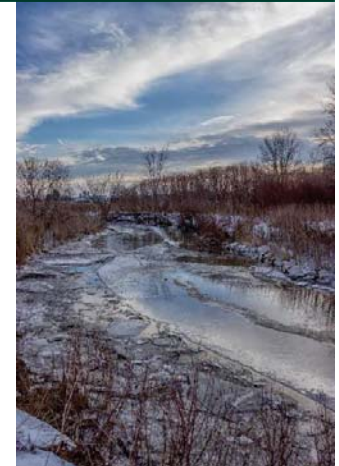
# Municipal Class EA Process

- Municipal Class EA process originally approved in the year 2000.
- Ontario Regulation 334 enables municipalities to follow the approved Municipal Class EA process to fulfill EA Act requirements.
- Self assessment process, the proponent is responsible to ensure planning process is followed.
- Typically a consultant is retained by the City to complete the EA requirements.



# Municipal Class EA Process

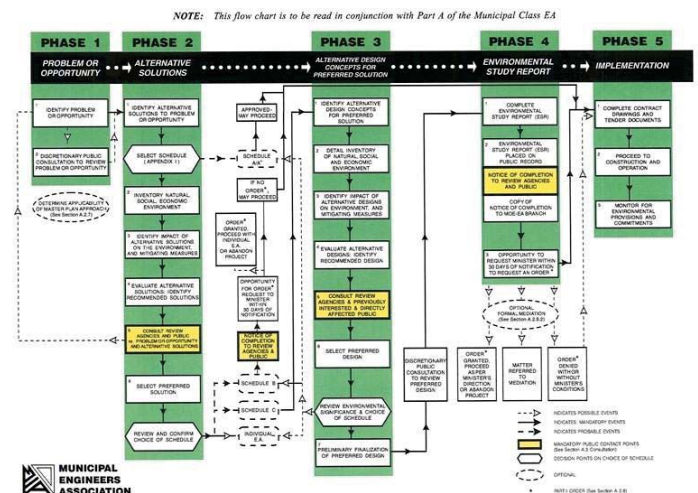
- Key Principles:
  - Public engagement
  - Reasonable range of alternatives
  - Consideration of the effects on all aspects of the environment
  - Systematic evaluation
  - Clear documentation
  - Traceable decision making



# Municipal Class EA Process

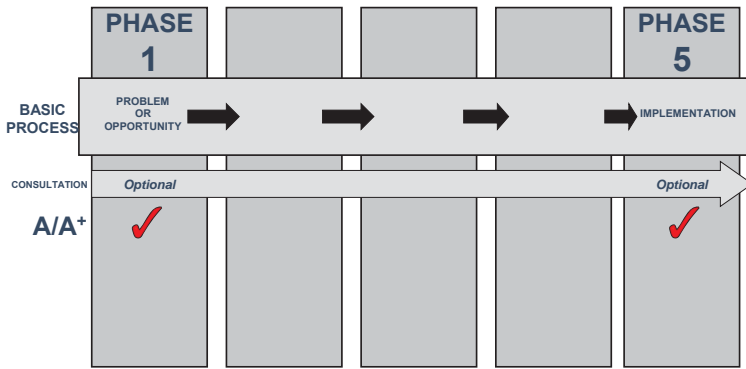
Projects are categorized by different schedules: A, A+, B, and C. Based on the project schedule various phases are required.

- Phase 1 - Define problem or opportunity
- Phase 2 - Develop alternative solutions
- Phase 3 - Develop concepts for preferred solution
- Phase 4 - Issue Environmental Study Report
- Phase 5 - Implementation





## Schedule A / A+

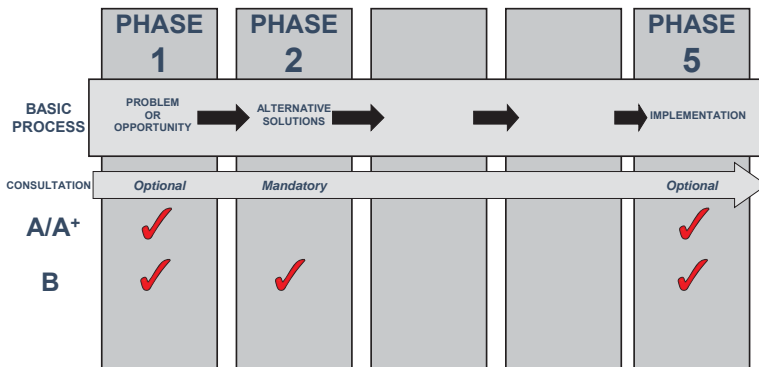


## Schedule A / A+

- Typically limited in scale
- Minimal adverse environmental effects
- Include normal or emergency operational and maintenance activities
- Pre-approved; proponent may proceed without following procedures set-out in the Municipal Class EA
- A+ projects advise the public prior to implementation
- Example: Road resurfacing, sewer reconstruction, reconstructing a failed outlet for a Stormwater management pond



## Schedule B

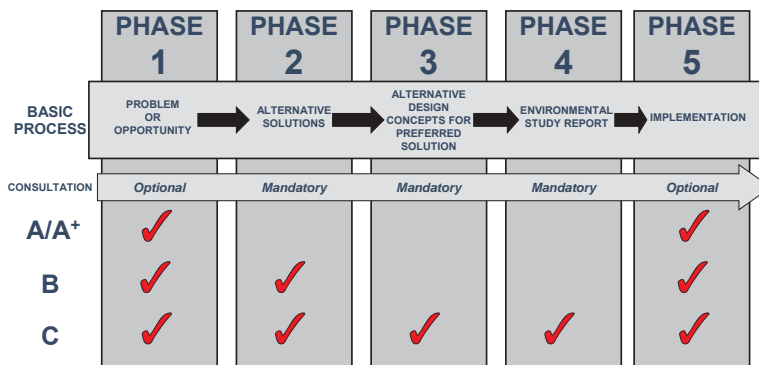


## Schedule B

- Potential for some adverse environmental effects with known mitigation
- Generally include improvements and minor expansions to existing facilities
- Undertake a screening process including mandatory contact with directly affected public and relevant review agencies
- Place "Project File" on minimum 30 day public review
- **Example Project:** Road construction or widening <\$2.4m, construct a new stormwater management pond



## Schedule C

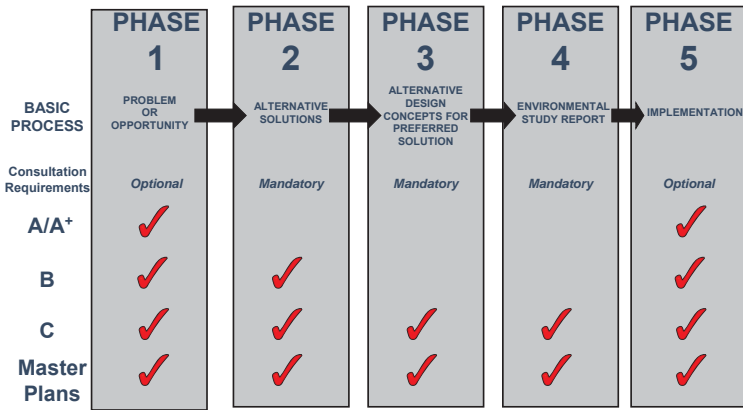


## Schedule C

- Potential for significant environmental effects
- Generally include the construction of new facilities and major expansions to existing facilities
- Must proceed under the full procedures specified in Class EA
- File Environmental Study Report (ESR) for minimum 30 day public review
- **Example Project:** Construction of new grade separations >\$9.5m, moving an existing watercourse.



# Master Plans

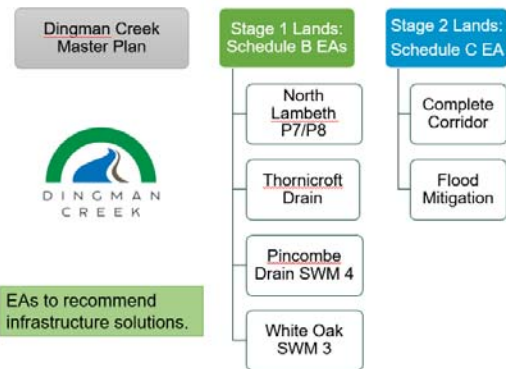


# Master Plans

- Consider systems or groups of related projects.
- Long range infrastructure plans.
- Often integrate existing and future land use planning with EA principles.
- At a minimum address Phases 1 & 2 of the EA process.



# Master Plans



# Public Engagement

- The proponent develops a consultation plan
- Consultation: is a two-way communications process between the proponent and affected or interested stakeholders
- Mandatory Contact: Phase 2 (alternative solutions), Phase 3 (design concepts or preferred solution), notice of completion
- 30-day review period of EA document



# Appeal Mechanism

- During the 30 day review period the public can request the Ministry of Environment, Conservation and Parks (MECP) make a **Part II Order Request** to the municipality

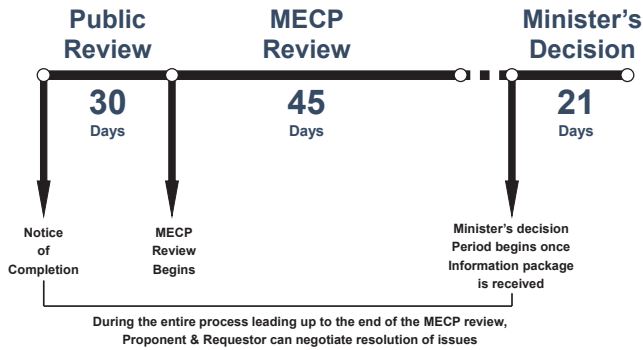
### Minister can:

- 1) Deny, with or without conditions
- 2) Refer matter to mediation
- 3) Order proponent to comply with Part II





## Part II Order – Timeline



## EEPAC Engagement

- **Role:** to provide recommendations, advice and information on those specialized matters which relate to the purpose of the advisory committee
- **Mandate:** provide technical advice to the City of London on matters which are relevant to the City's Official Plan, including natural heritage systems as it relates to Environmentally Significant Areas, woodlands, stream corridors, etc.
- To advise on reports, projects, and processes that may impact the natural heritage system
- Environmental Impact Study (EIS) reports are circulated for advice and comment.
- EA notices are circulated for information



## Resources

- Municipal Class Environmental Assessment, YouTube Training Videos  
(<https://www.youtube.com/user/municipalengineers>)



- Municipal Engineers Association  
<http://www.municipalclassea.ca/>

## Questions?

