



**Grand River Conservation Authority
Agenda - General Meeting**

Friday, June 28, 2024

9:30 a.m.

Hybrid Meeting of the General Membership

GRCA Administration Centre

Zoom Virtual Meeting

Pages

1. Closed Session

THAT the General Membership enter a closed meeting in accordance with the Municipal Act section 239(2) for the following purpose(s): litigation of potential litigation, the security of property.

- a. Litigation or Potential Litigation
- b. Security of the property of the municipality or local board
- c. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
- d. Minutes of the previous closed session

2. Call to Order

3. Certification of Quorum

4. Presentations

- a. Strategic Plan Update Overview - StrategyCorp

5. Chair's Remarks

6. Review of Agenda

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

7. Declarations of Pecuniary Interest

8.	Minutes of the Previous Meetings	1
	THAT the minutes of the General Membership Meeting of May 24, 2024 be approved as circulated.	
9.	Business Arising from Previous Minutes	
10.	Hearing of Delegations	
	a. Dr. Hugh Whiteley - Niska Land Management Plan	7
	b. Kate Johnson - Hillside Festival Request	
	c. Jerry Demianiw - Property Information	
11.	Correspondence	
	THAT Correspondence from Halton Region regarding the Integrated Halton Region Memorandum of Understanding, and the Tree By-law and Woodlands Stewardship Program Annual Report, and from Larry Bond regarding Management of the Conestogo River be received as information.	
	a. Larry Bond - Management of Conestogo River	20
	b. Halton Region - 2024 Integrated Halton Planning System MOU	22
	c. Halton Region - Tree By-law and Woodlands Stewardship Program 2023 Annual Report	80
12.	1st and 2nd Reading of By-Laws	
13.	Reports:	
	a. GM-06-24-60 - Cash and Investment Status	88
	THAT Report Number GM-06-24-60 – Cash and Investment Status – May 2024 be received as information.	
	b. GM-06-24-62 - Financial Summary	90
	THAT the Financial Summary for the period ending May 31, 2024 be approved.	
	c. GM-06-24-61 - Foundation Member Appointments	110
	THAT Rick Oosterveld be appointed to the Grand River Conservation Foundation for a term of three years;	
	AND THAT Ankur Gupta and Carolyn Weatherson be re-appointed to the Grand River Conservation Foundation for a term of three years.	

- d. GM-06-24-53 - Guidance on By-law and Exception Requests for Chair and Vice-Chair(s) 111
- THAT Report Number GM-06-24-53 – Guidance on By-law and Exception Requests for Chair and Vice-Chair(s) be received as information.
- e. GM-06-24-56 - Requests for Proposals - Planning Consulting Services, Plan Review and Permits
- Report to be distributed following proposal opening date.
- f. GM-06-24-54 - Region of Waterloo East Side Lands Stage 2 Master Drainage Plan and Floodplain Mapping Update 115
- THAT the Scoped Master Drainage Plan as prepared by WSP Limited (dated April 15, 2024) and Technical Appendix (September 2023) be used as the guiding document when dealing with land use planning matters and GRCA permit applications in the study area.
- AND THAT amendments to the Grand River Conservation Authority's Ontario Regulation 41/24 mapping be approved to incorporate the revisions to the floodplain and associated regulated allowance.
- g. GM-06-24-55 - Integrated Halton Planning Memorandum of Understanding 119
- THAT Report Number GM-06-24-55 – Integrated Halton Planning Memorandum of Understanding be received as information.
- h. GM-06-24-58 - Provincial Offences Act Officer Designations - Section 30 Conservation Areas 121
- THAT the Grand River Conservation Authority appoint Andrew Bell and Dalton Kipp as Provincial Offences Act Officers to enforce Section 30.1 of the Conservation Authorities Act.
- i. GM-06-24-59 - Byng Island Conservation Area Seasonal Camping Program Update 123
- THAT Report Number GM-06-24-59 – Byng Island Conservation Area Seasonal Camping Program Update be received as information.
- j. GM-06-24-57 - Conservation Authority Land Inventory 125
- WHEREAS Ontario Regulation 686/21: Mandatory Programs and Services, requires all Conservation Authorities to develop a Land Inventory for every parcel of land owned and controlled by the Authority;
- AND THAT the Grand River Conservation Authority is required to regularly update the Land Inventory as acquisitions, dispositions, leases, licenses, and other land transactions occur;
- THEREFORE be it resolved, that the Grand River Conservation Authority approve the Regulatory Deliverable - Land Inventory and subsequent amendments will be identified in future reports.

- k. GM-06-24-64 - Niska Landholdings Management Plan 127
THAT the Grand River Conservation Authority approve the Niska Landholdings Management Plan.
- l. GM-06-24-52 - Water Quality in the Grand River Watershed - Update on Nitrates 191
THAT Report Number GM-06-24-52 Water Quality in the Grand River Watershed – Update on Nitrates be received as information.
- m. GM-06-4-51 - Final draft Watershed-based Resource Management Strategy 196
THAT Report Number GM-06-24-51 Final draft Watershed-based Resource Management Strategy be received as information.
AND THAT the Watershed-based Resource Management Strategy be approved and posted on the Grand River Conservation Authority website.
- n. GM-06-24-63 - Current Watershed Conditions 225
THAT Report Number GM-06-24-63 – Current Watershed Conditions as of June 18, 2024 be received as information.

14. Committee of the Whole

15. General Business

16. 3rd Reading of By-Laws

17. Other Business

18. Next Meeting - Friday, August 23, 2024 at 9:30 a.m. (Hybrid)

No meeting scheduled in July.

Grand River Conservation Authority

Report number: GM-06-24-57

Date: June 28, 2024

To: Members of the Grand River Conservation Authority

Subject: Conservation Authority Land Inventory

Recommendation:

WHEREAS *Ontario Regulation 686/21: Mandatory Programs and Services*, requires all Conservation Authorities to develop a Land Inventory for every parcel of land owned and controlled by the Authority;

AND THAT the Grand River Conservation Authority is required to regularly update the Land Inventory as acquisitions, dispositions, leases, licenses, and other land transactions occur;

THEREFORE be it resolved, that the Grand River Conservation Authority approve the Regulatory Deliverable - Land Inventory and subsequent amendments will be identified in future reports.

Summary:

Under [*Ontario Regulation 686/21: Mandatory Programs and Services*](#), all Conservation Authorities in Ontario must develop a Land Inventory for every parcel of land owned and controlled by the Authority on or before December 31, 2024. The GRCA's land inventory is complete, and a process for periodic review has been established. There is no requirement for the inventory to undergo public consultation or be made publicly available.

Report:

Under [*Ontario Regulation 686/21: Mandatory Programs and Services*](#), the Grand River Conservation Authority (GRCA) is required to develop a Land Inventory (Inventory) for all GRCA-owned and controlled lands. This is one of 6 regulatory deliverables prescribed under *O. Reg 686/21* and must be completed on or before December 31, 2024. Requirements for the Land Inventory can be found under Section 11 of *O. Reg 686/21*. The GRCA's Land Inventory is complete, and a few parcels require additional investigation and legal review.

The GRCA owns approximately 19,900 hectares of land, representing approximately 3% of the total land area within the watershed. These landholdings serve a variety of purposes that support the GRCA's programs and services including lands for water control infrastructure, outdoor recreation, environmental education, natural areas, agricultural and commercial leases, rental properties, and lands under maintenance agreements. Before completing the Land Inventory, the GRCA did not have a comprehensive and centralized database for storing information on landholdings. This inventory will be a valuable addition to support land management and organize large-scale property information.

In 2022, Conservation Ontario (CO) organized a working group composed of staff from various Conservation Authorities to assess the regulatory requirements and establish a standard approach to support completion of the Inventory by Conservation Authorities. A standard template was developed by the working group that included mandatory fields along with

supplementary fields. The GRCA adopted the standard template and incorporated additional information specific to GRCA properties.

One requirement of the Land Inventory is to determine if a parcel or portion of a parcel is suitable for housing and infrastructure development. Each GRCA property's zoning by-law and zoning designation was reviewed, and parcels zoned for residential purposes underwent further analysis. This process identified 30 GRCA-owned properties currently zoned for residential use (excluding easements in favour of GRCA). Of these, 7 parcels were deemed to have potential for housing development, and 2 parcels will require more in-depth analysis. Factors considered during this assessment included presence of natural hazards and natural heritage features, property access, integration with other public trails, Official Plan designations, feasibility of land severance, ongoing GRCA projects and any land previously declared as surplus.

There is no regulatory requirement for the land inventory to undergo public consultation or be made publicly available. The decision not to publicly share the Land Inventory is based on several considerations, including sensitive natural heritage information, potential confusion about which properties are publicly accessible, and increased risk and liability exposure for the GRCA.

The Land Inventory is considered a dynamic document and will be regularly updated by designated Conservation Lands staff as new information becomes available.

Financial Implications:

The GRCA maintains a 'Land Sale Proceeds Reserve' which the province also has an interest in. Land Sale proceeds are transferred into this reserve.

Land Acquisition costs and the costs to prepare properties for sale are funded with this reserve. This reserve may also fund other expenditures in accordance with provincial regulations and/or via special permission from the province.

Internal staff resources were utilized to complete this exercise which included the creation of the Land Management Analyst position effective November 2022.

Other Department Considerations:

Staff from various departments were consulted during the development of the Land Inventory.

Prepared by:

Megan Kitchen
Land Management Analyst

Approved by:

Samantha Lawson
Chief Administrative Officer