



# Grand River Conservation Authority

## Minutes - General Membership Meeting

Date: March 22, 2019  
Time: 9:30 am  
Location: Auditorium  
Grand River Conservation Authority  
400 Clyde Road, Box 729  
Cambridge, ON N1R 5W6

Members Present Marcus Adili, Bruce Banbury, Robert Bell, Don Brunk, Richard Carpenter, Brian Coleman, Bernie Corbett, Jim Erb, Guy Gardhouse, Joan Gatward, Rodrigo Goller, Michael Harris, Helen Jowett, Daniel Lawrence, Geoff Lorentz, Ian MacRae, Jane Mitchell, Joe Nowak, Vic Prendergast, Warren Stauch, Chris White

Regrets Les Armstrong, Susan Foxtan, Kathryn McGarry, Bruce Whale  
Staff Matt Amy, Karen Armstrong, Dave Bennett, Dwight Boyd, Beth Brown, Joe Farwell, Samantha Lawson, Sonja Radoja, Tracey Ryan, George Sousa, Lisa Stocco, Sara Wilbur, Pam Walther-Mabee, Krista Bunn, Cameron Linwood, Eowyn Spencer, Scott Robertson

Others David Neumann

### 1. Call to Order

The Meeting was called to order by the Chair at 9:35 a.m.

19-44

**Moved By** Bruce Banbury

**Seconded By** Vic Prendergast

THAT the members convene as the General Membership.

**Carried**

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

The Secretary-Treasurer called the roll and certified a quorum with 18 Members present. A total of 21 Members attended the meeting.

**3. Chair's Remarks**

The Chair welcomed the Members and made the following remarks:

- Welcome to the newly appointed members: Councillor Richard Carpenter representing the City of Brantford, and Marcus Adili representing the City of Hamilton. Milton Councillor John Challinor II will be representing the Region of Halton following a formal appointment by the Region on March 27.
- The Chair thanked two outgoing members for their years of service to the GRCA. David Neumann has served on this board since 2016, and George Stojanovic has served since 2015
- D.Neumann accepted a photo gift and thanked members and the Chair
- The Chair thanked C.White for chairing the Annual General Meeting in February in her absence.
- The Chair and J.Farwell will attend the Annual General Meeting of Conservation Ontario Council on April 1

J.Erb joined the meeting at 9:37 a.m.

**4. Review of Agenda**

- The addendum for the closed session, item 17.5, was moved to be discussed prior to item 17.4 on the agenda

R.Goller joined the meeting at 9:39 a.m.

19-45

**Moved By** Richard Carpenter

**Seconded By** Vic Prendergast

THAT the agenda for the General Membership Meeting of March 22, 2019, be approved as amended.

**Carried**

**5. Declarations of Pecuniary Interest**

There were no declarations of pecuniary interests made in relation to the matters to be dealt with.

**6. Minutes of the Previous Meeting**

19-46

**Moved By** Bernie Corbett

**Seconded By** Jane Mitchell

THAT the minutes of the Annual General Meeting of the General Membership of February 22, 2019, be approved as circulated.

**Carried**

**7. Business Arising from Previous Minutes**

- K.Armstrong noted that G.Stojanovic is not continuing as the appointed representative for the City of Hamilton. M.Adili, the new representative for the City of Hamilton has agreed to participate on the General Membership Composition Review Committee in his place

19-47

**Moved By** Bob Bell

**Seconded By** Bruce Banbury

THAT Marcus Adili be appointed to the General Membership Composition Review Committee to replace George Stojanovic.

**Carried**

**8. Hearing of Delegations**

There were no Delegations.

**9. Presentations**

There were no Presentations.

**10. Correspondence**

**10.1 City of Hamilton - Notice of Appeal of 2019 Municipal Levy**

- B.Corbett requested a status update regarding the City of Hamilton's appeal, and K.Armstrong informed the board that a hearing occurred earlier this year but a decision has not yet been issued.

**10.1.1 Office of the Mining and Lands Commissioner - Response to Hamilton**

19-48

**Moved By** Bernie Corbett

**Seconded By** Joan Gatward

THAT Correspondence from the City of Hamilton regarding a notice of appeal of the 2019 municipal levy apportionment, and the response from the Office of the Mining and Lands Commissioner be received as information.

**Carried**

**11. 1st and 2nd Reading of By-Laws**

- K.Armstrong advised the board that the GRCA by-law has been updated to incorporate changes to the Municipal Conflict of Interest Act. Changes include that members must submit conflicts of pecuniary interests in writing, and that a registry of

conflicts be kept. Other minor edits were made to update the date and fix grammatical errors

19-49

**Moved By** Don Brunk

**Seconded By** Joe Nowak

THAT GRCA By-Law 1-2019 be read a first and second time.

**Carried**

**12. Reports:**

**12.1 GM-03-19-28 - Unauthorized Tenting on GRCA Properties**

- J.Farwell discussed homelessness and unauthorized tenting on GRCA properties, advising the board that GRCA staff have joined a harm reduction working group with the Region of Waterloo Public Health; a group committed to working with partners to find solutions for homelessness in the region. GRCA staff will also be installing two biohazardous material disposal units, one each on the Hespeler trail and Dumfries Conservation Area. J.Farwell reiterated that there is no single solution to this ongoing issue, and that the GRCA will continue to collaborate with partner agencies to help find appropriate solutions
- The Chair noted confidence with WRPS protocols and GRCA staff's proactive approach to the concerns, adding that the City (Cambridge) is responsible for trespassing bylaws and the Region (Waterloo) is responsible for the inventory of shelter beds

19-50

**Moved By** Brian Coleman

**Seconded By** Warren Stauch

THAT Report Number GM-03-19-28 - Unauthorized Tenting on GRCA Property be received as information.

**Carried**

**12.2 GM-03-19-33 - Proposed GRCA By-Law 1-2019**

- See agenda item 15 for recommendation

**12.3 GM-03-19-35 - Achieving Provincial Priorities for Reducing Regulatory Burden**

- J.Farwell noted that the GRCA has a longstanding practice of working with municipalities and the development industry to achieve improvements in the land use planning and GRCA permit review and approval process. Staff will participate on the Conservation Ontario Working Group and Review and Approvals Taskforce with other stakeholders to identify and implement additional improvements

- B. Corbett asked if GRCA staff currently follow a timeline for permit approvals. J. Farwell confirmed a 21 day timeline for confirming that permit applications are complete. The timeline for approving permits is 30 days for minor permits, and 90 days for major permits once a complete application has been received

19-51

**Moved By** Joan Gatward

**Seconded By** Vic Prendergast

THAT Report Number GM-03-19-35 - Achieving Provincial Priorities for Reducing Regulatory Burden be received as information,

AND THAT Grand River Conservation Authority endorse the three key solutions developed by the Conservation Ontario working group: improve client service and accountability; increase speed of approvals; and, reduce “red tape” and regulatory burden.

**Carried**

**12.4 GM-03-19-31 - Environmental Assessments**

19-52

**Moved By** Chris White

**Seconded By** Rodrigo Goller

THAT Report Number GM-03-19-31 – Environmental Assessments be received as information.

**Carried**

**12.5 GM-03-19-27 - Cash and Investment Status**

19-53

**Moved By** Chris White

**Seconded By** Don Brunk

THAT Report Number GM-03-19-27 Cash and Investment Status – February 2019 be received as information.

**Carried**

**12.6 GM-03-19-34 - Financial Summary**

19-54

**Moved By** Joe Nowak

**Seconded By** Don Brunk

THAT the Financial Summary for the period ending February 28, 2019 be approved.

**Carried**

**12.7 GM-03-19-29 - Administration Centre Roof Replacement Project**

- In response to questions from members, D.Bennett said additional work such as roof anchors and wood cladding replacement has increased the overall cost of the project, and that GRCA has a rigorous pre-qualification process which includes checking references. The consultant hired to review the roof replacement will provide oversight of the project as well as our own internal project manager.

19-55

**Moved By** Chris White

**Seconded By** Jim Erb

THAT the Grand River Conservation Authority award the tender for the Administration Centre Roof Replacement project to Flynn Canada Inc. in the amount of \$1,027,562.50, excluding HST.,

AND THAT the Grand River Conservation Authority approve a total project budget for the Administration Centre Roof Replacement project of \$1,180,000.

**Carried**

**12.8 GM-03-19-30 - Office Cleaning Contract 2019-2022**

- B.Corbett asked about the previous contractor. D.Bennett responded that the contractor experienced unforeseen difficulties that affected the quality of service, adding that staff are confident with the new contractor. Staff completed a thorough process of reference checks as part of the selection

19-56

**Moved By** Richard Carpenter

**Seconded By** Joe Nowak

THAT the Grand River Conservation Authority award the Office Cleaning Services Contract for the Administration Center to Green Maples Environmental Inc. of Mississauga, Ontario in the amount of \$134,244.00 including HST for the three year term from May 1, 2019 to April 30, 2022.

**Carried**

**12.9 GM-03-19-32 - Current Watershed Conditions**

G.Gardhouse joined the meeting at 10:09 a.m.

- D.Boyd provided a PowerPoint presentation of the current watershed conditions, highlighting Spring ice break-up, some flooding in several areas during late February and early March, and high Lake Erie levels and their cyclic nature
- B.Corbett asked if the increased levels of Lake Erie could be a result of climate change, and D.Boyd indicated that the trend of static levels are increasing and that part of the Haldimand County shoreline hazardous mapping project will look at climate change and how to handle the upward trend in planning for the future

- D.Boyd also provided an update on the jet fuel spill that occurred near Mill Creek in January. Remediation efforts are ongoing, and staff are receiving regular updates on the progress. Staff will continue to receive monitoring data and plan and adapt programs at Shade's Mills as necessary. Relevant information regarding programs and activities at Shade's will be communicated as needed

19-57

**Moved By** Brian Coleman

**Seconded By** Rodrigo Goller

THAT Report Number GM-03-19-32 – Current Watershed Conditions as of March 13, 2019 be received as information.

**Carried**

**13. Committee of the Whole**

Not required.

**14. General Business**

There was no General Business.

**15. 3rd Reading of By-Laws**

19-58

**Moved By** Richard Carpenter

**Seconded By** Jane Mitchell

THAT By-law 1-2019 be read a third time and adopted by the General Membership, to take effect on March 22, 2019;

AND THAT By-law 1-2018 be repealed on March 22, 2019;

AND THAT a copy of By-law 1-2019 be forwarded to the Ministry of Natural Resources and Forestry and the Ministry of Environment, Conservation and Parks and posted publicly on Grand River Conservation Authority's website.

**Carried**

**16. Other Business**

- W.Stauch informed members of the 54th Annual Elmira Maple Syrup Festival that will take place on Saturday, April 6th

**17. Closed Meeting**

19-59

**Moved By** Jane Mitchell

**Seconded By** Vic Prendergast

THAT the General Membership enter a closed meeting to discuss proposed or pending acquisitions or dispositions and a personal matter regarding an identifiable individual.

**Carried**

19-60

**Moved By** Jane Mitchell

**Seconded By** Michael Harris

THAT the General Membership return to open session.

**Carried**

**17.1 GM-03-19-C02 - Property Disposition - City of Guelph**

The property at 180 Gordon Street in the City of Guelph is situated along one of the main thoroughfares in the City. The City of Guelph for a number of years has encouraged infill and brownfield development, where appropriate in the City. This particular site is small and narrow; however, developers have been able to design a low-rise residential building on the property. In order to meet the Ontario Building Code, a limiting distance requirement is necessary to protect adjacent properties and buildings from fire within the proposed condominium building, and vice-versa.

19-61

**Moved By** Joan Gatward

**Seconded By** Chris White

IN ORDER TO FURTHER THE OBJECTS of the Grand River Conservation Authority by assisting a member municipality to achieve building safety requirements and facilitate infill development;

THEREFORE BE IT RESOLVED THAT Grand River Conservation Authority to enter into an Limiting Distance Agreement with the City of Guelph and the developer of 180 Gordon Street on a portion of lands legally described as Pt. Lot A, PLAN 302 , & Pt. of River Speed, as in RO687098 City of Guelph, with municipal address 176 Gordon Street, City of Guelph to meet the requirements of the Ontario Building Code, for the nominal consideration of \$2.00.

**Carried**

**17.2 GM-03-19-C03 - Property Disposition - Former McCormick Residence, Township of Puslinch**

The former McCormick Residence has been rented out to residential tenants since it was acquired in 1966. Rental of the house was discontinued on April 1, 2018 due to the wind-down of the residential rental program. The property was declared surplus on November 24, 2017 (Resolution #2017-212), and staff commenced with a severance approval, survey, appraisal, public notification and listing of the property. An offer to purchase has been received and is recommended for approval. Proceeds received from the sale will be held in a reserve and can be used for specific projects approved by the Ministry of Natural Resources and Forestry (MNR).



19-62

**Moved By** Geoff Lorentz

**Seconded By** Brian Coleman

IN ORDER TO FURTHER THE OBJECTS OF the Grand River Conservation Authority by raising funds through the disposition of surplus lands;

THEREFORE IT BE RESOLVED THAT the Grand River Conservation Authority sell the lands described as Part Lot 4, Concession 1, being Part 2 on Plan 62R-21385; Township of Puslinch, together with an easement for ingress and egress over Part 1 on Plan 61R-21385, municipally known as 6 McCormick Lane, Puslinch comprised of 1.89 acres (0.76 hectares), to Timothy Charles Byrne, at the offered price of \$800,000.

**Carried**

### **17.3 GM-03-19-C04 - Grant of Easement – Cambridge**

The Region of Waterloo is constructing the South Boundary Road and Franklin Boulevard extension (Phase 1B). As part of the project there are some drainage works being completed and a multi-use trail being installed west of Water Street. The Region of Waterloo has requested two easements to accommodate this project; one easement is to install a connection to the rail trail owned by the GRCA and the other is to install a stormwater outlet on the GRCA's property.

It is proposed that once the plans have been finalized and approved, a survey will be completed to delineate the easement areas and a reference plan will be prepared to define the subject areas. It is proposed that the Region of Waterloo and the GRCA will enter into two separate easement agreements, one for the trail connection and one for the stormwater outlet infrastructure. Initially, the Region of Waterloo will enter into both easement agreements. Once the project is completed, the easement for the stormwater outlet is proposed to become the responsibility of the Ministry of Transportation.

19-63

**Moved By** Chris White

**Seconded By** Warren Stauch

IN ORDER TO FURTHER THE OBJECTS of the Grand River Conservation Authority by assisting a member municipality in providing municipal infrastructure;

THEREFORE IT BE RESOLVED THAT Grand River Conservation Authority grant two easements over the lands described as part of Pt Subdivision Lot 1 Concession 9 EGR North Dumfries; Part Subdivision Lot 2 Concession 9 EGR North Dumfries; Part Subdivision Lot 3 Concession 9 EGR North Dumfries as in WS727004 & WS757535 (Schedule B Fourthly to Tenthly); S/T 1344958; S/T Easement over Part said Lot 1, being Part 1 on 58R-9544 in Favour of Part Subdivision Lot 1, Concession 9 EGR North Dumfries as in WS502865 Except 58EX167 and Part Subdivision Lot 1, Concession 9 EGR North Dumfries as in WS502863 as in WR273025; Cambridge to be more particularly described on a Reference Plan to be deposited, to the Region of Waterloo and the Ministry of Transportation, for the construction and maintenance of a stormwater

outlet and for the construction and maintenance of a trail connection, for the nominal consideration of \$2.00.

**Carried**

**17.5 GM-03-19-C05 - Land Disposition - Former Lush Residence, Guelph Eramosa Township**

The former Lush Residence has been rented out to residential tenants since it was acquired in 1973. Rental of the house was discontinued on September 30, 2018 due to the wind-down of the residential rental program. The property was declared surplus on October 26, 2018 (Resolution #18-202), and staff commenced with listing the property. An offer to purchase has been received and is recommended for approval. Proceeds received from the sale will be held in a reserve and can be used for specific projects approved by the Ministry of Natural Resources and Forestry (MNRF).

19-64

**Moved By** Jane Mitchell

**Seconded By** Jim Erb

IN ORDER TO FURTHER THE OBJECTS OF the Grand River Conservation Authority by raising funds through the disposition of surplus lands,

THEREFORE IT BE RESOLVED THAT the Grand River Conservation Authority sell the lands described as Part Lot 10, Concession 1 Eramosa, Part 1 61R344 and Part 1 Expropriation Plan MS135256 Except Part 1 61R475 and Part 1 61R3343; Guelph-Eramosa Township, Wellington County, being all of PIN 711790013, municipally known as 8069 Sideroad 10, comprised of 95.6 acres (38.7 hectares), to Donkers Poultry Farms Inc., at the offered price of \$1,950,000.

**Carried**

**17.4 Personal matter regarding an identifiable individual**

19-65

**Moved By** Brian Coleman

**Seconded By** Michael Harris

THAT the Chair be authorized to strike a Chief Administrative Officer Hiring Committee with a target of bringing forward a recommendation for consideration of the General Membership at the June 28, 2019, meeting.

**Carried**

**19. Next Meetings**

- General Membership - April 26, 2019 at 9:30 a.m.
- General Membership Composition Review Committee - At the call of the Chair
- Chief Administrative Officer Hiring Committee - At the call of the Chair

**20. Adjourn**

The meeting was adjourned at 10:40 a.m.

19-66

**Moved By** Geoff Lorentz

**Seconded By** Michael Harris

THAT the meeting of the General Membership be adjourned.

**Carried**

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Chair

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Secretary-Treasurer