

**THE CORPORATION OF THE CITY OF ST. THOMAS  
THE SIXTH MEETING OF THE ENVIRONMENTAL STEWARDSHIP COMMITTEE**

**COMMITTEE ROOM #304**

**SEPTEMBER 20, 2018**

2:00 p.m. The meeting convened with Mayor Heather Jackson, Chair presiding.

**ATTENDANCE**

**Members**

Mayor H. Jackson, Chair  
J. Tucker, Arborist  
Betsy McClure, KCCA  
Harald Schraeder  
Petrusia Hontar  
J. Lawrence, Director, Env. Services

**Officials**

M. Knapp, Corporate Administrative &  
Accessibility Clerk  
W. Graves, City Manager  
J. McCoomb, Manager of Planning Services

**Others**

Dave Collins, 166 Lake Margaret Trail

**Regrets**

Richard Singer

**DISCLOSURES OF INTEREST**

None.

**MINUTES**

Motion by H. Schraeder - Mayor Jackson:

THAT: The minutes of the meeting held on August 9, 2018 be confirmed.

Carried.

**NEW BUSINESS**

**Overview of Planning Department - Appendix "A"**

The Manager of Planning Services gave a Power Point presentation relating to Natural Heritage considerations in the Development Review Process.

Mr. Schraeder asked about restrictions on development in the City and if property standard rules apply.

The Manager of Planning Services explained that property standard rules do apply if it is owned by a property owner, not the City.

The City Manager stated that revisions were being made to the Tidy Lot By-law and the Parks By-law regarding property standards and encroachment on City lands.

The Manager of Planning Services stated that the County of Elgin is working on a project relating to natural heritage systems with the initial release scheduled for November.

The members discussed portions of the Provincial Policy Statement and protection of species.

The City Manager stated that an Issues Scoping Report would be prepared this fall for the Industrial lands area off of Highbury Avenue.

**Update: Fish Study**

The City Manager stated that there was no money in the budget for the fish study this year but there may be a third party opportunity for funding.

The Chair mentioned that this study may also include the pond in Pinafore Park.

CONFIRMED \_\_\_\_\_ CHAIRMAN

## 6th Meeting of the Environmental Stewardship Committee - 2

### Implementation: Environmental Tasks

The City Manager stated that the master strategic plan would be reviewed once a new Council has been elected.

The members were in receipt of an email from Mr. Schraeder with feedback including a list of funding sources.

The City Manager stated that the 2019 Budget was due in October and an action plan would be established for 2019.

### UNFINISHED BUSINESS

#### Parkside Water Taking

The City Manager stated that he and the Director of Environmental Services and City Engineer would be meeting with Parkside staff soon regarding the water being used at the sports fields.

### CORRESPONDENCE

#### Allowing Recreational Activities in Lake Margaret - Paul Keane

This item would be kept on file.

#### Allowing Recreational Activities in Lake Margaret - Veronica Fodor

This item would be kept on file.

#### Fishing in Lake Margaret - Dave Collins

The Committee discussed the fishing line that had been placed across the trail.

Mr. Collins mentioned that that the fishing line could seriously hurt someone walking down the path.

#### Purple Loosestrife in Lake Margaret - Dave Collins

Mr. Collins stated the purple loosestrife was similar to the phragmites and manual pulling would be the easiest way to remove it.

Ms. McClure would provide more information at the next Committee meeting.

### NEXT MEETING

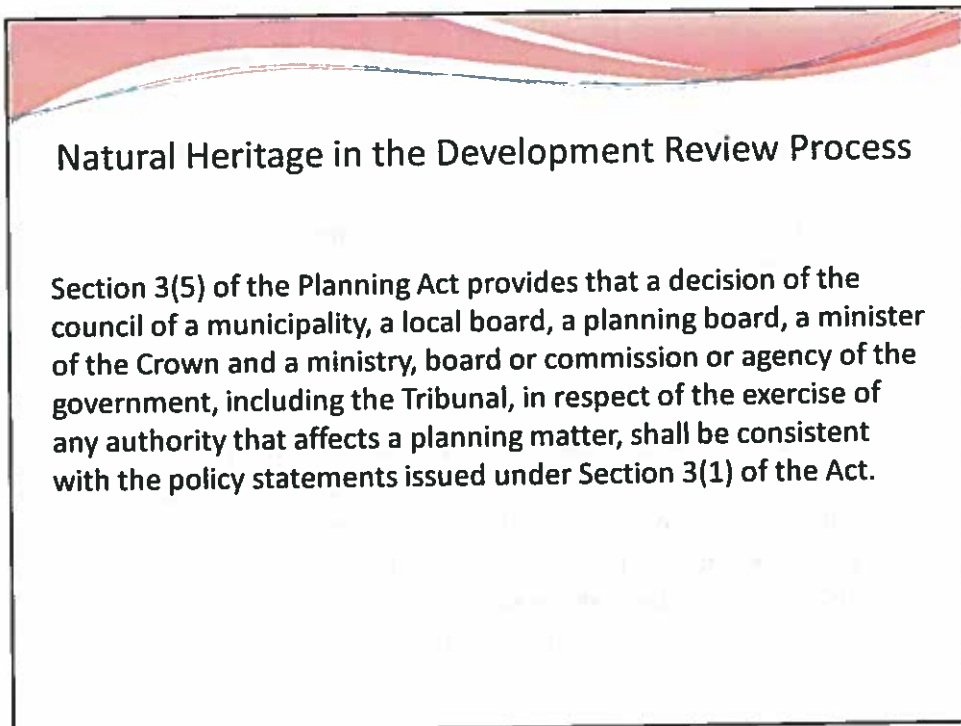
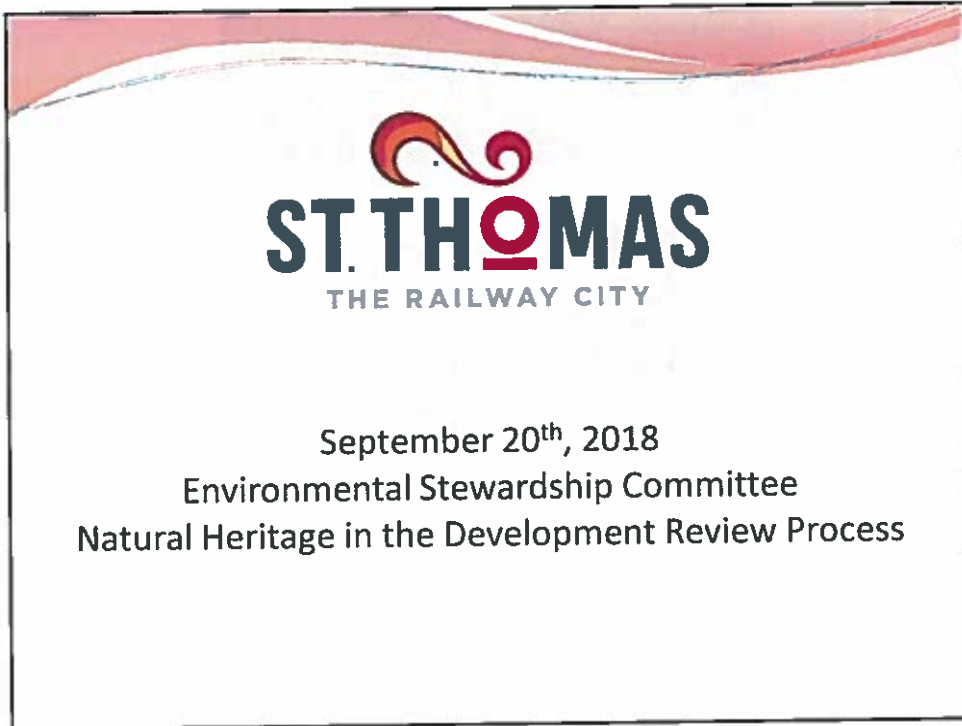
October 11th, 2018 at 2:00 p.m. in Room #304

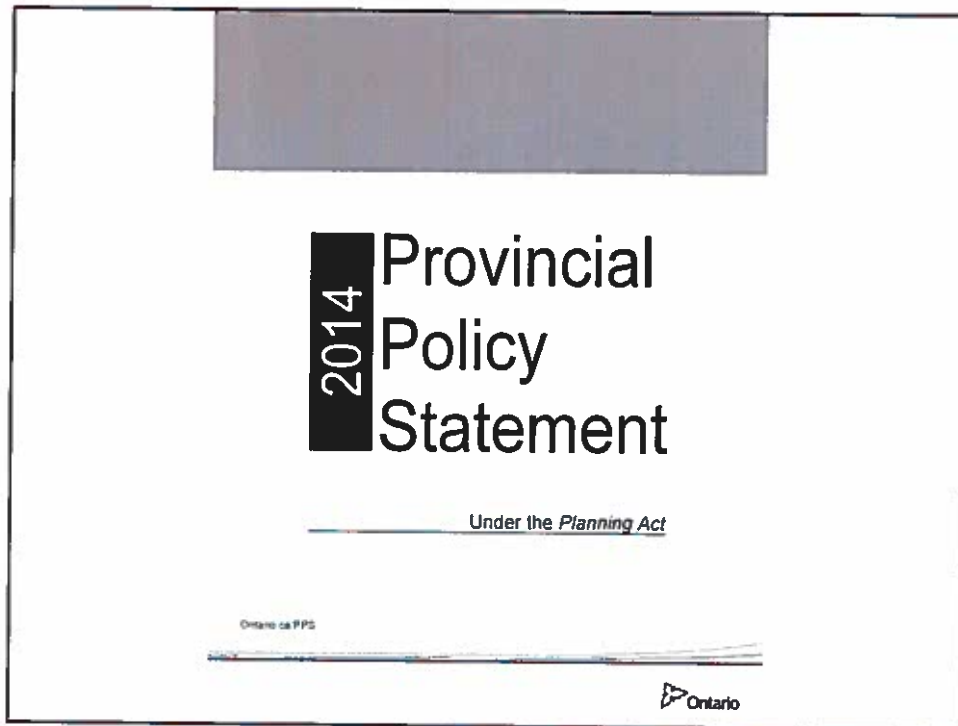
### ADJOURNMENT

Motion by J. Lawrence - P. Hontar:

THAT: The meeting adjourn at 3:00 p.m.

Carried.





## Natural Heritage in the Development Review Process

Section 2.1 of the 2014 Provincial Policy Statement (PPS) contains the policies dealing with Natural Heritage:

- 2.1.1 Natural features and areas shall be protected for the long term.
- 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

### Natural Heritage in the Development Review Process

- 2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.
- 2.1.4 Development and site alteration shall not be permitted in significant wetlands in Ecoregions 6E and 7E.
- 2.1.5 Development and site alteration shall not be permitted in significant woodlands and significant valleylands in Ecoregions 6E and 7E, significant wildlife habitat, and significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

### Natural Heritage in the Development Review Process

- 2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- 2.1.7 Development and site alteration shall not be permitted in habitat of endangered and/or threatened species, except in accordance with provincial and federal requirements.
- 2.1.8 Development and site alteration shall not be permitted on adjacent lands to significant wetlands, significant woodlands, significant valleylands or fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

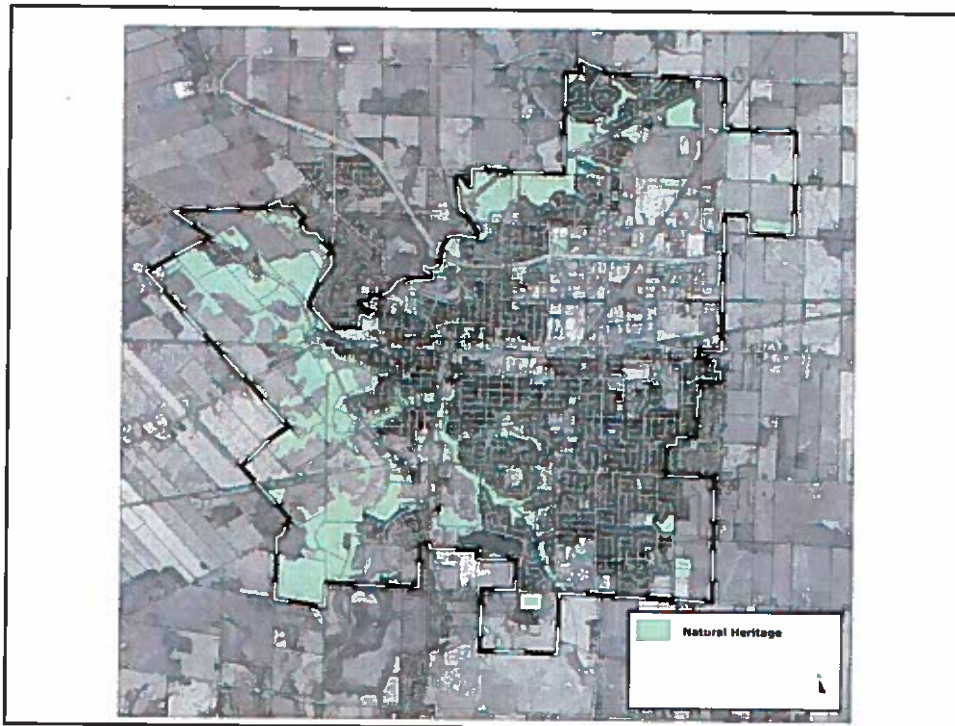
## Natural Heritage in the Development Review Process

**St. Thomas Official Plan:**

The City's Natural Heritage Policies are found in Section 8.3 of the Official Plan:

- The Natural Heritage System comprises the natural heritage features and areas which have been integrated into one designation, shown as Natural Heritage on Schedule "A" Land Use Plan, which includes the following components:

Habitat of Endangered Species or Threatened Species;  
Significant Wetlands; Areas of Natural and Scientific Interests (ANSI's), Life Science; Significant Valleylands; Significant Wildlife Habitats; Fish Habitats; Significant Woodlands; and Environmentally Sensitive Areas (ESA's).



### Natural Heritage in the Development Review Process

- Within the Natural Heritage designation on Schedule "A" Land Use Plan the permitted uses are passive open space, walking/biking trails, forest and resource management uses, conservation uses, erosion and flood control, low-intensity public and private recreation uses, necessary public utilities, infrastructure and services, existing agricultural use and accessory buildings and structures thereto.
- Development and/or site alteration associated with a permitted use is only permitted when it can be demonstrated that there will be no negative impacts to the natural heritage features and/or their ecological functions.

### Natural Heritage in the Development Review Process

- No development or site alteration is permitted within lands designated as Natural Heritage. Expansions, extensions and/or enlargements to existing uses, buildings or structures within a Natural Heritage designation is only be permitted if it can be demonstrated that there will be no negative impacts to the natural heritage features and/or their ecological functions.
- No development or site alteration is permitted within the Habitat of Endangered and/or Threatened Species, or within a Significant Wetland.

### Natural Heritage in the Development Review Process

- Development or site alteration that is permitted by the policies of the Official Plan may be permitted within or adjacent to fish habitat if authorized by the Federal Department of Fisheries and Oceans in consultation with the local conservation authority.

### Natural Heritage in the Development Review Process

#### Adjacent Lands:

- Where development and/or site alteration is proposed on lands within 120 metres of an area designated as Natural Heritage on Schedule "A", the proponent may be required to prepare an Issues Scoping Report (ISR) and an Environmental Impact Study (EIS), if warranted by the ISR, that evaluates the ecological functions of the lands proposed for development or site alteration and demonstrates that there will be no negative impacts on the natural heritage features or on their ecological functions.
- The City may, at the expense of the proponent, require an independent peer review of documents and studies submitted in support of development or site alteration.



## Natural Heritage in the Development Review Process

### Issues Scoping Report:

An Issues Scoping Report shall include:

- Location map;
- Description of the natural area potentially being affected;
- Background information of the site and adjacent lands;
- Relevant municipal or agency requirements;
- Identification of potential issues and ecological linkages, natural processes and study area boundaries;
- Potential cumulative effects of development;
- Determination of information needs and availability of information; and
- Determination of the nature and extent of additional information or studies that may be needed.

## Natural Heritage in the Development Review Process

The ISR shall include recommendations on the following options for further action:

- i) Proceed to a full or scoped EIS, the details for which shall be summarized in a Terms of Reference for the EIS.
- ii) In areas where there is existing development, whether a full or scoped EIS is warranted or if development and/or site alteration may proceed.

## Natural Heritage in the Development Review Process

### Implementation of ISR/EIS Recommendations:

The recommendations that result from the environmental reviews are implemented through the draft plan of subdivision process and the zoning by-law. Setbacks can be incorporated within the blocks identifying the feature, which is also zoned Natural Heritage (NH) to implement the Official Plan policies.



## Natural Heritage in the Development Review Process

- The City has, through the development review process, undertaken to acquire Natural Heritage features that are part of the proposed development area. Developers typically see these areas as a long term liability, and have not challenged the City's efforts to acquire them.
- Ownership is the ultimate mechanism through which the City can protect and manage these features.
- Of the 677 hectares of Natural Heritage designation in St. Thomas, the City owns approximately 275 hectares (40%). The Kettle Creek Conservation Authority owns a further 46 hectares in the City, bringing the total of publicly owned area to almost 50% of the Natural Heritage designation.

