



Grand River Conservation Authority

Agenda - General Meeting

PUBLIC

Friday, October 27, 2017

9:30 a.m.

Auditorium

Grand River Conservation Authority

400 Clyde Road, Box 729

Cambridge, ON N1R 5W6

Pages

1. Call to Order

2. Roll Call and Certification of Quorum – 13 Members constitute a quorum (1/2 of Members appointed by participating Municipalities)

3. Chair's Remarks

4. Review of Agenda

THAT the agenda for the General Membership Meeting be approved as circulated.

5. Declarations of Pecuniary Interest

6. Minutes of the Previous Meetings

THAT the minutes of the General Membership Meeting of September 22, 2018, be approved as circulated.

7. Business Arising from Previous Minutes

8. Hearing of Delegations

9. Presentations

10. Correspondence

THAT Correspondence from Conservation Ontario regarding Bill 139, and correspondence from Sherre Tremblay regarding Pinehurst seasonal camping, and correspondence from Minister Kathryn McGarry regarding the 2017 Grand River Watershed awards be received as information.

a.	Conservation Ontario re: Submission on Bill 139/Conservation Authorities Act Review	9
b.	Sherre Tremblay - Pinehurst Conservation Area Seasonal Camper	19
c.	Hon. Kathryn McGarry - 2017 Grand River Watershed Awards	20
11.	1st and 2nd Reading of By-Laws	
12.	Reports:	
a.	GM-10-17-113 - 2018 Meeting Schedule	21
	THAT the Meeting Schedule for 2018 be approved.	
b.	GM-10-17-104 - Cash and Investment Status	24
	THAT Report Number GM-10-17-104 – Cash and Investments Status Report as of September 30, 2017 be received as information.	
c.	GM-10-17-112 - Financial Summary	26
	THAT the Financial Summary for the period ending September 30, 2017 be approved.	
d.	GM-10-17-107 - 2018 Planning and Permit Fees	31
	THAT Report Number GM-10-17-107 Permit, Plan Review and Inquiry Fee Schedule 2018, attached as Appendix 1, be approved for use effective January 1 st 2018.	
e.	GM-10-17-110 - Development, Interference with Wetlands and Alterations to Shorelines Regulation	37
	THAT Report GM-10-17-110, Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, be received for information.	
f.	GM-10-17-109 - Environmental Assessments	39
	That Report Number GM-10-17-109 Environmental Assessments be received as information.	
g.	GM-10-17-105 - Residential Program Wind-Down - Demolition	43
	THAT the Grand River Conservation Authority demolish the house, known as the Stockdale Residence , located on the East Half of Lot 1 West of the Grand River, Concession 5, in the County of Brant, known municipally as 404 West River Road.	

- h. GM-10-17-106 - Seasonal Camping Update - 2017 46
THAT Report Number GM-10-17-106 be received for information.
- i. GM-10-17-108 - Pines Campground Sanitary Servicing Project - Phase One Cost Estimate 49
THAT Report Number GM-10-17-108 be received as information; and
THAT staff be authorized to proceed with the tender for Phase One of the Pines Campground Sanitary Servicing Project.
- j. GM-10-17-111 - Current Watershed Conditions 52
THAT Report Number GM-10-17-111 – Current Watershed Conditions as of October 18, 2017 be received as information.

13. Committee of the Whole

14. General Business

15. 3rd Reading of By-Laws

16. Other Business

17. Closed Meeting

THAT the General Membership enter a closed meeting to discuss a confidential matter.

- a. Minutes of the previous closed session
- b. Update - Landlord Tenant Board Hearings

18. Next Meetings

19. Adjourn

THAT the General Membership Meeting be adjourned.

20. Grand River Source Protection Authority Meeting (if required)

Regrets only to:

Office of the Chief Administrative Officer, Phone: 519-621-2763 ext. 2200



October 17, 2017

Standing Committee on
Social Policy
Room 1405, Whitney Block
Queen's Park, Toronto, ON
M7A 1A2

RE: Conservation Ontario's Submission on Bill 139, the Building Better Communities and Conserving Watersheds Act, 2017 with regard to Amendments to the *Conservation Authorities Act* contained in Schedule 4

Thank you for the opportunity to provide a brief presentation at the October 17th hearing of the Standing Committee on Social Policy with regard to these comments and suggested amendments to the *Conservation Authorities Act* contained in Schedule 4 of Bill 139. The following comments provide more detail for your consideration on proposed amendments to the Act.

Conservation Ontario represents Ontario's 36 conservation authorities. These proposed amendments were circulated to our members and discussed at our September 25, 2017 Council meeting. As well, these proposed amendments have been discussed with Ministry of Natural Resources and Forestry staff and their constructive feedback is acknowledged.

Conservation Ontario supports the leadership demonstrated by the Province in addressing the need to modernize the *Conservation Authorities Act* and encourages the Government to move forward with the passage of this Bill. Conservation authorities play an important historical and successful role in addressing today's environmental and resource management challenges, particularly in light of the growing impacts of climate change and rapid urbanization, and these changes are welcome.

Overall, conservation authorities are very pleased with the proposed changes to the *Conservation Authorities Act*. As organizations that are accountable to both government agencies and Ontario residents, we welcome the proposed improvements to governance and accountability. These will provide a baseline standard for all conservation authorities as well as improve transparency and effectiveness of our operations. We are very pleased to see that the Province acknowledges the broader watershed management role of conservation authorities and the effect it has on protecting the sustainability of Ontario's important natural resources.

The following comments are primarily focused on specific recommended amendments to the legislation.

PART VII ENFORCEMENT AND OFFENCES

1) Commencement of Part VII Enforcement and Offences Provisions within Three Months

Recommendation: That amendments be made so that Part VII Enforcement and Offences provisions can come into force within 3 months of enactment

Conservation authorities regulate development and other activities in areas of water-related natural hazards such as floodplains, shorelines, wetlands and hazardous lands in order to protect people and prevent costly property and infrastructure damages. In order to do so, the Conservation Authorities Act provides a number of regulatory and enforcement tools. As one example, keeping people and buildings out of flood prone areas through the Conservation Authority regulatory program has benefited all levels of government by preventing more costly flood impacts that other jurisdictions, without regulations, are experiencing.

Conservation authorities have been waiting for several years for modernized enforcement provisions. They have been struggling to find efficient ways to address significant non-compliance issues in the absence of the legislative tools required to fulfill their mandated legislative roles. Costly injunctions, legal proceedings, and countless staff time are allocated to address issues that could be otherwise handled effectively with the timely enactment of the proposed enforcement provisions in Part VII of Schedule 4. For example, as CAs have no ability to stop unauthorized work on a site, they have to proceed civilly through the courts to apply for an injunction. For example, the Grand River Conservation Authority (GRCA) recently obtained an injunction to stop the filling of a provincially significant wetland. This legal avenue is costly, with the GRCA incurring \$28,000.00 in legal fees, and does not allow a CA to address a violation in a timely manner (see photo - Attachment 1). By the time that the injunction is granted, the damage is likely irreparable. In this case, the use of a stop (work) order may have been sufficient to prevent extensive damage to the wetland and would have been less costly. In the case of Sault Ste Marie Region Conservation Authority, they cannot afford the legal costs of an injunction and a 83.9 ha/207 acre wetland continues to be destroyed as we speak. This lack of basic enforcement tools, which are consistent with other pieces of comparable legislation, creates an uneven application of a provincial statute and results in the conservation authority not meeting the expectations of the public that they serve.

New tools such as stop (work) orders and increased fines must be available given the changed nature and extent of offences conservation authorities are tackling. As an example, there is a growing movement of excess soils around the province. The Ministry of the Environment and Climate Change is in the process of developing a policy framework for its management, but implementation of this framework will be left to municipalities and CAs. Given the significant discrepancy in enforcement tools and fine structures available to municipalities, illegal operators often target CA regulated areas (including low-lying provincially significant and other wetlands, floodplains, etc.) as fill site locations. Enabling Part VII will allow a court that convicts a person of an offence to increase the fine it imposes on the person by an amount equal to the amount of the monetary benefit that was acquired by the person,

or that accrued to the person, as a result of the commission of the offence. This proposed amendment will be a significant disincentive for unscrupulous operators, in comparison to the current maximum fine of \$10 000.00. The scale of these operations is illustrated in the photos from Mississippi Valley Conservation Authority, Kawartha Conservation and Lakehead Region Conservation Authority in Attachment 2.

In summary, commencement of Part VII within 3 months of enactment of the legislation will help to reduce tax payer burden, provide better customer service to watershed residents, and modernize the Act to be consistent with comparable pieces of legislation. Conservation Ontario has a current provincial offenses officer training program which has benefitted from financial support from the Ministry of Natural Resources and Forestry. Training of CA Provincial Offences Officers and updates to Regulatory Compliance implementation guidelines can be delivered within three months of enactment.

Again, Conservation Ontario is requesting that amendments be made so that Part VII Enforcement and Offences provisions can commence within three months of enactment of the legislation. This would involve: i) amending subsection 34(2) of Bill 139 dealing with 'Commencement' and, ii) the disentanglement of Sections repealed from the current subsections which cover enforcement and offences provisions. Disentanglement is necessary because Section 25 of Bill 139 repeals Section 28 in its entirety. Instead, it is recommended that a Section be added which repeals the current enforcement and offences subsections 28(16) to 28(24) and current subsection 30.1. This way, the Part VII amendments can commence within our recommended 3 month timeline. This would enable conservation authorities to utilize the new enforcement tools under its current regulations and whenever new regulations are enacted.

2) Amendment to the Appeal Process for Stop Orders

Recommendation: Change the appeal mechanism for a stop order to the courts (which is consistent with the Ontario Building Code) or directly to the Minister, who could appoint a hearing officer (which is consistent with the Endangered Species Act) instead of the CA Board

While conservation authorities are not opposed to an appeal process for stop orders, the current proposed Subsection 30.3(6) provides for a person the right to a hearing to the Authority Board, or executive committee. This appeal mechanism could potentially place the Authority Board, or executive committee in a conflict position for two important reasons. The proposed right to a hearing before the Authority Board or executive committee may lead the applicant to question whether the hearing was fair and impartial. This will most certainly lead to an appeal to the Minister in circumstances where a stop order has been confirmed. Secondly, Authority Boards or their executive committees are the decision makers when it comes to permissions granted under Section 28 of the Act. Subsequent decisions based on a proposed development could be perceived as being swayed by a previous stop order hearing pertaining to that particular property or individual. Again, this will most certainly lead to an appeal to the Minister in circumstances where a stop order has been confirmed.

It is therefore recommended that the appeal to the CA Board be removed and that an amendment to the appeal mechanism for stop orders be addressed through one of two options: i) appeal to the Courts

120 Bayview Parkway Newmarket Ontario L3Y 3W3
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(same as the Building Code), or, ii) appeal directly to the Minister who could appoint a hearing officer (same as the Endangered Species Act). Either of these options would provide for a fair and impartial process for people who request an appeal of the stop order.

3) Additional Modernized Provisions

Recommendation: Provide some additional enforcement provisions that will increase the effectiveness and for modernization of Part VII Enforcement and Offences.

The following additional provisions are requested:

- i) Order to Comply /Take Remedial Action – Requested by CO Council in 2012, this type of order would provide immediate direction to property owners on outstanding issues (e.g. sediment and erosion controls) rather than going immediately to a stop order.
- ii) Court Orders on Title Following Conviction – the current Act allows for a rehabilitation order to be issued by the court upon conviction; but court orders can often be unfulfilled. Having the order registered on title would ultimately hold the owner responsible for the required rehabilitation prior to the transfer of the property.
- iii) Appointment of officers – amend the proposed s.30 to include that “officer” means a peace officer as defined by regulation. CA Boards could then appoint officers for the relevant section that they enforce, rather than generically and thus simplify the advanced training needs of officers. Through the development of the regulations, additional powers could be ascribed to the officers (e.g. Off-Road Vehicles Act for S. 29 Conservation Area regulations).

PART IV MEMBERSHIP AND GOVERNANCE

Recommendation: That amendments be made so that administrative by-law provisions and enforcement provisions can be commenced independent from one another

Conservation Ontario supports provisions in Bill 139 that enhance governance and accountability. Section 16 of Bill 139 adds a new Section 19.1 to the Conservation Authorities Act entitled ‘By-laws’. The new Section 19.1 will establish a baseline standard for all conservation authorities’ by-laws as well as improve transparency and effectiveness of our Board operations. Currently Conservation Ontario is working on best management practices for CA administration by-laws that are consistent with the proposed legislative amendments.

Section 16 should repeal the current Section 30 which governs the current CA Administrative Bylaws. Currently repeal of Section 30 is entangled with the repeal of an enforcement provision (Section 30.1) and, these should be disentangled so that there is the ability to move forward on these two separate business areas independent of one another.

REQUEST NEW CLAUSE – Liability Protections for CAs Operating Flood and Erosion Control Infrastructure in Good Faith on Behalf of the Province

Recommendation: That a clause be added to the Act with respect to flood and erosion control liability to protect conservation authorities operating in good faith.

As we experience stronger and more frequent storms and flooding, the liability risk for conservation authorities – and their government partners - grows. Conservation authorities are looking for more protection from liability risk for the good will operation of flood and erosion control infrastructure. Conservation authorities are mandated responsibility for this role on behalf of the Province and should be provided some form of statutory immunity for the good will operation of this essential infrastructure. We have wording from enabling legislation for a similar agency in the Province of Saskatchewan.

The following is suggested wording based on section 95 of the Water Security Agency Act, SS 2005, c W-8.1 (Province of Saskatchewan):

"No action or proceeding lies or shall be commenced against the Crown, the minister, the authority, any member of the authority, any officer or employee of the authority or any person authorized by the authority, if that person is acting pursuant to or under this Act or the regulations, for anything in good faith done, attempted to be done or omitted to be done by that person or by any of those persons pursuant to or in the exercise or supposed exercise of any power conferred by this Act or the regulations or in the carrying out or supposed carrying out of any order made pursuant to this Act or any duty imposed by this Act or the regulations."

PART V OBJECTS, POWERS AND DUTIES

Recommendation: That the Objects of an authority be clarified to not include "the extraction of" gas, oil, coal and minerals to support possible future roles of conservation authorities in support of climate change mitigation

Section 18 amends subsection 20(1) of the Act. It is recommended that the words, "the extraction of" be inserted into the proposed amended Section 20 (1) as follows: The objects of an authority are to provide, in the area over which it has jurisdiction, programs and services designed to further the conservation, restoration, development and management of natural resources other than **the extraction of** gas, oil, coal and minerals.

This request is to provide clarity and avoid possible restrictions on the role of conservation authorities in climate change mitigation concerning energy conservation, emission reductions, etc. around various voluntary programs.

Overall, Conservation Ontario is very supportive of the Province's initiative to modernize the *Conservation Authorities Act* and your consideration of the suggested amendments is greatly appreciated. The conservation authorities look forward to working with the Province and our watershed stakeholders to implement this new legislation. If you have any questions regarding these suggested

amendments, please contact Bonnie Fox, Manager of Policy and Planning at ext 223.

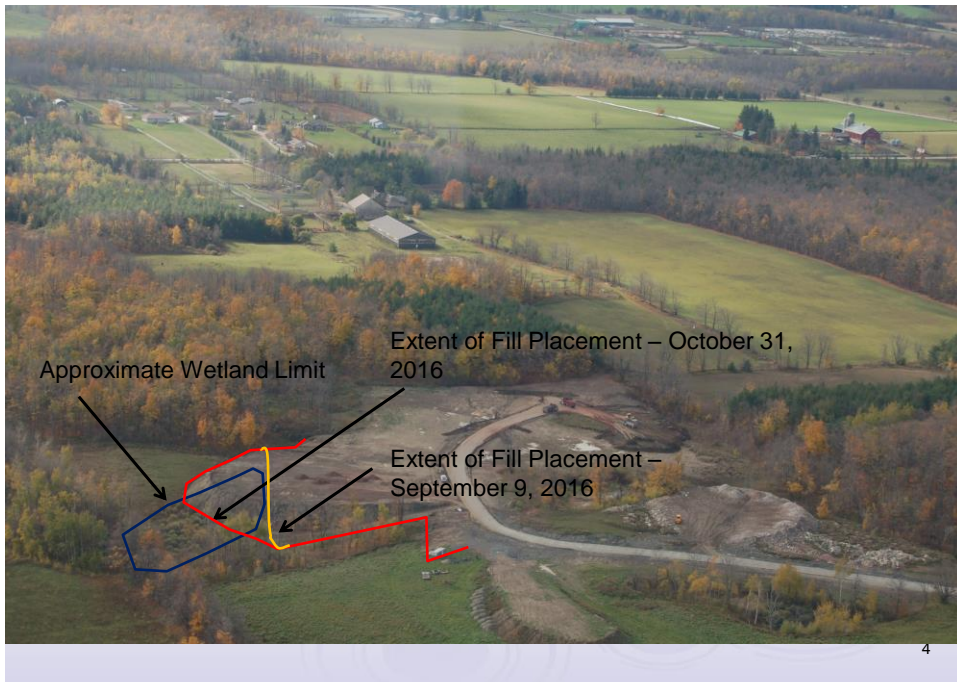
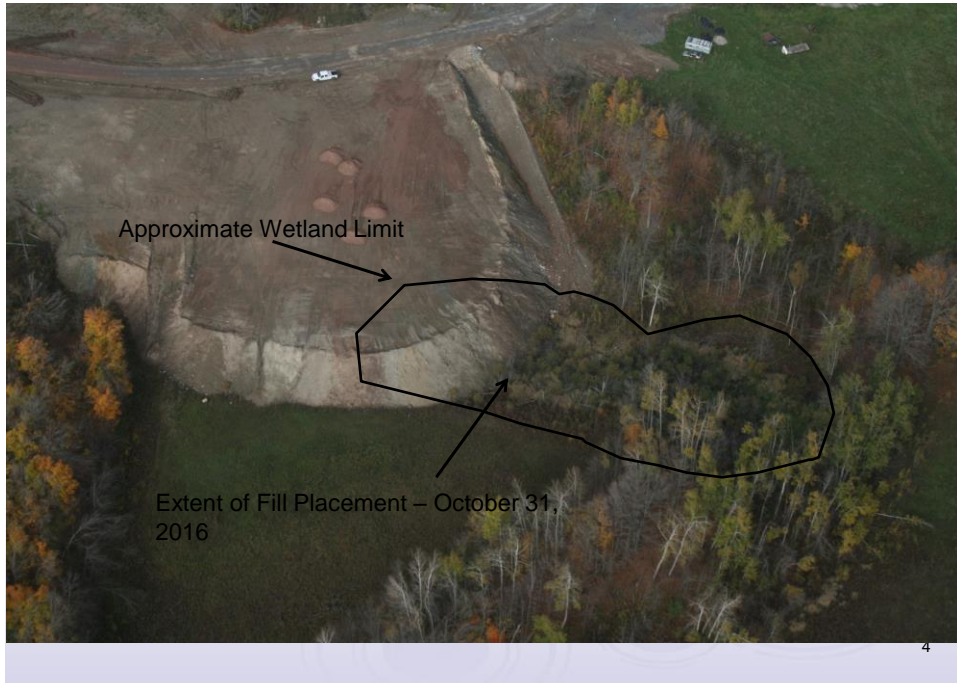
Sincerely,

A handwritten signature in black ink that reads "Kim Gavine". The signature is written in a cursive, flowing style.

Kim Gavine,
General Manager

cc: All Conservation Authorities, General Managers

Attachment 1: Grand River CA Provincially Significant Wetland Fill Violation



The Grand River Conservation Authority has incurred \$28 000 in legal and court fees pursuing an injunction to “stop work” on this property. This case has now proceeded to trial.

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Attachment 2: Large-scale Fill Violations Across the Province

Photo 1: Mississippi Valley Conservation



The landowner conducted extensive alterations to approximately 3 ha of PSW. The landowners were advised of the violation, but continued to work until the conservation authority laid charges. Having stop order powers may have potentially halted the landowner and preserved some of the PSW. The landowners were found guilty and assessed a \$7500 fine. The conservation authority had to appeal the sentence and a rehabilitation order was imposed. The landowners were to have the wetland remediated by October 19, 2017, but have had no contact with the conservation authority since the appeal was granted in April.

Photo 2: Kawartha Region Conservation Authority



In many cases, the valuable organic soil/peat moss will be removed prior to excess soil being brought on to the site. This removal of the organic soil is a major hindrance to any future wetland restoration efforts.

Photo 3: Lakehead Region Conservation Authority



The landowner conducted extensive alterations in the form of dredging to the watercourse and wetland over a period of several years. Upon channelization of the watercourse, the landowner attempted to fill in the floodplain and the surrounding wetland. Since the conservation authority had to seek an injunction to stop the work on site, this case was heard at the Ontario Superior Court of Justice and was appealed to the Ontario Court of Appeal. The conservation authority was successful and was awarded costs; however, they have not been paid. The total legal costs to the conservation authority were \$123,630.66.

From: tremblaysj@sympatico.ca
To: [Eowyn Spencer](#)
Subject: To General Membership
Date: Thursday, October 19, 2017 12:08:56 PM

Is this what u are needing for my voice to be heard...

I hear there's a meeting where it's possible we seasonal campers can suggest or voice concerns.

I have a couple and wud like to express them:

If I'm forced to move my trailer...be aware I never signed for any removal for any reason as I wud have needed a truck or a male to own a trailer in Pinehurst park....I have no facilities to move it bc it was never necessary or a ruling to do so... therefore it will cost me \$.. arrangements..time that will also be lost in our fee structure of days paid for camping..for both removal AND set up...I expect this to be paid by those making this ruling...and extension of park season (for same fee) to make up lost days to this.

Also when ANY trailer is moved at ANY given time ...it's susceptible to cracks and damage...making leaks and other whatnot damage..and when moving units anytime...new or old... is a very good cause to damage and such...againI expect they have included the cost to these unforeseen repairs to the trailers in their decision.

Also.. ANYTHING on MY property is removable within 20 min...and I'm especially talking about what's under the trailer...aside from the shed allowed and the trailer itself which is what this is all about.. SEASONAL parking of units...and we pay a fee to park it over the winter months...again never signed anything to remove it at the end of each year or replace at the beginning of season...again ...I believe it's in the Seasonal area for this purpose otherwise we can save ourselves the yearly fee and park in any serviced area...a week on /off etc causing a lot of traffic for Pinehurst...do not see the profitability or logic there for these future choices or arrangements...

Also I pay insurance every year on my trailer ..am with cooperators and can prove this with a requested copy.

Also I feel I take care of the property given for my lot so it's clean presentable and does NOT look like a trashy area...it's as cared for with very much pride as any property in a town or city... and at my expense of my time and equipment...

I feel what these people in charge of making rules are doing is very unlogical...costly...time consuming and worrisome and effortly wasteful ...and I for one will not be able to stay there...have to sell and not be able to enjoy my trailer camping and the beautiful Pinehurst park...

If this is a ploy to get rid of older trailers bc they want a park of beautiful portable trailers then I'm happy for their beautiful park that I'm sure they will loose more money than make...a rule in business...it's better to be full at a decent rate than empty at an expensive rate...u can sell one picture for \$500 or 500 picture for \$100...

I feel this decision is illogical...determental to future profit and camping opportunities at Pinehurst...and the people there that stay MOST of the summer are good people taking very good care of their trailers and property...i suggest to deal with those who never go and never take care of trailer or lot and leave those that do alone...as we respect the trailer court and its rules and abid by them...why penalize us that care for what Pinehurst gives us..pay attention to rules...take good care of our units and yard and appreciate P inehurst park and the provisions given us...

If u cud present this on behalf of me Sherre Tremblay unit #448 ...i wud really appreciate that I've given a voice when I'm unavailable due to circumstances.

Thanking you for letting me be part of the voice of Pinehurst campers...

Sherre Tremblay
#448

Ps...if I have the wrong idea of what is being proposed feel free to inform me...

From: [Kathryn McGarry, MPP \(Constituency Office\)](#)
To: [Eowyn Spencer](#)
Subject: 2017 Grand River Watershed Awards
Date: Friday, October 20, 2017 10:52:44 AM

Hello Eowyn,

Thank you for inviting Kathryn McGarry to the Grand River Watershed Awards. She was thrilled to have participated in recognizing the efforts and differences these recipients have made in our community. She is excited to see them continue to succeed and impact our community.

We would like to send congratulatory certificates to the 6 award recipients and would be happy to send it to them directly if you are able to assist us in providing their addresses. Alternatively, we would also be happy to forward them to you at the Grand River Conservation Authority to distribute them accordingly.

Again, thank you for the opportunity to be involved in recognizing positive changes in our community.

Kindest Regards,

Kab Cha
Constituency Assistant
Office of Kathryn McGarry MPP, Cambridge
498 Eagle St. N. Unit 101
Cambridge, ON N3H 1C2
T: (519) 623-5852 F: (519) 650-3918
E mail: kmcgarry.mpp.co@liberal.ola.org

Please sign up for Kathryn's e-newsletter here: www.kathrynmcgarry.onmpp.ca/Enewsletter

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Grand River Conservation Authority

Report number: GM-10-17-113

Date: October 27, 2017

To: Members of the Grand River Conservation Authority

Subject: Meeting Schedule for 2018

Recommendation:

THAT the Meeting Schedule for 2018 be approved.

Summary:

Not applicable

Report:

The General Membership of the Grand River Conservation Authority meets on the fourth Friday of each month unless there is a conflict with a statutory holiday. The only conflict in 2018 is the December meeting, which has been moved to the second Friday.

Other significant events which have been taken into consideration are:

- ROMA Conference: January 21-23, 2018
- AMO Conference: August 19-22, 2018
- Latornell Conservation Symposium is normally the third week of November

Additional events, such as a Special Budget Meeting, tours and special days, may be scheduled as needed during the year.

All meetings are held in the Auditorium at the Grand River Conservation Authority Administration Office, 400 Clyde Road, Cambridge, Ontario. The proposed 2018 meeting dates and times are as follows:

DATE	TIME	MEETING
Friday, January 26, 2018	9:30 a.m.	General Membership (and elections of officers)
Wednesday, February 14, 2018	9:30 a.m.	Audit Committee
Friday, February 23, 2018	9:30 a.m.	Annual General
Friday, March 23, 2018	9:30 a.m.	General Membership
Friday, April 27, 2018	9:30 a.m.	General Membership
Friday, May 25, 2018	9:30 a.m.	General Membership
Friday, June 22, 2018	9:30 a.m.	General Membership
Friday, July 27, 2018	9:30 a.m.	General Membership
Friday, August 24, 2018	9:30 a.m.	General Membership
Friday, September 28, 2018	9:30 a.m.	General Membership

DATE	TIME	MEETING
Friday, October 26, 2018	9:30 a.m.	General Membership
Friday, November 23, 2018	9:30 a.m.	General Membership
Friday, November 23, 2018	11:30 a.m.*	Audit Committee <i>*immediately following GM</i>
Friday, December 14, 2018	9:30 a.m.	General Membership

Financial implications:

Not applicable

Other department considerations:

Not applicable

Prepared by:

Keith Murch
Assistant C.A.O. and Secretary Treasurer

Approved by:

Joe Farwell
Chief Administrative Officer

GRCA General Membership Meetings Calendar

2018

January

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August

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September

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October

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November


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December

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 Agenda Published

 GM General Membership Meeting

 Statutory Holiday

 Audit Committee

Grand River Conservation Authority

Report number: GM-10-17-104

Date: October 27, 2017

To: Members of the Grand River Conservation Authority

Subject: Cash and Investments Status Report as of September 30, 2017

Recommendation:

THAT Report Number GM-10-17-104 – Cash and Investments Status Report as of September 30, 2017 be received as information.

Summary:

The cash position including Notes Receivable of the Grand River Conservation Authority as at September 30, 2017 was \$32,561,018 with outstanding cheques written in the amount of \$110,960.

Report:

Attached.

Financial implications:

Interest rates, etc. are shown on the report.

Other department considerations:

Not applicable.

Prepared by:

Carol Anne Johnston
Senior Accountant

Sonja Radoja
Manager of Corporate Services

Approved by:

Keith Murch
Assistant CAO/Secretary Treasurer

**Grand River Conservation Authority
Cash and Investments Status Report
September 30, 2017**

Date Invested	Location	Type	Amount	Rate	Maturity	2017
	C.I.B.C.	Current Account	5,295,614	1.8%	Below Average Prime or 1.40%	
	Wood Gundy	Current Account	2,026,333	0.20%		
	C.I.B.C.	Property Account	21,224	1.8%	Below Average Prime or 1.40%	
	C.I.B.C.	SPP Account	1,414,060	1.8%	Below Average Prime or 1.40%	
	C.I.B.C.	U.S.	128			
	C.I.B.C.	PayPal Account	11,658	1.8%	Below Average Prime or 1.40%	
	C.I.B.C.	Call Centre	20,133	1.8%	Below Average Prime or 1.40%	
	Royal Bank	Conestogo	25,119			
	Royal Bank	Brant	40,303			
	Royal Bank	Luther	16,446			
			8,871,018			
September 9, 2009	CIBC Renaissance	Account	2,371,116	0.95%		7,529
October 1, 2014	CIBC Trust Savings	Account	2,204,334	0.95%		7,000
July 15, 2016	One Investment Savings	Account	4,047,504	1.42%		19,143
June 6, 2013	Royal Bank	Bond	1,000,000	2.26%	March 12, 2018	6,479
November 7, 2013	Bank of Montreal	Bond	1,746,000	2.24%	December 11, 2017	19,654
May 5, 2014	Royal Bank	Bond	987,000	2.26%	March 12, 2018	5,949
December 8, 2014	Laurentian Bank	Bond	1,578,000	2.81%	June 13, 2019	20,508
January 28, 2015	CIBC	Bond	726,046	1.80%	May 15, 2019	13,069
September 3, 2015	CIBC	Bond	2,000,000	2.15%	September 3, 2025	14,671
October 14, 2015	Laurentian Bank	Bond	1,996,000	2.50%	January 23, 2020	27,365
March 1, 2016	CIBC	Bond	1,300,000	1.70%	March 1, 2023	7,542
September 16, 2016	CIBC	Bond	1,184,000	1.30%	March 13, 2020	4,597
August 24, 2017	Royal Bank	Bond	1,000,000	2.82%	July 12, 2018	4,913
August 24, 2017	Bank of Montreal	Bond	1,550,000	1.61%	October 28, 2021	11,011
	Total G.R.C.A. Investments		23,690,000			169,430
	G.R.C.A. Funds		32,561,018			
	Outstanding Cheques		111,960			

Investment By Category and Institution

	<u>% of Total Portfolio</u>		<u>% of Total Portfolio</u>
Government	0%	Gov't of Canada	0%
		Province of Ontario	0%
Banks	83%	C.I.B.C.	41%
		Bank of Nova Scotia	0%
		Bank of Montreal	14%
		Royal Bank	13%
		Toronto Dominion	0%
		National	0%
		Laurentian	15%
Other	17%	One Investment Program	17%

Grand River Conservation Authority

Report number: GM-10-17-112

Date: October 27, 2017

To: Members of the Grand River Conservation Authority

Subject: Financial Summary for the Period Ending September 30, 2017

Recommendation:

THAT the Financial Summary for the period ending September 30, 2017 be approved.

Summary:

The Financial Summary includes the 2017 *actual* income and expenditures. The budget approved at the February 24, 2017 General Meeting is included in the *Budget* column. The *Current Forecast* column will indicate an estimate of income and expenditures for the whole year. Any changes between the *Current Forecast* and the *Previous Forecast* will be discussed during the meeting. At this time a surplus of \$120,500 at year-end is anticipated.

Report:

The Financial Summary is attached.

- A. Total Revenue increased by \$1,125,000.
 - Schedule 8 – Environmental Education Camping Revenue increased by \$25,000 due to increased attendance.
 - Schedule 13 - Conservation Area Revenue increased by \$1,100,000 (from \$7.3M to \$8.4M) due to fee increases and attendance higher than budgeted.
- B. Total Expenditures increased by \$425,000.
 - Operating Expenses increased by \$425,000.
 - Schedule 8 – Environmental Education expenses increased by \$25,000. Operating expenses for camping increased by \$5,000. Major Maintenance expenses on Nature Centre buildings increased by \$20,000 relating mainly to furniture and equipment at Apps.
 - Schedule 11 – Property Rentals demolition expenses increased by \$100,000 due to clean up of contamination on a former residential rental property. An old oil heating tank leaked and the contaminated soil is being removed. Expenses are considered eligible for funding from land sales proceeds reserve.
 - Schedule 13 – Conservation Area Operating Expenses increased by \$300,000 due to attendance being higher than budgeted.
- C. Net Funding to Reserves increased by \$700,000.
 - Funding to Conservation Area reserve increased by \$800,000 due to allocation of surplus to stabilization/capital reserve.
 - Funding from Land Sales Proceeds reserve increased by \$100,000 for purposes of funding demolition costs.

Financial implications:

The activity summarized will result in a \$120,500 surplus at December 31, 2017.

Other department considerations:

The management committee and appropriate supervisory staff receive monthly financial reports and advise the finance department of applicable forecast adjustments.

Prepared by:

Sonja Radoja
Manager Corporate Services

Approved by:

Keith Murch
Assistant CAO/Secretary-Treasurer

GRAND RIVER CONSERVATION AUTHORITY
FINANCIAL SUMMARY - FORECAST
 General Membership October 27, 2017

FORECAST - AUGUST 31, 2017- NET RESULT **\$120,500**

CHANGES - September 2017

Sch 8	Environmental Education	\$25,000 Nature Centre Camping Revenue increased (\$5,000) Nature Centre Camping Expenses increased (\$20,000) Nature Centre Buildings Major Maintenance Expenses increased	\$0
Sch 11	Property Rentals	(\$100,000) Residential Properties Demolition Expenses increased \$100,000 Funding to Land Sale Proceeds Reserve increased	\$0
Sch 143	Conservation Areas	\$1,100,000 Conservation Area Revenue increased (from \$7.3M to \$8.4M) (\$300,000) Conservation Area Operating Expenses increased (\$800,000) Transfer to Conservation Area Reserve increased	\$0

FORECAST - SEPTEMBER 30, 2017- NET RESULT **\$120,500**

**GRAND RIVER CONSERVATION AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING September 30, 2017**

SCHEDULE		Actual 2016	Budget 2017	Actual YTD	Previous Forecast	Current Forecast	Forecast Change
REVENUE							
Municipal							
General Municipal Levy (Operating)	various	9,809,000	10,025,000	10,025,000	10,025,000	10,025,000	0
General Municipal Levy (Capital)	various	1,000,000	1,050,000	1,050,000	1,050,000	1,050,000	0
Special Municipal Levy	various	113,499	150,000	18,486	150,000	150,000	0
Other	various	977,680	800,000	1,561,862	855,000	855,000	0
		11,900,179	12,025,000	12,655,348	12,080,000	12,080,000	0
Government Grants							
MNRF Transfer Payments	various	871,073	871,073	871,073	871,073	871,073	0
Source Protection Program-Provincial	various	1,159,446	835,000	1,147,897	1,970,000	1,970,000	0
Other Provincial	various	955,572	1,147,500	872,519	1,172,500	1,172,500	0
Federal	various	187,159	289,500	344,932	349,500	349,500	0
		3,173,250	3,143,073	3,236,421	4,363,073	4,363,073	0
Self Generated							
User Fees and Sales							
<i>Enquiries and Permits</i>	4	511,202	428,500	431,261	428,500	428,500	0
<i>Plan Input and Review</i>	4	411,561	398,000	367,795	398,000	398,000	0
<i>Nursery and Woodlot Management</i>	5	502,611	515,000	395,997	465,000	465,000	0
<i>Consulting</i>	4	0	0	3,726	0	0	0
<i>Conservation Lands Income</i>	10	59,091	71,000	30,677	71,000	71,000	0
<i>Conservation Areas User Fees</i>	13	8,533,069	7,300,000	8,164,011	7,300,000	8,400,000	1,100,000
<i>Nature Centres and Camps</i>	8	876,797	876,500	715,330	876,500	901,500	25,000
<i>Merchandising and Sales</i>	8	3,647	0	1,036	0	0	0
Property Rentals	11	3,082,548	2,929,700	2,334,158	2,929,700	2,929,700	0
Hydro Generation	12	487,033	470,000	417,515	470,000	470,000	0
Land Sales	10	408,750	0	0	0	0	0
Grand River Conservation Foundation	various	676,104	559,500	466,150	579,500	579,500	0
Donations	various	126,728	244,000	291,303	244,000	244,000	0
Landowner Contributions	5	193,448	300,000	186,068	200,000	200,000	0
Investment Income	14	443,137	450,000	254,137	450,000	450,000	0
Miscellaneous Income	various	55,333	48,000	6,517	48,000	48,000	0
Total Self-Generated Revenue		16,371,059	14,590,200	14,065,681	14,460,200	15,585,200	1,125,000
TOTAL REVENUE		31,444,488	29,758,273	29,957,450	30,903,273	32,028,273	1,125,000

**GRAND RIVER CONSERVATION AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING September 30, 2017**

SCHEDULE	Actual 2016	Budget 2017	Actual YTD	Previous Forecast	Current Forecast	Forecast Change	
EXPENSES							
OPERATING							
Water Resources Planning & Environment	1	1,908,913	2,181,300	1,490,818	2,131,300	2,131,300	0
Flood Forecasting and Warning	2	692,104	780,300	588,071	780,300	780,300	0
Water Control Structures	3	1,570,819	1,678,900	1,140,170	1,678,900	1,678,900	0
Resource Planning	4	1,796,981	1,922,900	1,375,103	1,922,900	1,922,900	0
Forestry & Conservation Land Property Taxes	5	1,305,453	1,489,700	1,105,962	1,339,700	1,339,700	0
Conservation Services	6	758,769	837,500	573,271	837,500	837,500	0
Communications & Foundation	7	598,583	676,900	450,189	676,900	676,900	0
Environmental Education	8	1,224,383	1,245,800	1,034,955	1,243,300	1,268,300	25,000
Corporate Services	9	2,882,470	3,244,705	2,229,467	3,236,705	3,236,705	0
Conservation Lands	10	1,980,934	1,926,200	1,341,764	1,862,200	1,862,200	0
Property Rentals	11	1,766,373	1,797,900	1,235,758	1,846,900	1,946,900	100,000
Hydro Production	12	211,224	65,000	202,782	165,000	165,000	0
Conservation Areas	13	6,671,933	6,550,000	5,766,814	6,550,000	6,850,000	300,000
Miscellaneous	14	45,814	70,000	96,985	70,000	70,000	0
Information Systems	16	1,071,038	1,105,000	837,657	1,105,000	1,105,000	0
Motor Pool	16	802,874	888,400	579,181	881,900	881,900	0
Less: Internal Charges (IS & MP)	16	(1,873,912)	(1,993,400)	(1,416,838)	(1,993,400)	(1,993,400)	0
Total OPERATING Expenses		23,414,753	24,467,105	18,632,109	24,335,105	24,760,105	425,000
CAPITAL							
Water Resources Planning & Environment	1	52,167	110,000	71,370	110,000	110,000	0
Flood Forecasting and Warning	2	119,443	190,000	113,388	190,000	190,000	0
Water Control Structures	3	1,044,865	1,500,000	385,828	1,500,000	1,500,000	0
Nature Centres	8	0	0	0	0	0	0
Conservation Areas	13	771,510	683,000	631,279	985,000	985,000	0
Corporate Services	9	0	0	0	0	0	0
Information Systems	16	178,349	250,000	147,308	250,000	250,000	0
Motor Pool	16	348,660	300,000	177,113	300,000	300,000	0
Less: Internal Charges (IS & MP)	16	(478,902)	(369,600)	(880,671)	(369,600)	(369,600)	0
Total Capital Expenses		2,036,092	2,663,400	645,615	2,965,400	2,965,400	0
SPECIAL							
Water Resources Planning & Environment	1	301,587	203,000	177,844	298,000	298,000	0
Flood Forecasting and Warning	2	170,975	200,000	100,464	200,000	200,000	0
Forestry	5	80,614	200,000	120,270	200,000	200,000	0
Conservation Services	6	1,154,929	983,000	903,812	1,008,000	1,008,000	0
Communications	7	0	0	0	0	0	0
Environmental Education	8	262,426	220,000	253,566	240,000	240,000	0
Conservation Land Purchases	10	67,239	0	108,385	0	0	0
Conservation Lands	10	396,830	587,000	161,284	587,000	587,000	0
Property Development	11	0	50,000	0	50,000	50,000	0
Hydro Generation	12	0	200,000	0	200,000	200,000	0
Miscellaneous	14	29,824	35,000	28,890	35,000	35,000	0
Source Protection Program	15	1,159,446	835,000	1,147,897	1,970,000	1,970,000	0
Total SPECIAL PROJECTS Expenses		3,623,870	3,513,000	3,002,412	4,788,000	4,788,000	0
Total Expenses		29,074,715	30,643,505	22,280,136	32,088,505	32,513,505	425,000
Gross Surplus		2,369,773	(885,232)	7,677,314	(1,185,232)	(485,232)	700,000
Prior Year Surplus Carryforward		429,618	315,832	315,832	315,832	315,832	0
Net Funding FROM/(TO) Reserves		(2,483,559)	569,400	0	989,900	289,900	(700,000)
NET SURPLUS		315,832	0	7,993,146	120,500	120,500	0

Grand River Conservation Authority

Report number: GM-10-17-107

Date: October 27, 2017

To: Members of the Grand River Conservation Authority

Subject: 2018 Planning and Permit Fees

Recommendation:

THAT Report Number GM-10-17-107 Permit, Plan Review and Inquiry Fee Schedule 2018, attached as Appendix 1, be approved for use effective January 1st 2018.

Summary:

Not applicable

Report:

The recommended Grand River Conservation Authority fee increase is 2.0% for permits, inquiries and plan review effective January 1, 2018. These fees have been increased by 2% annually since 2014.

Consultation

The recommended changes have been discussed with the Home Builders/GRCA Liaison Committee. Members of the Home Builders Liaison Committee have no objections to the recommended fee schedule. Staff members have also considered program delivery costs, and adjacent Conservation Authorities and local municipal fee schedules when considering revisions to the fee schedules.

Permit Fees

Permit processing and compliance related to the GRCA regulation requires a large amount of time by the planning, permitting and technical staff. Total permit numbers continue to increase as shown in summary below.

GRCA Annual Permit Applications 2007-2016

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Permits	690	639	628	659	653	642	753	671	791	834

A 2% increase (rounded to the nearest \$5.00) in the permit fees is recommended, with the exception of the \$75 processing fees and the per cubic metre fee for large fill permit applications. Table 1 provides the existing and recommended fee schedule for permit applications.

Title Clearance and Inquiry Fee

A 2% increase (rounded to the nearest \$5.00) is recommended in the fee for written responses to legal and general inquiries. Table 2 provides the existing and recommended fee schedule.

Plan Review

A 2% increase (rounded to the nearest \$5.00) in the Plan Review fees is recommended, with the exception of the fee for 'Below water table extraction within 120 metres of a feature of interest'.

The subdivision/condominium base fee has been capped at \$25,000 since 2012 when GRCA amended the fee to a per hectare calculation. Prior to that, there was a standard rate base fee. This change was done in consultation with the development industry, who indicated a variable rate based on area, better reflected both the effort to review the application and the ability to pay. Since there has not been a change in this fee category since 2013, an increase to \$30,000 is recommended.

A new fee category is also recommended for subdivisions. This fee will apply to reports submitted for additional review i.e. the 4th and subsequent submission of the same report for review. This fee is intended to provide funding for review of multiple submissions that are not adequate to meet minimum technical criteria. This fee would not be applicable when "working through issues", but is to be applied when submissions have not addressed previous GRCA comments or continue to be deficient e.g. missing information.

Table 3 provides the existing and recommended fee schedule for plan review applications.

Table 1: Current and Recommended Permit Fee Schedule

Category of Permit Application	Fee for Development Applications	Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications
Minor - <i>Low risk of impact on natural hazards or natural features, no technical reports required.</i>	\$400 (was \$390)	\$400 (was \$390)
Standard- <i>Moderate risk and/or potential impact on natural hazards or natural features. Detailed report and/or plans required.</i>	\$580 (was \$570)	\$1030 (was \$1010)
Major - <i>Requires one or more reports (Environmental Impact Study, Hydraulic Analysis, Stormwater Management, Geotechnical, etc.)</i>	\$8,870 (was \$8,695)	\$5,815 (was \$5,700) Bridge/ Culvert replacements \$8,870 (was \$8,695) All other applications
Large Fill – over 1,000m ³	\$8,870 plus \$0.50/m ³ (was \$8,695)	
Works initiated prior to GRCA approval	2 times the fee for the category	
Rural Water Quality Programs or related projects	\$75 (was \$75)	
Expired Permit	\$75 (was \$75)	
Plans amended to an approved permit	\$75 (was \$75)	

- Permit fee's reflecting 2% increase rounded to nearest \$5.00 with the exception to of the \$75 processing fees and the per cubic metre fee for large fill permit applications.

Table 2: Current and Recommended Inquiry Schedule

Category of Application	Fee
Title Clearance and Inquiry Fee	\$225/property (was \$220)

- *Title Clearance/General Inquiry fee reflecting 2% increase rounded to nearest \$5.00

Table 3: Current and Recommended Plan Review Fee Schedule

Category of Application	2018 Recommended Fee	2017 Fee
Subdivision and Vacant Land Condominium		
Base fee	\$2,175	\$2,130
• per net hectare	\$1,130/hectare	\$1,110/hectare
Applicant driven modification or Red line Revision	\$1,450	\$1,420
Final clearance for registration of each stage: technical review required	\$5,815	\$5,700
Final clearance Processing Fee: no reports or review required	\$225	\$220
4 th and subsequent submission for review (same report)	\$500	
Official Plan and/or Zoning Bylaw Amendment		
Major	\$2,170	\$2,130
Minor	\$400	\$390
Consent		
Major	\$1,030	\$1010
Minor	\$400	\$390
Minor Variances		
Major	\$580	\$570
Minor	\$260	\$255
Site Plan Approval Applications		
Major	\$3,045	\$2,985
Minor	\$400	\$390
Complex Applications		
Below Water Table Aggregate Applications		
No features of interest within 120 metres of licence limit	\$8,870	\$8,695
Features of interest within 120 metres of licence limit	\$37,145	\$37,145
Above Water Table Aggregate Applications		
No Features of interest within 120 metres of licence limit	\$400	\$390
Features of interest within 120 metres of licence limit	\$8,870	\$8,695

- 2018 Recommended Fee's reflect the 2% increase rounded to the nearest \$5.00 of the 2017 fees.

Financial implications:

The recommended fee schedule has considered the costs of delivering the services described in the schedule of fees. The anticipated revenues from these service fees have been considered within the budget process for 2018.

Other department considerations:

The fees collected for permits and planning contribute to staffing in Resource Planning, Engineering, Natural Heritage and Information Systems.

Prepared by:

Approved by:

Fred Natolochny
Supervisor of Resource Planning

Nancy Davy
Director of Resource Management

Beth Brown
Supervisor of Resource Planning

Appendix 1 Permit, Plan Review and Inquiry Fee Schedule January 1 2018

Permit Fee Schedule

Category of Permit Application	Fee for Development Applications	Fee for Alterations or Interference with Wetlands, Shorelines and Watercourses Applications
Minor - <i>Low risk of impact on natural hazards or natural features, no technical reports required.</i>	\$400	\$400
Standard- <i>Moderate risk and/or potential impact on natural hazards or natural features. Detailed report and/or plans required.</i>	\$580	\$1030
Major - <i>Requires one or more reports (Environmental Impact Study, Hydraulic Analysis, Stormwater Management, Geotechnical, etc.)</i>	\$8,870	\$5,815 Bridge or Culvert replacements \$8,870 All other applications
Large Fill – over 1,000m ³	\$8,870 plus \$0.50/m ³	
Works initiated prior to GRCA approval	2 times the fee for the category	
Rural Water Quality Programs or related projects	\$75	
Expired Permit	\$75	
Plans amended to an approved permit	\$75	

Inquiry Fee Schedule

Category of Application	Fee
Title Clearance and Inquiry Fee	\$225/property

Plan Review Fee Schedule

Category of Application	
Subdivision and Vacant Land Condominium	
Base fee	\$2,175
• per net hectare	\$1,130/hectare
Applicant driven modification or Red line Revision	\$1,450
Final clearance for registration of each stage: technical review required	\$5,815
Final clearance Processing Fee: no reports or review required	\$225
4 th and subsequent submission for review (same report)	\$500
Official Plan and/or Zoning Bylaw Amendment	
Major	\$2,170
Minor	\$400
Consent	
Major	\$1,030
Minor	\$400
Minor Variances	
Major	\$580
Minor	\$260
Site Plan Approval Applications	
Major	\$3,045

Minor	\$400
Complex Applications	\$8,870
Below Water Table Aggregate Applications	
No features of interest within 120 metres of licence limit	\$8,870
Features of interest within 120 metres of licence limit	\$37,145
Above Water Table Aggregate Applications	
No Features of interest within 120 metres of licence limit	\$400
Features of interest within 120 metres of licence limit	\$8,870

Grand River Conservation Authority

Report number: GM-10-17-110

Date: October 28, 2017

To: Members of the Grand River Conservation Authority

Subject: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation

Recommendation:

THAT Report GM-10-17-110, Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, be received for information.

Summary:

To provide the General Membership of the Grand River Conservation Authority with a quarterly summary of permits approved and issued by staff which conform to current Grand River Conservation Authority policies for the Administration of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation Ontario Regulation 150/06.

Report:

Permit Report Q3 – July, August, September 2017

Municipality	Total
City of Brantford	6
City of Cambridge	19
City of Guelph	13
City of Hamilton	10
City of Kitchener	23
City of Waterloo	13
City of Woodstock	0
County of Brant	24
Haldimand County	21
Town of Erin	9
Town of Grand Valley	6
Town of Halton Hills	2
Town of Milton	1
Township of Amaranth	5
Township of Blandford-Blenheim	2
Township of Centre Wellington	31
Township of East Garafraxa	1
Township of Guelph-Eramosa	12
Township of Mapleton	22
Township of Melancthon	1
Township of North Dumfries	7
Township of Norwich	0
Township of Perth East	7

Township of Puslinch	12
Township of Southgate	1
Township of Wellesley	6
Township of Wellington North	2
Township of Wilmot	4
Township of Woolwich	16

Total Permits: 276

Financial implications:

Not Applicable.

Other department considerations:

Not Applicable.

Prepared by:

Approved by:

Fred Natolochny
Supervisor of Resource Planning

Nancy Davy
Director of Resource Management

Grand River Conservation Authority

Report number: GM-10-17-109

Date: October 27, 2017

To: Members of the Grand River Conservation Authority

Subject: Environmental Assessments

Recommendation:

That Report Number GM-10-17-109 Environmental Assessments be received as information.

Summary:

To provide the General Membership of the Grand River Conservation Authority with information on Environmental Assessments being reviewed, a summary report is presented below. The report has been prepared as directed through Motion No. P44-99 (May 18/99) adopted through General Membership Res. No. 55-99 (May 28, 1999).

Report:

Report on Environmental Assessments for October 27, 2017.

A. New Environmental Assessments Received

New: Environmental Assessments received by the Grand River Conservation Authority **and currently under review.**

First Notice –Dundalk Industrial Access Road between Ida Street and Highway 10, Class Environmental Assessment

The Township of Southgate has initiated a Schedule B Municipal Class Environmental Assessment EA to examine the potential for the construction of an Industrial and Commercial Access road for the Village of Dundalk. The access is being examined to assist in reducing the amount of Industrial and Commercial traffic using the Downtown.

We have advised the Township that we are interested in participating in the study due to watercourses, flood plains and wetlands within the study area.

First Notice – Regional Municipality of Waterloo, Fischer-Hallman Road Improvements from Columbia Street West to Westmount Road North, Class Environmental Assessment, City of Waterloo

The Regional Municipality of Waterloo (RMOW) has initiated a Schedule 'C' Municipal Class Environmental Assessment (EA) for improvements to the Fischer-Hallman Road corridor from Columbia Street West to Westmount Road North in the City of Waterloo. Improvements along this corridor are being considered to enhance active transportation facilities and traffic capacity in order to meet projected growth in the area.

The study area includes GRCA regulated area associated with an unevaluated wetland and a portion of floodplain, and is also located adjacent to the Laurel Creek Conservation Area. Staff have provided written notice that we have an interest in the EA and will be participating in the study review.

First Notice – Highway 6 (Hanlon Expressway) Interchanges from Maltby Road to the Speed River, Class Environmental Assessment

The Province of Ontario (Ministry of Transportation) is undertaking a Class Environmental Assessment (EA) Study for Preliminary Design Review and Detailed Design for interchange improvements to Highway 6, in the City of Guelph and Guelph-Eramosa Township.

We have advised the Province that we are interested in participating in the study due to watercourses, flood plains and wetlands within the study area.

First Notice – Regional Municipality of Waterloo, Highway 7/8 Multi-Use Trail Crossing between Chandler Drive and Avalon Place, Class Environmental Assessment, City of Kitchener

The Regional Municipality of Waterloo (RMOW) has initiated a Schedule 'C' Municipal Class Environmental Assessment for a multi-use trail crossing of Highway 7/8 between Chandler Drive and Avalon Place in the City of Kitchener. The multi-use trail is being proposed to improve connectivity for pedestrians and cyclists between adjacent developments, and to improve access to existing transit services.

The study area includes GRCA regulated area associated with the allowance to an unevaluated wetland; however, the alternatives proposed are outside of the GRCA regulation limit.

First Notice –Comprehensive Stormwater master Plan, City of Waterloo, Class Environmental Assessment Study

The City of Waterloo is undertaking a Class Environmental Assessment (EA) Study to update the City's 2005 Master Drainage Study, in the City of Waterloo.

This study is a significant initiative involving numerous features of interest to the GRCA, and is fundamental to water management in the area being considered. We have advised the City of Waterloo that we wish to be involved in this project.

B. Classification of Reviewed Environmental Assessments

Minor: Minimal potential resource impacts that can be mitigated using conventional construction methods.

Major: Significant impacts on identified resource features. Alternatives and proposed mitigation will be outlined in detail.

Minor Impacts:

Final Notice –Township of Wilmot, Holland Mills Road Bridge 17/B-T13, Class Environmental Assessment

The Township of Wilmot has completed a Schedule 'B' Class Environmental Assessment for Bridge 17/B-T13 located on Holland Mills Road south of Bleams Road. The purpose of the study was to address loading, width and capacity deficiencies associated with the bridge and to reopen Holland Mills Road at the Nith River.

Bridge 17/B-T13 is of interest to the GRCA due to the Nith River and a portion of its associated floodplain. The preferred solution involves replacement of the bridge in the same location, with a new single span concrete box girder bridge.

The bridge, built in circa 1910, is listed in the Arch, Truss & Beam Inventory. A Heritage Impact Assessment was completed that recommended replacement of the bridge with a sympathetically designed structure, that elements of the existing bridge be salvaged wherever possible, that there be full documentation of the existing bridge and that the historic bridge be commemorated with a plaque.

A permit from the GRCA will be required.

Final Notice –Former Guelph Correctional Facility, Class Environmental Assessment

The Province of Ontario (Ministry of Infrastructure) is undertaking a Class Environmental Assessment (EA) Study to dispose of Parcel 4 for the former Guelph Correctional Facility at 785 York Road, in the City of Guelph.

We have advised the Province that there are watercourses (Eramosa River), flood plains and wetlands within the study area. We have advised the Province of the constraints, but as the proposal is to consider disposition, and there is no development or change in land use proposed, there is no negative impacts resulting from the current initiative.

Final Notice- Iron Horse Trail to Transit Hub, Kitchener

The Region of Waterloo is finalizing a Class Environmental Assessment to identify a preferred route for a walking and cycling route from the Iron Horse Trail to the Transit Hub in Kitchener.

The study was completed as a Schedule B Class Environmental Assessment. The preferred route crosses a ditch at Gage Avenue on an existing road. No impacts are anticipated as a result of this proposal.

Final Notice- Tutela Heights Road Slope Stability

The County of Brant has finalized a Class Environmental Assessment to identify and address impacts on Tutela Heights Road, from the Bell Homestead to approximately one kilometer east, due to unstable conditions in the slope between the roadway and the Grand River.

The study was completed as a Schedule C Class Environmental Assessment. It followed the planning and design process as defined in the Municipal Engineers Association Municipal Class Environmental Assessment document. Consultation was carried out with the public and government review agencies through written correspondence and two Public Information Centres.

The preferred alternative identified in the study includes: warning signs throughout the slope area and preventing access to unsafe slope areas; drainage mitigation to protect the slope area from surface runoff; slope monitoring; road closure when ongoing monitoring measures indicate that road closure is warranted; property access where

road closure will impact driveways to existing properties; underground services replaced/relocated outside the erosion hazard limit; and truck traffic prohibition.

New entrances and relocated underground services may occur on lands which contain features of interest to the GRCA.

Major Impacts:

None for this report.

Financial implications:

Not Applicable.

Other department considerations:

Not Applicable.

Prepared by:

Fred Natolochny
Supervisor of Resource Planning

Approved by:

Nancy Davy
Director of Resource Management

Grand River Conservation Authority

Report number: GM-10-17-105

Date: October 27, 2017

To: Members of the Grand River Conservation Authority

Subject: Residential Program Wind-down - Demolition

Recommendation:

THAT the Grand River Conservation Authority demolish the house, known as the **Stockdale Residence**, located on the East Half of Lot 1 West of the Grand River, Concession 5, in the County of Brant, known municipally as 404 West River Road.

Summary:

Not Applicable

Report:

Houses owned by the GRCA were acquired as part of various land acquisition projects, most often for flood control. The houses that were not immediately demolished for construction of the projects were held for future assessment and rented to tenants.

In 2013, staff began a comprehensive review of the GRCA's residential tenancy program. The review concluded that rural rental properties represent a poor business model; the program as a whole is projected to operate at a net loss to the GRCA. A framework for winding down the program was proposed to the General Membership on July 22, 2016. The framework consisted of four stages; Stage 1 houses representing the most imminent house closures and Stage 4 houses representing properties that can be held for a period of time and re-evaluated once properties from the first three stages have been removed from the inventory. The General Membership approved the recommendation to wind-down the residential program and the proposed four-stage approach (Resolution No. 2016-118).

To date, all of the Stage 1 houses have been vacated and addressed. Two (2) Stage 2 houses remain occupied, with the termination of tenancies underway, and five (5) of the twelve (12) Stage 3 houses have been vacated. Eleven (11) Stage 4 houses remain and are currently occupied.

When contemplating future use of the houses, the options include using the house for GRCA's own use (alternative business use), disposing of the house by either severing and selling the house or selling the parcel as a whole, or demolishing the structure. A residence could be used in the conservation area if the park anticipates they have a use for the structure for their business operations. Houses that are in good condition and qualify for disposition based on local and provincial planning policies and the Ministry of Natural Resources (and Forestry) Guidelines for Disposition of Conservation Authority Property will be proposed for severance/disposition. Houses that are in poor condition, cannot be used by the conservation areas, and are not candidates for severance/disposal are proposed for demolition.

The Stockdale house was acquired by the GRCA in 1972 as a floodplain acquisition. The residence is located in the County of Brant and is located on West River Road (Picture and Map attached as Schedule A).

Stockdale was identified as a Stage 3 house in the evaluation of the residential program wind-down. This house operated at an annual average gain of \$800 between 2008 and 2014. When evaluating all future capital expenses and maintenance to be undertaken on the house, the house was projected to represent an annual loss. The most significant challenge for this house is its location and access. The driveway is 800 metres long through a heavily wooded area with steep slopes and the driveway often has washouts. Ongoing safe access for the residence would require regular grading and tree maintenance. In addition, the hydro lines to the house from the road run approximately 400 metres, through a wooded area and down a steep slope. The septic system will soon require replacement.

The parcel on which this house is located is 105 acres which consists of steep slopes, floodplain, some wetland, and the majority of the parcel contains the provincially significant Grand River Forests Life Science Area of Natural and Scientific Interest. Because the property has significant natural features, and because the house is set far back into the parcel, it was determined that obtaining a severance for this house would be unlikely and disposition of the entire parcel is not an option. Because the residence is not near any conservation areas or parks, keeping the house in the GRCA's inventory is not recommended. It is recommended that the Stockdale residence be demolished. Stockdale is not listed by the County of Brant as a Heritage Designated Property.

Financial implications:

This report recommends the demolition of one house. Based on previous estimates, the anticipated cost to demolish the building would be approximately \$25,000 - \$40,000. This estimate assumes a straightforward dismantling of the building and does not include decommissioning of the well and septic system, removal of asbestos and hazardous materials, or removal of any outbuildings or other factors that may complicate the building's removal.

The demolition of the Stockdale residence will be undertaken as an expenditure of the Floodplain project for which the house was acquired. The demolition will be funded from the land sale reserve.

Once demolished, the Municipal Property Assessment Corporation will reassess the properties, and the GRCA may see an annual reduction in municipal taxes for the properties. The demolition of these properties will also reduce potential safety hazards and operating expenses.

Forecast adjustments will be made to reflect the proposed changes.

Other department considerations:

The Finance, Conservation Areas, and Planning Departments have been consulted with respect to the proposed demolition.

Prepared by:

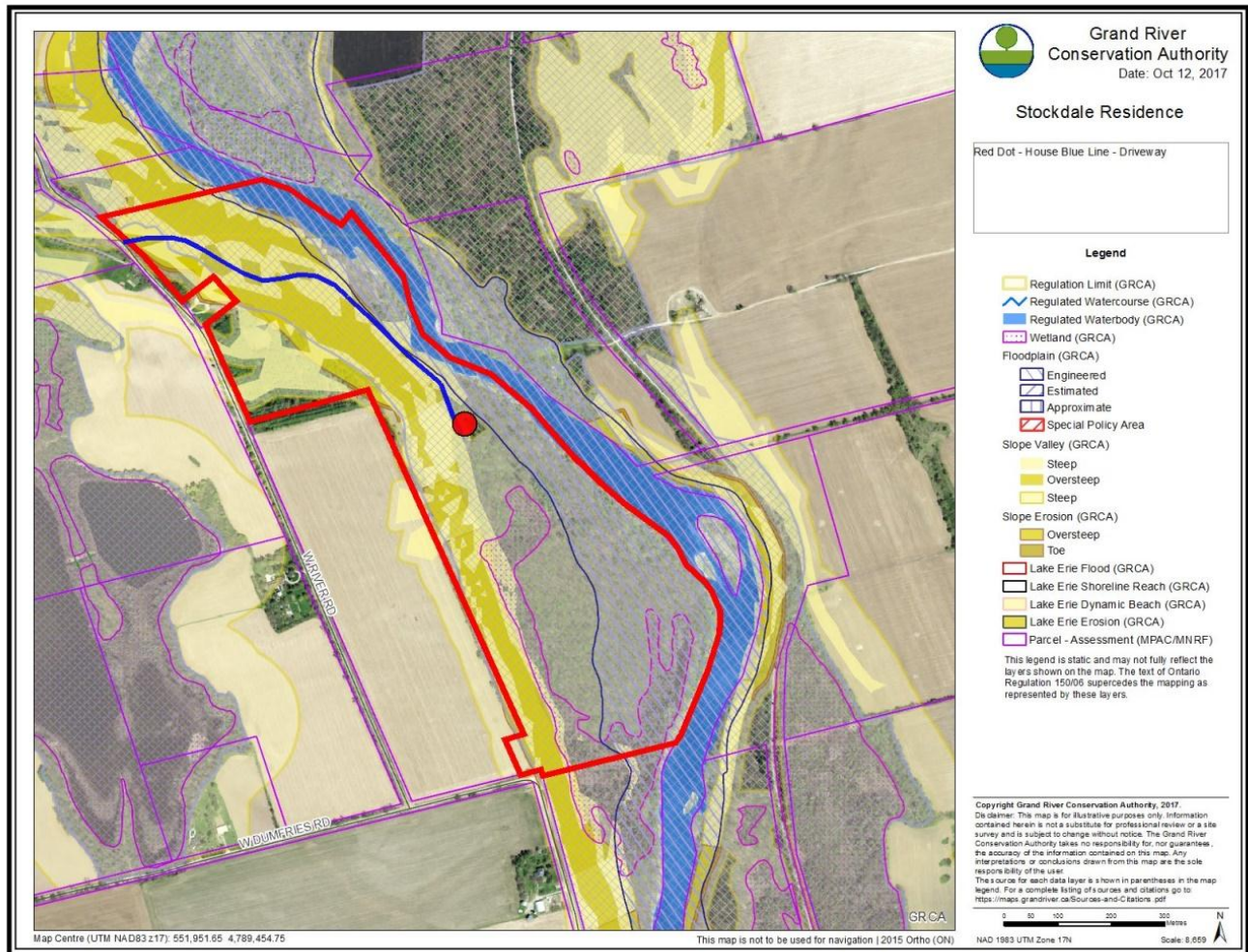
Trina Seguin
Property Analyst

Samantha Lawson
Manager of Property

Approved by:

Keith Murch
Assistant CAO, Secretary-Treasurer

Schedule A



Grand River Conservation Authority

Report number: GM-10-17-106

Date: October 27, 2017

To: Members of the Grand River Conservation Authority

Subject: Seasonal Camping Update

Recommendation:

THAT Report Number GM-10-17-106 be received for information.

Summary:

N/A

Report:

The Grand River Conservation Authority (GRCA) offers nightly camping at eight (8) conservation areas – Brant Park, Byng Island, Conestogo Lake, Elora Gorge, Guelph Lake, Laurel Creek, Pinehurst Lake and Rockwood. Seasonal camping is offered at each of these conservation areas with the exception of Rockwood. This report is intended to provide the General Membership with an overview of the seasonal camping program, the policies that govern how the program operates and contribution that seasonal camping makes to the overall revenues of the conservation areas.

Seasonal camping is a common form of recreation offered by many provincial parks, conservation authorities and private campgrounds. Seasonal campers enter into a licence of occupation which allows them to occupy a campsite for an entire season. The GRCA camping season normally runs from May 1st to October 15th. The licence also allows the site holder to make additions to the site such as decks and sheds to enhance their camping experience.

Seasonal campsites are typically serviced with hydro and water. Some sites at Brant Park and Elora Gorge also have sanitary services. The GRCA also has seasonal campsites with no services or with water services only. There were 755 campsites occupied by seasonal campers in 2016. Of those, 537 were serviced sites and 218 were non-serviced or water-only sites. Seasonal campers occupied 34% of the 2,248 total campsites in the GRCA conservation areas.

Each year seasonal campers are required to complete a Seasonal Campsite Licence Application and to enter into a licence agreement with the GRCA. The GRCA's past practice has been to allow returning seasonal campers to reserve their site for the following season. This is the standard practice at all of the conservation authorities and the private campgrounds that were reviewed. Seasonal campers must apply to reserve their site for the following season by October 1st each year. If the site is not reserved by this date it is offered to other campers on a first come, first served basis.

Having the same seasonal campsite holders return each year allows the conservation area to retain campers who have shown that they will abide by the campground rules. This reduces the amount of staff time required to deal with problems that can arise if there is a constant turnover of campers. The disadvantage to this practice is that over time campers may come to think of the site as their own and start to push the boundaries of some of the rules. Consistent enforcement of the campground rules can help to minimize this challenge.

The Seasonal Camping Licence Agreement contains a clause which requires trailers to be removed from the site each year. However, park specific exemptions have been made to this policy over time. The current practice at Byng Island, Elora Gorge, and Pinehurst Lake is to allow seasonal trailers to be stored on the site in the off season except for those campgrounds that are susceptible to flooding. Changes are being made to the Pines Campground at Elora Gorge which will result in trailers being removed from the site in the off season. The GRCA will work with the seasonal campers at Byng Island and Pinehurst Lake to determine how they can be transitioned toward the standard practice found at the other conservation areas.

The conservation area management team is preparing a Seasonal Camping Guide which will contain a plain language description of the campground rules, forms to apply for a seasonal campsite and other information helpful to an existing or prospective camper. The guide is being developed based on information collected from provincial park systems, the eight conservation authorities (including the GRCA) that offer seasonal camping and several private campgrounds. The rules contained in the guide will reflect GRCA best practices as well as general industry standards for seasonal campgrounds. The intent is to have the Seasonal Camping Guide ready prior to the start of the 2018 camping season.

Financial implications:

Camping revenue typically makes up around 50% of the total revenue generated by the conservation areas each year. Total revenues in 2016 were just over \$8.5 million and camping revenue was approximately \$4.2 million. Conservation area revenues are highly weather dependent and poor weather on summer weekends can have a serious impact on both day use and nightly camping. Seasonal camping provides a steady, financial foundation that can be relied upon year after year. In 2016, seasonal camping represented \$1.57 million in revenue or nearly one-quarter of the total conservation area revenue target of \$6.9 million.

In addition to the seasonal camping fees the GRCA also collects fees for the storage of trailers during the off season. Six of the campgrounds have a location within the park to store trailers, either in an off-site location or, in some cases, to store their trailers on the campsite. Annual revenue from off season storage is approximately \$95,000.

Other department considerations:

None.

Prepared by:

Dave Bennett
Director of Operations

Approved by:

Joe Farwell
Chief Administrative Officer

Grand River Conservation Authority

Report number: GM-06-17-108
Date: October 27, 2017
To: Members of the Grand River Conservation Authority
Subject: Pines Campground Sanitary Servicing Project – Phase One Cost Estimate

Recommendation:

THAT Report Number GM-10-17-108 be received as information; and

THAT staff be authorized to proceed with the tender for Phase One of the Pines Campground Sanitary Servicing Project.

Summary:

N/A

Report:

At the June 2017 meeting of the General Membership a report was presented outlining recommendations for completing sanitary servicing upgrades to the Pines Campground in Elora Gorge Conservation Area. The report also recommended the development of new serviced campsites in the upper section of the campground to replace sites in the lower section of the campground that would be abandoned. The recommendations approved by the General Membership at that meeting were:

THAT Option Five for the provision of sanitary services to the Pines Campground at Elora Gorge Conservation Area, as outlined in report GM-06-17-67, be approved; and

THAT prior to proceeding with the tendering of Stage One of the project a detailed cost estimate be presented to the General Membership.

The purpose of this report is to provide the General Membership with the engineers cost estimate for Phase One of the project. Phase One consists of the installation of a new sanitary pumping station and extension of a force main from the pumping station to the terminus of the existing force main at the North Washroom. Phase Two involves the construction of the new campsites.

The total cost of the approved servicing scenario in the June 2017 report was approximately \$1.6 million. A Five Year Capital Forecast was presented to the General Membership at the July 2017 meeting. The forecast allocated \$600,000 to Phase One in 2017 and \$1,000,000 to Phase Two in 2018.

The consulting engineer has completed a preliminary design for Phase One which includes:

- the construction of a force main from the Pine Campground to the terminus of the existing force main at the North Washroom
- the installation of a new sanitary pumping station

- connection of the existing campsites and washroom in the upper section of the campground to the new pumping station,
- extension of three phase hydro to the pumping station, and
- relocation of the existing generator.

The cost estimate to complete this work is approximately \$528,000. Details of this estimate are attached.

Financial implications:

Initially Phase One of this project was intended to be financed through the Conservation Areas Reserve. However, park surpluses have surpassed the budgeted targets and may be sufficient to cover the Phase One expenditures. The Phase One tender will be brought to the General Membership for approval. Recommendations for financing this project will be brought forward at that time.

Other department considerations:

None.

Prepared by:

Dave Bennett
Director of Operations

Approved by:

Joe Farwell
Chief Administrative Officer

**PINES CAMPGROUND SANITARY SERVICING -
PHASE ONE
Elora Gorge Conservation Area**

Task	Description	Unit Price	Units	Quantity	Cost
PRE-CONSTRUCTION					
1	Engineering Design / Contract Administration	\$50,567.00	ea	1	\$50,567.00
2	Topographic Survey	\$11,150.00	ea	1	\$11,150.00
4	Design Contingency (10%)	\$6,171.70	ea	1	\$6,171.70
Subtotal					\$67,888.70
INSTALLATION OF SANITARY PUMPING STATION					
4	Mobilization	\$5,000.00	ea	1	\$5,000.00
5	Excavation & Grading	\$10,000.00	ea	1	\$10,000.00
6	Pump Station Installation	\$70,000.00	ea	1	\$70,000.00
7	Extension & Connection of 3 phase hydro	\$25,000.00	ea	1	\$25,000.00
8	Relocate Existing Generator	\$10,000.00	ea	1	\$10,000.00
8	Contingency (20%)	\$22,000.00	ea	1	\$22,000.00
Subtotal					\$142,000.00
INSTALLATION OF SANITARY FORCE MAIN					
9	Mobilization	\$5,000.00	ea	1	\$5,000.00
10	Install 75 mm DR21 HDPE force main	\$82.00	m	1830	\$150,060.00
11	Install connection/valve chamber Install Air/Vacuum Release and Isolation	\$4,000.00	ea	1	\$4,000.00
12	Chambers	\$6,500.00	ea	3	\$19,500.00
13	Road Restoration	\$20.00	m	1830	\$36,600.00
14	Contingency (20%)	\$43,032.00	ea	1	\$43,032.00
Subtotal					\$258,192.00
CONNECTION OF EXISTING CAMPSITES & WASHROOM					
15	Connect Pines Washroom	\$100.00	m	200	\$20,000.00
16	Reconfigure Existing Serviced Campsites	\$10,000.00	ea	3	\$30,000.00
17	Contingency (20%)	\$10,000.00	ea	1	\$10,000.00
Subtotal					\$60,000.00
TOTAL ESTIMATED COST FOR PHASE ONE					\$528,080.70

Grand River Conservation Authority

Report number: GM-10-17-111

Date: October 27, 2017

To: Members of the Grand River Conservation Authority

Subject: Current Watershed Conditions as of October 18, 2017

Recommendation:

THAT Report Number GM-10-17-111 – Current Watershed Conditions as of October 18, 2017 be received as information.

Report:

Precipitation

Precipitation in the first part of October is above normal. A few significant events brought the majority of the rainfall. A fall storm during the October 11th to 15th period brought heavy rains to the watershed with higher amounts in the North. While remnants of tropical storm Nate delivered heavy rains to the southern watershed on October 9th.

September was a dry month for the watershed. The Conestogo Dam climate station was the only one to record above the long term average precipitation with 103%. A large portion of that precipitation fell during one rainfall event. The southern parts of the watershed were quite dry with both the Shades Mill and Brantford climate stations recording only 25mm of precipitation or about 30% of the long term average.

Monthly precipitation at the Conestogo and Shades climate stations from 2012 to 2017 is shown in Figure 1. Table 1 includes monthly and recent precipitation trends for watershed climate stations.

Table 1: Precipitation Averages at Watershed Climate Stations

Reservoir	Monthly Precipitation		Percentage of Long Term Average					
	18-Oct (mm)	Long Term Average (mm)	Current Half Month	Last Full Month	Last 3 Full Months	Last 6 Full Months	Last 12 Full Months	Last 15 Full Months
Shand	67.6	76.7	176%	59%	65%	122%	125%	121%
Conestogo	67.4	81.8	165%	103%	87%	140%	124%	119%
Guelph	63.6	69.6	183%	54%	68%	127%	130%	123%
Luther	83.5	80.0	209%	88%	93%	154%	136%	125%
Woolwich	55.4	62.8	177%	76%	70%	121%	118%	115%
Laurel	64.5	73.6	175%	50%	74%	111%	117%	111%
Shades	47.4	69.0	137%	32%	100%	123%	123%	126%
Brantford	56.3	74.2	152%	29%	64%	96%	101%	98%

Air Temperatures

Temperatures in October to date have been well above the long term average. The average air temperature in the first 18 days of October was approximately 13.3 degrees at the Shand Dam climate station, which is about 3.4 degrees warmer than normal for this time of year. The forecast for the remainder of the month is for near seasonal temperatures.

September started as a cool month, much like the rest of the summer, but the second half of the month was very warm with some of the highest temperatures of the year. Temperatures met or exceeded 30 degrees on three days in September at the Shand Dam climate station. The only other day of the year over 30 degrees occurred in mid-June. The average daily temperature in September was 17 degrees, which is approximately 3 degrees warmer than the long term average.

Figure 2 presents recent mean monthly air temperature departures from normal recorded at Shand Dam.

Lake Erie Conditions

The level of Lake Erie continues to be well above the long term average. The average lake level for September was 174.53m, which is approximately 0.36m above the long term average. The September 1st forecast water levels for Lake Erie show that the lake level will continue to fall over the next few months following normal seasonal patterns, but water levels will remain above the long term average into next year.

Figure 3 presents current and forecast Lake Erie level from the Canadian Hydrographic Service.

Reservoir Conditions

Water levels in the four large reservoirs are being drawn down to their winter holding levels. Heavy rain around the 14th of October increased water levels in the reservoirs, but it is expected that they will return to normal levels over the next week.

The need for flow augmentation downstream of the large reservoirs increased in September with the dry weather and continued into the early part of October. In September, augmentation accounted for approximately 60% of the flow through Kitchener and Guelph, and 30% of the flow through Brantford. River flows are above low flow targets, which were lowered with the beginning of fall.

Reservoir levels for 2017 are shown in Figures 4 and 5 for Shand Dam, Conestogo Dam, Guelph Dam, and Luther Dam. Augmentation levels for the Grand River in 2017 are shown in Figure 6.

Groundwater

The water level in the overburden monitoring well near Burford peaked in the June and July period. Since July the level has decreased steadily, coinciding with low precipitation in the southern watershed in August and September.

Water levels in this overburden aquifer respond to high water use in this region as well as to changes in precipitation. 2016 was a very dry year, which resulted in near record low water levels by December. Wet conditions in the first half of 2017 allowed water levels to recover to normal conditions before dropping again late in the summer.

Figure 7 shows the average monthly water level data for the Burford well for the period of record.

Long Range Outlook

Environment Canada's seasonal forecasts are predicting above normal temperature and near normal precipitation for the watershed for the October to December period.

The Ministry of Natural Resources and Forestry weather forecasters provided a more detailed forecast for the late fall period. Their forecast is for near or slightly below normal temperatures in November and then below normal temperatures in December. Precipitation is forecast to be near normal in southern Ontario, but with areas of high precipitation from lake effect snow in late November and December.

Flood Preparedness

Conditions are being monitored closely. Staff continue to hold weekly Senior Operator meetings as part of overall succession planning initiatives and flood emergency preparedness.

Staff are participating in emergency planning exercises with City of Kitchener, Township of Woolwich and Haldimand County over the fall. All these exercises deal with preparedness for flood events.

Financial implications:

Not applicable

Other department considerations:

Not applicable

Prepared by:

Stephanie Shifflett
Water Resources Engineer

Approved by:

Dwight Boyd
Director of Engineering

Figure 1: Precipitation at Conestogo Dam and Shades Mill Dam 2012 to present

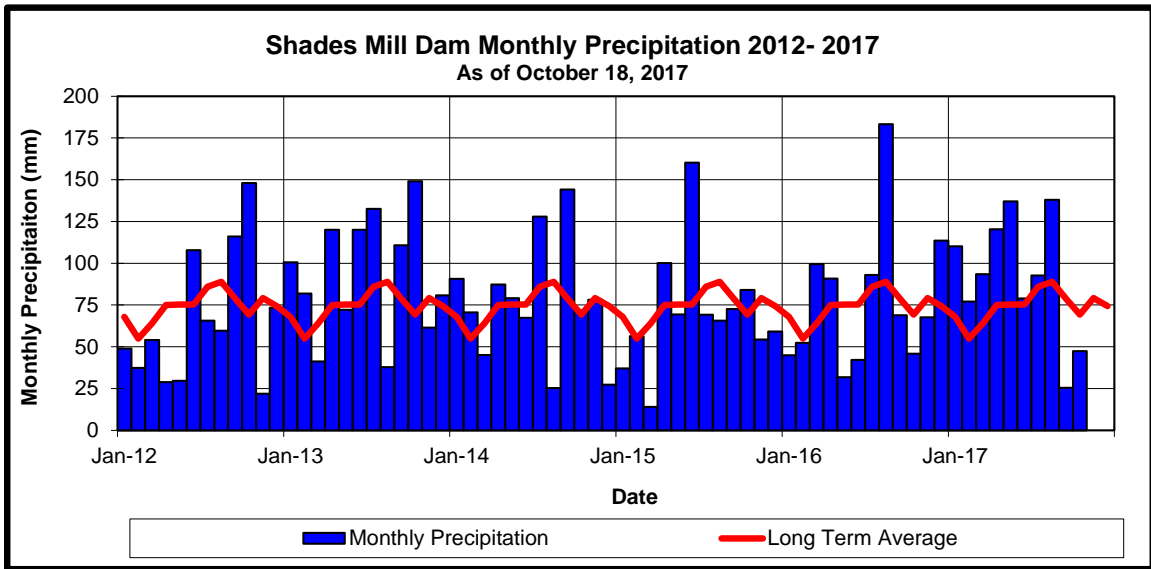
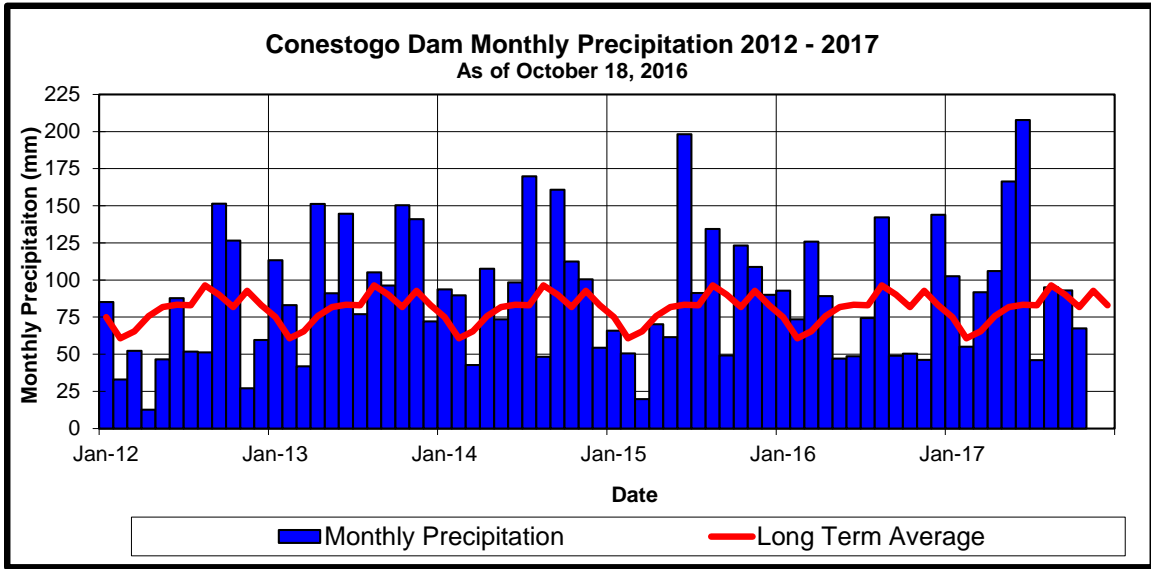


Figure 2: Departures from Average Air Temperatures

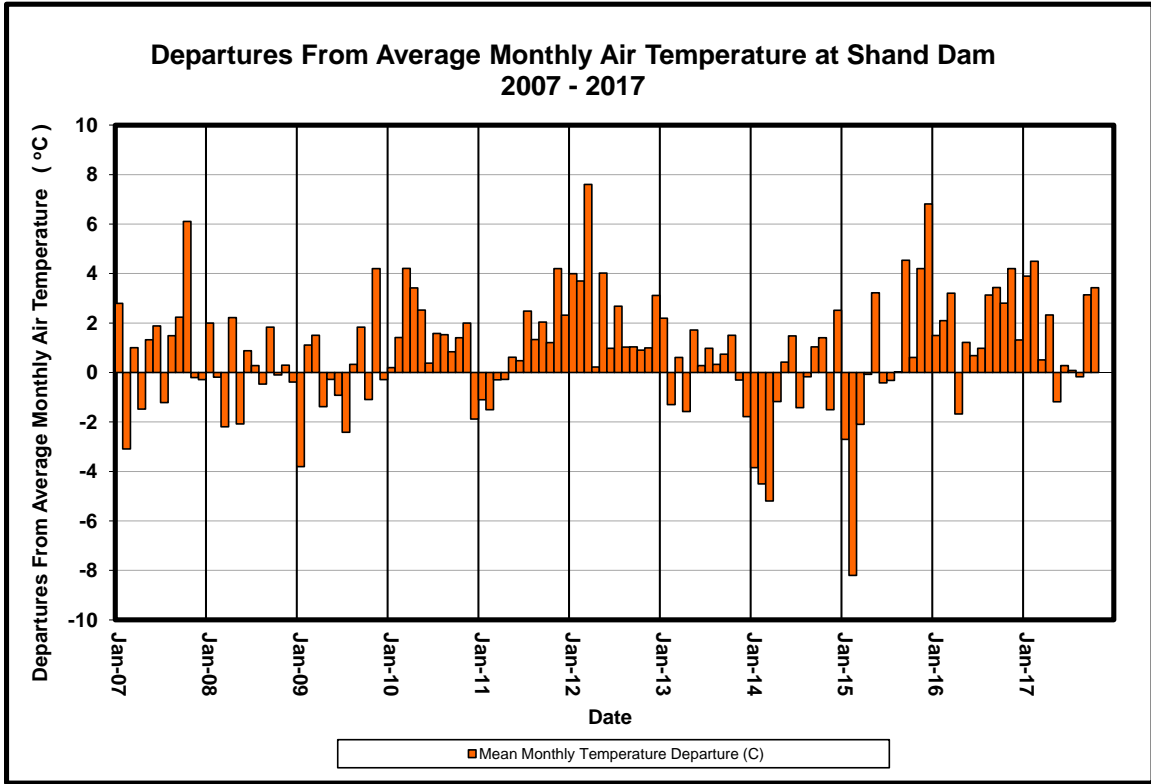


Figure 3: Forecasted Lake Erie Levels

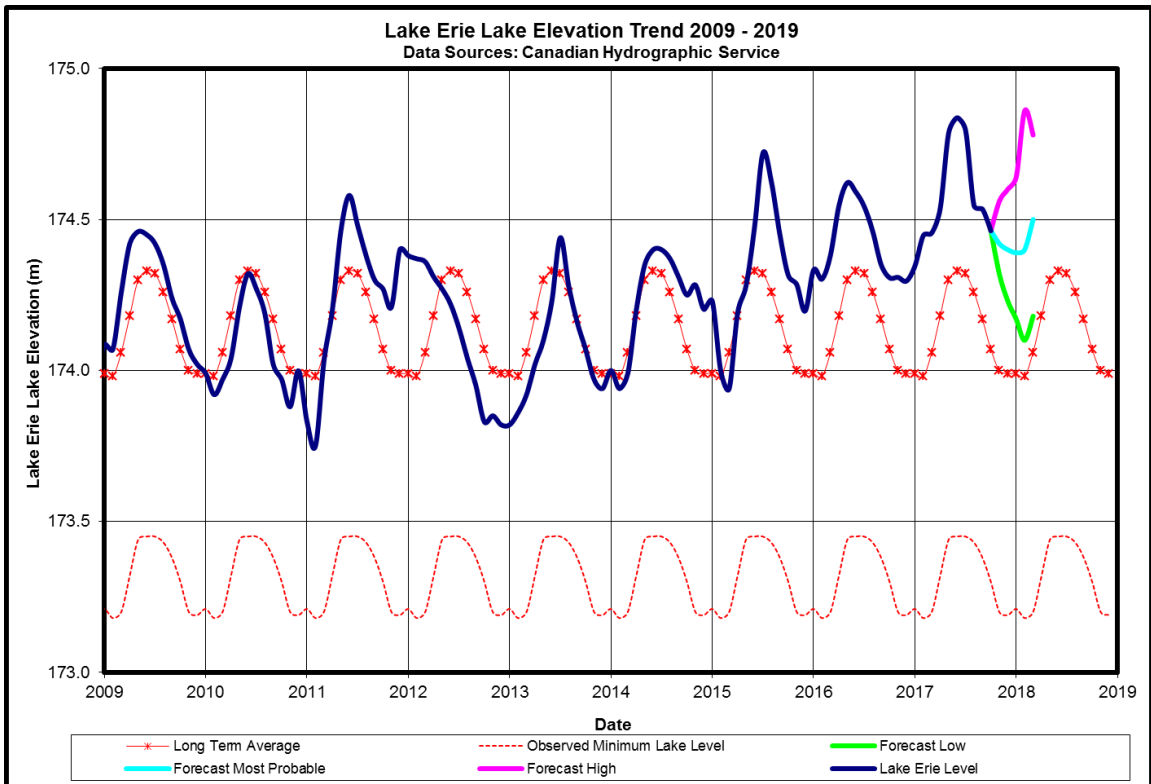


Figure 4: Shand and Conestogo Reservoir Elevation Plots

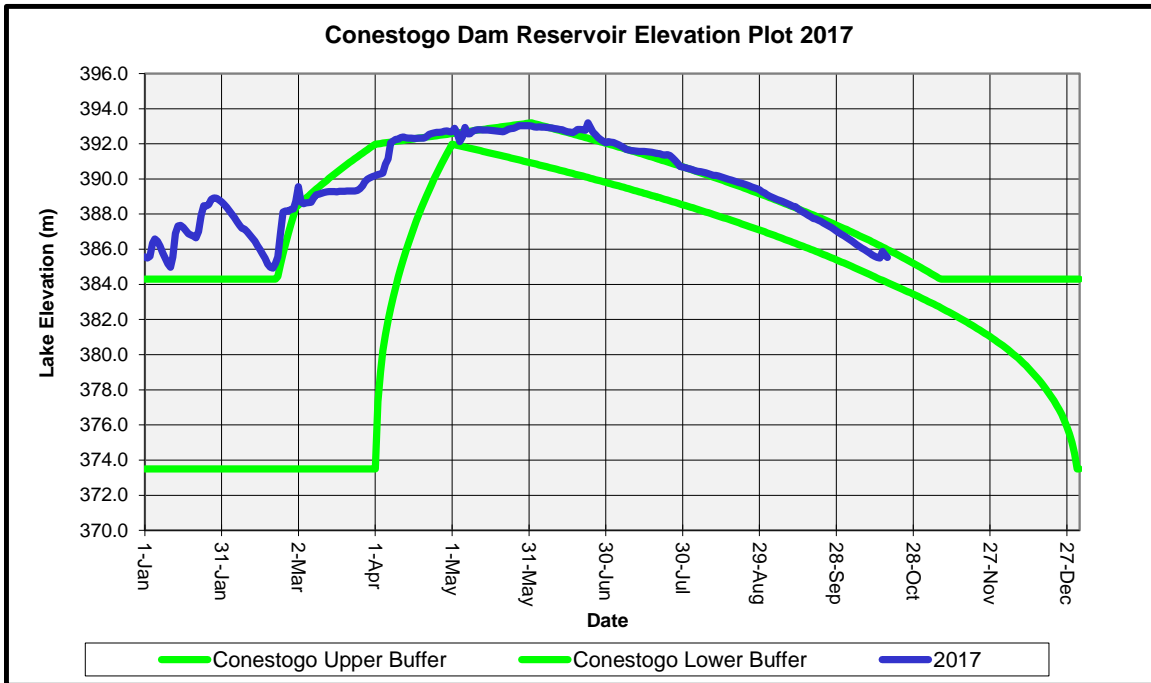
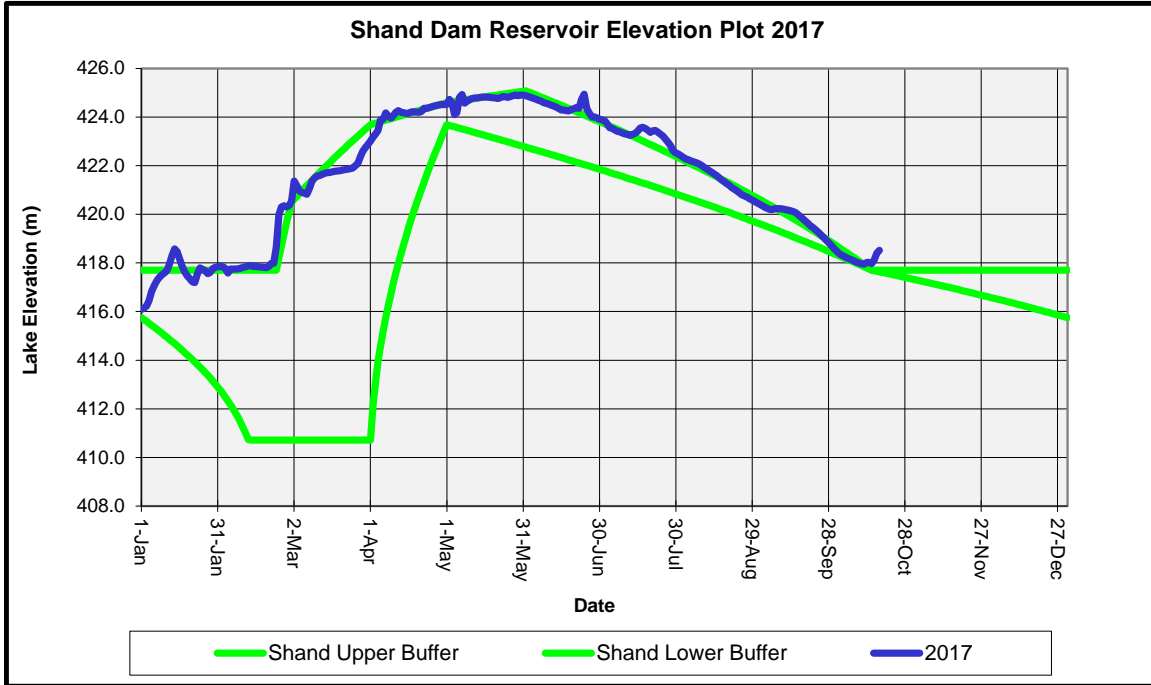
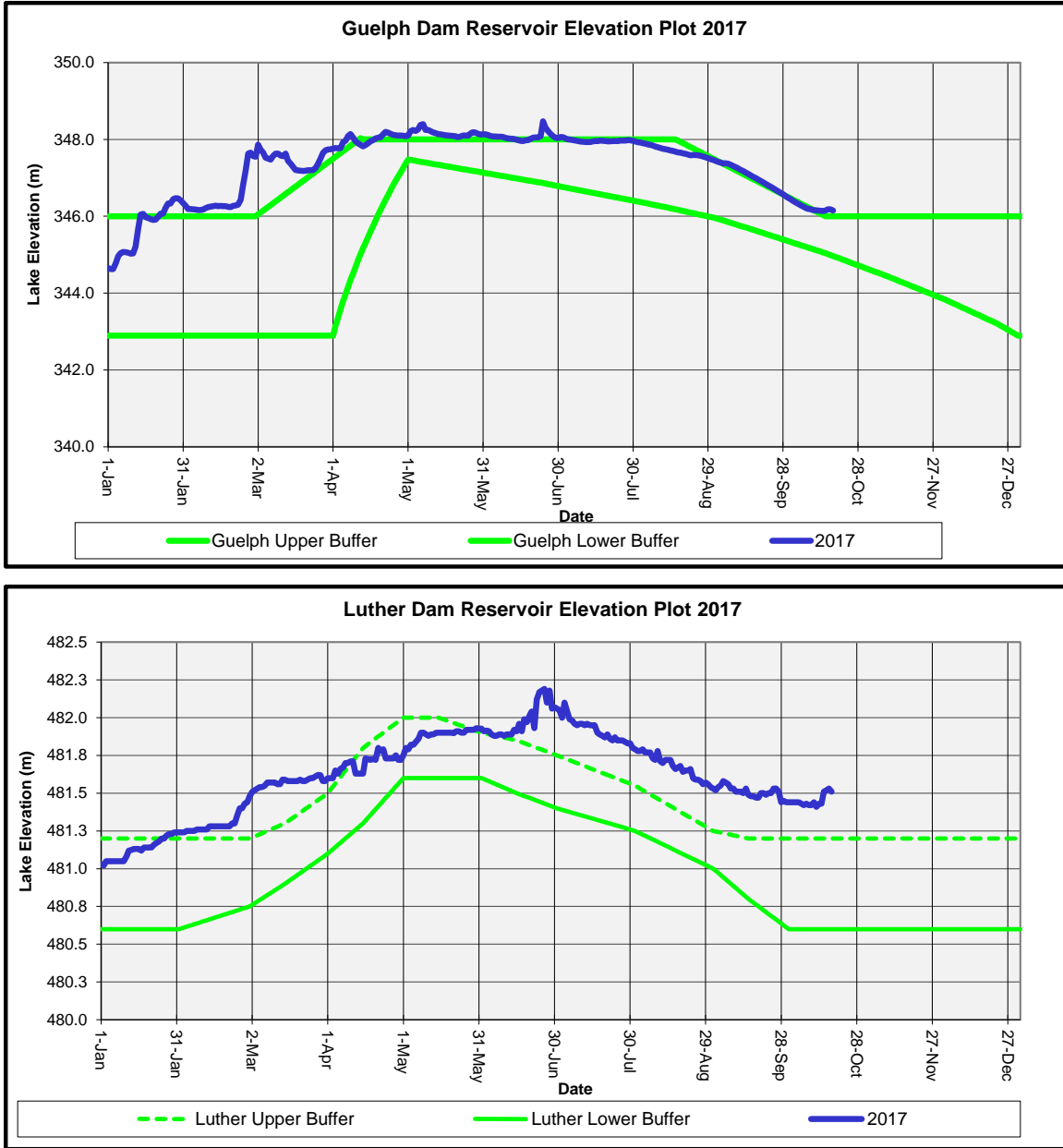


Figure 5: Guelph and Luther Reservoir Elevation Plots



Luther Dam Operating Curves

Luther Dam primarily provides a flow augmentation function to the upper Grand River and to Shand Dam. While it does provide some benefits from a flood control perspective, these benefits are limited due to the small drainage area regulated by Luther Dam.

The buffers between March 1st and September 30th define the operating range to meet downstream low flow targets. The lower buffer defines the lowest operating range for flow augmentation before reducing downstream flow augmentation targets. The earlier winter (January 1st to March 1st) and late fall (October 1st to December 31st) upper buffer curve is defined from ecologic considerations from the Luther Marsh Master Plan.

Figure 6: Grand River Flow Augmentation

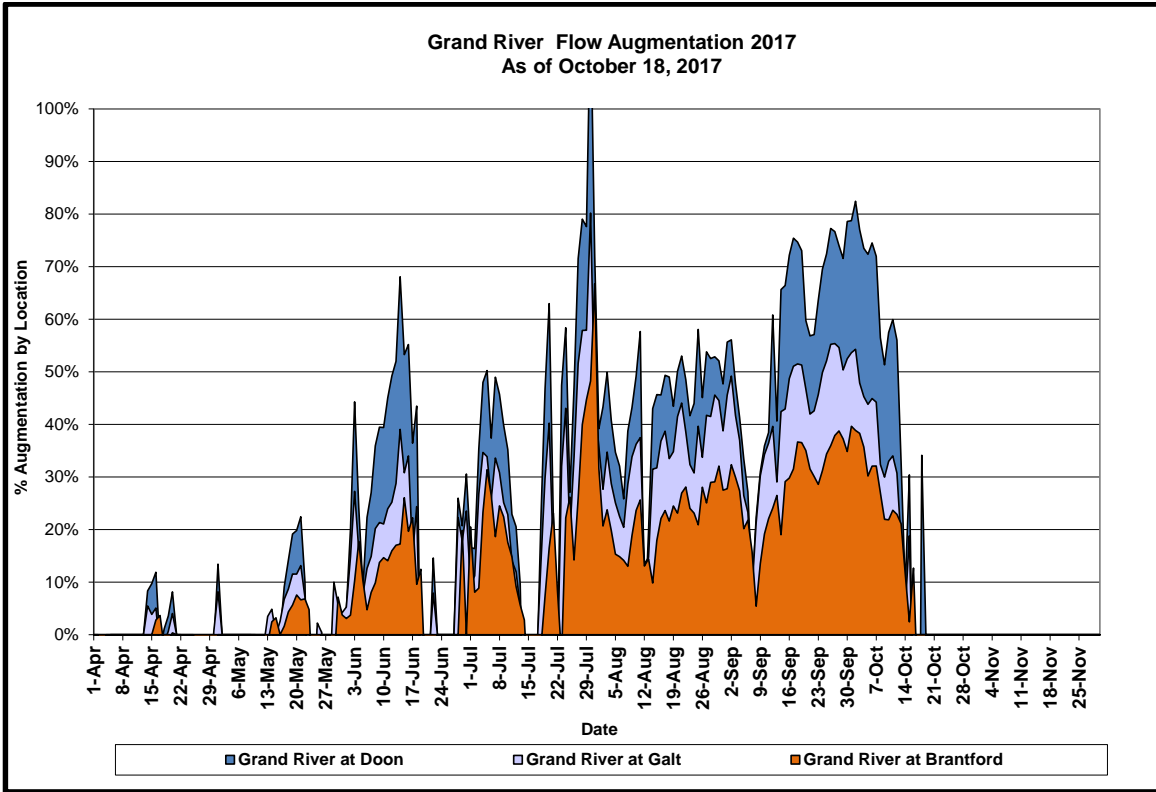


Figure 7: Water Levels in the Burford Monitoring Well

