

**ENVIRONMENTAL ADVISORY COMMITTEE**

**A G E N D A**

**WEDNESDAY January 12, 2005  
7:00 P.M.**

**COUNCIL COMMITTEE ROOM C**

1. Westminister Woods East Subdivision Resubmission
2. Development Approvals and Review Process - EAC
3. Approval of Minutes December 08, 2004 Meeting

Other Business

Next Meeting – February 09, 2005

Upcoming Items:

- Pergola Subdivision Resubmission

**Items sent to Committee:**

**Vaille Laur  
Committee Co-ordinator**

**P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)**

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, JANUARY 12<sup>TH</sup>, 2005 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM “C”  
MINUTES**

**Present:** J. Ford (Chair) S. Braun  
R. Nadolny J. MacKinnon  
J. Ambrose J. DeBruyn  
P. Smith S. Smith

**Regrets:** S. Duff

**Staff:** A. Hearne, V. Laur, H. Powers

**External Groups:** Mirek Sharp from North-South International  
Steve Braun from Braun Consulting Engineers  
Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson  
Brian Blackmere from Reid’s Heritage Group

Jamie Ford introduced Shannon Smith as a new member to the Environmental Advisory Committee.

**1. Westminister Woods East Subdivision Resubmission**

Helen Powers, Environmental Planner with the City of Guelph introduced the Westminister Woods East Subdivision Resubmission.

Mirek Sharp from North-South International provided a brief overview on the Westminister Woods East Subdivision application and was available to respond to questions of the Environmental Advisory Committee.

Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson provided a brief summary of the changes made to the plan.

General discussion took place and listed below are a few of the items/issues raised by the Environmental Advisory Committee:

- traffic calming issues
- Clair Road crossing – wildlife corridor
- activity of park and impact on surrounding areas ( i.e. lights, traffic, parking)
- restoration plan for Block 421

Moved by J. Ambrose and seconded by R. Nadolny

"THAT the Environmental Advisory Committee accepts the revised Plan of Subdivision dated December 2, 2004."

**Motion Carried  
-Unanimous-**

Moved by J. Ambrose and seconded by J. DeBruyn

"A Motion to the City of Guelph that during the final design of Clair Road have regard to the wildlife corridor at the western end of the Westminister East Subdivision."

**Motion Carried  
-Unanimous-**

Moved by S. Smith and seconded by J. Ambrose

"That the City of Guelph consider developing a restoration plan for Block 421 in the Westminister Woods East Subdivision."

**Motion Carried  
-Unanimous-**

**2. Development Approvals and Review Process - EAC**

Helen Powers provided a brief outline and overview on the Development Approvals and Review Process (DARP). Please review and forward any ideas to Helen that would help with the creation of the work plan.

**3. Approval of Minutes from December 08, 2004**

Moved by R. Nadolny and seconded by J. MacKinnon –

“To accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

**4. Other Business**

Specifications for planting in or near natural areas -

J. Ambrose recommended the development of a standard statement regarding appropriate sourcing of native planting stock for inclusion in any planning plan. This item will be discussed at the next meeting.

**5. Next meeting**

Next meeting will be February 09, 2005.

The meeting was adjourned at 8:40 p.m.

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**CHAIRMAN**

**ENVIRONMENTAL ADVISORY COMMITTEE**

**A G E N D A**

**WEDNESDAY February 09, 2005  
7:00 P.M.**

**COUNCIL CHAMBERS**

1. Pergola Subdivision –
2. Linke Subdivision Follow-Up
3. Development Application Review Process (DARP) Initiative  
Scott Hannah to provide brief presentation followed by Q and A session
4. Victoria Road Widening Environmental Assessment
5. Approval of Minutes January 12, 2005 Meeting

**Other Business**

Planting Specification Discussion

Next Meeting – March 09, 2005

Upcoming Items:

**Items sent to Committee:**

Pergola Subdivision Resubmission  
Linke Subdivision

**Vaille Laur  
Committee Co-ordinator**

**P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)**

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, FEBRUARY 09<sup>TH</sup>, 2005 AT 7:00 P.M.**

**COUNCIL CHAMBERS  
MINUTES**

**Present:** J. Ford (Chair) S. Braun  
R. Nadolny J. MacKinnon  
J. Ambrose S. Smith  
P. Smith

**Regrets:** S. Duff, J. DeBruyn

**Staff:** S. Hannah, V. Laur, H. Powers

**External Groups:** Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson  
Stephen Braun from Braun Consulting Engineers  
Barb Dowsley from Stantec Consulting Ltd.  
Scott Robertson from Stantec Consulting Ltd.

S. Braun declared a conflict of interest on the Pergola Subdivision agenda item.

**1. Pergola Subdivision**

Helen Powers, Environmental Planner with the City of Guelph introduced the Pergola Subdivision.

Barb Dowsley from Stantec Consulting Ltd. provided a brief overview on the Pergola Subdivision submission and was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and listed below are a few of the items raised by the Environmental Advisory Committee:

- provision for second outlet for SWM pond in Block 12
- EIR to look at detailed planting
- restoration plan for Block 421

The public were invited to speak -

- Charles Cecile from the Guelph Field Naturalists, voiced concern on the following items:
  - that the linkages and buffers are not adequately addressed
  - concern that the Hanlon Creek Watershed Plan is being ignored on this and other applications
  - concern about whether the wetland is ground fed or not

Moved by J. Ambrose and seconded by P. Smith

“THAT the Environmental Advisory Committee accept the revised plan of subdivision, dated August 17, 2004, subject to the issues outlined below to be resolved within the Environmental Implementation Report:

- That traffic calming measures be designed for the intersection of Street 1 and the linkage corridor such as signage and textural pavement.
- That a detailed planting plan is submitted for the full length of the linkage corridor with the EIR.
- Provision for a second outlet of SWM in Block 12 to the wetland as a contingency.”

**Motion Carried  
-Unanimous-**

## **2. Linke Subdivision Follow-Up**

Helen Powers, Environmental Planner with the City of Guelph introduced the Linke Subdivision.

Scott Robertson from Stantec Consulting Ltd. provided a brief overview on the Linke Subdivision submission and was available to respond to questions of the Environmental Advisory Committee.

Moved by R. Nadolny and seconded by S. Smith

"THAT the Environmental Advisory Committee accept the draft plan of subdivision, dated March 11, 2004" provided that the comments below are addressed:

- The detailed design of the Stormwater management facilities will be reviewed to ensure appropriate planting is provided.

- A Tree Conservation Plan is required to identify trees within the existing hedgerows which may be suitable for retention. This plan should be developed in conjunction with the preliminary grading and servicing plans and submitted together. Proposed grading and services should accommodate trees identified for preservation. No construction activity will be allowed on site before approval of the Tree Conservation Plan.”

**Motion Carried**  
**-Unanimous-**

**3. Development Application Review Process (DARP) Initiative -**

Scott Hannah, Manager of Development Planning with the City of Guelph, gave a brief presentation and overview on the Development Approvals and Review Process (DARP) initiative. Please review and forward any ideas to Helen that would help with the creation of the work plan. This item will be discussed in further detail at a future meeting.

**4. Victoria Road Widening Environmental Assessment -**

J. Ford advised Committee members that he noticed the Victoria Road Widening Environmental Assessment in the newspaper and inquired as to how to get in on the process for public comment. It was discussed that the document was already prepared and available at the Library for review. There was general discussion as to how to incorporate environmental concerns during the Environmental Assessment process. Helen Powers mentioned that she is pursuing involvement in the Engineering Department’s process to address environmental planning concerns.

**5. Approval of Minutes from December 08, 2004**

Moved by S. Smith and seconded by J. MacKinnon –

“To accept the minutes with the following correction to the list of **“External Groups”**- Delete “Steve Braun from Braun Consulting Engineers and replace with Steve Brown from Stantec Consulting Ltd.”

**Motion Carried**  
**-Unanimous-**



**6. Other Business****• New Motion –**

Moved by S. Smith and seconded by J. Ambrose –

“That the Environmental Advisory Committee recommends to the City that a detailed study on the Halls Pond Wetland complex and surrounding moraine be undertaken prior to consideration of development in this area. The Environmental Advisory Committee feels that this is important as this area is coming under development pressure and is not covered by a current study such as the Hanlon Creek Watershed Study.”

**Motion Carried  
-Unanimous-**

**• Specifications for planting in or near natural areas -**

H. Powers distributed a handout (was also sent electronically prior to the meeting) outlining staffs issues and concerns in regards to specifications for planting in or near natural areas. To be received and reviewed by Committee members.

**7. Next meeting**

Next meeting will be March 09, 2005.

The meeting was adjourned at 9:55 p.m.

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**CHAIRMAN**

**ENVIRONMENTAL ADVISORY COMMITTEE**

**A G E N D A**

**WEDNESDAY May 11, 2005  
7:00 P.M.**

**COUNCIL CHAMBERS**

1. Better Beef Application (ZC0112)
2. Approval of Minutes January 12, 2005 Meeting

Other Business

Next Meeting – June 08, 2005

Upcoming Items:

- Victoria West Golf Course Proposal (23T-05501)
- Grangehill Phase 4 EIR (23T-03504/SR0501)

**Items sent to Committee:**

- Better Beef

**Vaille Laur  
Committee Co-ordinator**

**P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)**

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, MAY 11<sup>TH</sup>, 2005 AT 7:00 P.M.**

**COUNCIL CHAMBERS  
MINUTES**

**Present:** J. Ford (Chair) J. DeBruyn  
R. Nadolny J. MacKinnon  
J. Ambrose S. Smith

**Regrets:** S. Braun, P. Smith

**Staff:** M. Castellan, V. Laur,

**External Groups:** Chris Sims from Gamsby and Mannerow Limited  
Barb Dowsley from Stantec Consulting Ltd.

**1. Better Beef Application**

Melissa Castellan, Development Planner with the City of Guelph introduced the Better Beef application.

Barb Dowsley from Stantec Consulting Ltd. provided a brief overview on the Better Beef application and was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and the following concerns were raised by the Environmental Advisory Committee:

- archeology to be considered during excavation and grading
- recommend the hydro corridor be placed over the parking area
- the Environmental Advisory Committee review the site plan prior to City approval in lieu of the EIR
- why did the Sewage Treatment Plant (STP) go ahead before the EIS was considered?

Moved by J. DeBruyn and seconded by R. Nadolny

"THAT the Environmental Advisory Committee support the Environmental Impact Study as submitted with the following conditions:

- the Environmental Advisory Committee review the site plan prior to City approval in lieu of the Environmental Implementation Report.
- recommend the hydro corridor go over the parking area as opposed to the natural area and any parts that go over the natural area be suitably restored with native plantings.

- archeology be considered during excavation and grading and the Ministry of Culture be advised of any findings.
- the Environmental Advisory Committee recommends the existing golf area on City lands be restored to a natural state."
- the Environmental Advisory Committee requests City Staff respond as to why the Sewage Treatment Plant was permitted and constructed within the 30 metre corridor of the Eramosa River without an EIS.

**Motion Carried  
-Unanimous-**

**2. Approval of Minutes from February 09, 2005**

Moved by S. Smith and seconded by R. Nadolny –

“To accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

**3. Other Business**

- Jamie Ford will distribute the notes of the April 13, 2005 meeting to EAC members

**4. Next meeting**

Next meeting will be June 08, 2005.

The meeting was adjourned at 9:00 p.m.

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**CHAIRMAN**

**ENVIRONMENTAL ADVISORY COMMITTEE**

**A G E N D A**

**WEDNESDAY June 8, 2005  
7:00 P.M.**

**COUNCIL CHAMBERS**

1. Grangehill Phase 4 Environmental Implementation Report (23T-03504/SR0501)
2. Terms of Reference for the LaFarge Environmental Impact Study (UP0008)
3. Approval of Minutes May 11, 2005 Meeting

Other Business

Next Meeting – July 13, 2005

Upcoming Items:

- Victoria West Golf Course Proposal (23T-05501)

**Items sent to Committee:**

- All the above

**Vaille Laur  
Committee Co-ordinator**

**P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)**

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, JUNE 08<sup>TH</sup>, 2005 AT 7:00 P.M.**

**COUNCIL CHAMBERS  
MINUTES**

**Present:** J. Ford (Chair) S. Braun  
R. Nadolny J. MacKinnon  
J. Ambrose S. Smith  
P. Smith

**Regrets:** J. DeBruyn

**Staff:** C. DeVriendt, V. Laur,

**External Groups:** Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson  
Sarah Mengay from North-South Environmental Inc.  
Ken Ursic from Dougan & Associates  
Kate McNaughton from Stantec Consulting Ltd.

**1. Grangehill Phase 4 Environmental Implementation Report (23T-03504/SR0501)**

Chris DeVriendt, Senior Development Planner with the City of Guelph introduced the Grangehill Phase 4 Environmental Implementation Report.

Ken Ursic from Dougan & Associates provided a brief overview on the Grangehill Phase 4 Environmental Implementation Report and was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and the following concerns were raised by the Environmental Advisory Committee:

- suggest using a natural channel for the north-south waterway in the east side
- use locally native species.
- what is going to be done with the natural environment monitoring? Lacking description of how the data will be treated
- signage issues – add a map  
– copy of by-law
- what level of maintenance of the stormwater and naturalized areas can be expected?
- monitoring plan – add contingency monitoring in EIR and strategies
- erosion and sediment concerns
- consider using page wire fences rather than living fences for areas where backyards are close to the naturalized zones.
- for all plantings in or near the naturalized zones use native species of local genetic stock

**2. Terms of Reference for the LaFarge Environmental Impact Study (UP0008)**

Chris DeVriendt, Senior Development Planner with the City of Guelph introduced the Terms of Reference for the LaFarge Environmental Impact Study.

Sarah Mengay from North-South Environmental Inc. provided a brief overview on the Terms of Reference for the LaFarge Environmental Impact Study.

General discussion took place and the following concerns were raised by the Environmental Advisory Committee:

- recommendation for stream corridor enhancement be considered
- find out if there are groundwater contributories and downstream effects

Moved by J. Ambrose and seconded by R. Nadolny

"THAT the Environmental Advisory Committee support the Terms of Reference for the Environmental Impact Study with the following recommendations:

- that there be recommendations for enhancement of the stream corridor.
- downstream effects of the development be considered.
- groundwater contributions to the stream be determined."

**Motion Carried  
-Unanimous-**

**2. Approval of Minutes from May 11, 2005**

Moved by J. MacKinnon and seconded by S. Smith –

"To accept the minutes as printed."

**Motion Carried  
-Unanimous-**

**3. Other Business**

- A site visit to the LaFarge property is scheduled for Wednesday, June 22, 2005 at 7:00 p.m. Everyone is to meet on site.

**4. Next meeting**

Next meeting will be July 13, 2005.

The meeting was adjourned at 8:55 p.m.

**ENVIRONMENTAL ADVISORY COMMITTEE**

**A G E N D A**

**WEDNESDAY July 13, 2005  
7:00 P.M.**

**COUNCIL CHAMBERS**

1. Conservation Estates Subdivision Resubmission (23T-03506/ZC0318)
2. Victoria Park Village Condominium and Associated Draft Plan of Subdivision - 1159 Victoria Road South
  - Victoria Park Village Condominium - (OP0502/23CDM-05506/ZC0505)
  - Associated Draft Plan of Subdivision – (OP0503/23T-05501/ZC0506)
3. Approval of Minutes June 08, 2005 Meeting

Other Business

Next Meeting – August 10, 2005

Upcoming Items:

**Items sent to Committee:**

- All the above

**Vaille Laur  
Committee Co-ordinator**

**P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)**



**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, JULY 13<sup>TH</sup>, 2005 AT 7:00 P.M.**

**COUNCIL CHAMBERS  
MINUTES**

**Present:** J. Ford (Chair) S. Braun  
J. MacKinnon P. Smith  
J. Ambrose S. Smith (late)

**Regrets:** J. DeBruyn, R. Nadolny

**Staff:** A. Hearne, V. Laur, S. Hannah, C. Musselman

**External Groups:** Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson  
Asrid Clos from Astrid J. Clos Planning Consultants  
Brad Bricker from LGL  
Barb Dowsley from Stantec Consulting Ltd.  
Chris Sims from Gamsby and Mannerow Limited  
Stephen Braun from Braun Consulting Engineers

S. Hannah introduced Carrie Musselman who is the new Environmental Planner for the City of Guelph

**1. Conservation Estates Subdivision Resubmission (23T-03506/ZC0318)**

A. Hearne, Senior Development Planner with the City of Guelph introduced the Conservation Estates Subdivision Resubmission application.

Asrid Clos from Astrid J. Clos Planning Consultants provided a brief overview on the Conservation Estates Subdivision Environmental Impact Study and was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and various questions from the Environmental Advisory Committee were addressed.

Moved by S. Braun and seconded by J. Ambrose

"THAT the Environmental Advisory Committee support the Environmental Impact Study as presented"

**Motion Carried  
-Unanimous-**

**2. Victoria Park Village Condominium and Associated Draft Plan of Subdivision - 1159 Victoria Road South**

- **Victoria Park Village Condominium - (OP0502/23CDM-05506/ZC0505)**
- **Associated Draft Plan of Subdivision – (OP0503/23T-05501/ZC0506)**

S. Braun declared a conflict of interest.

A. Hearne, Senior Development Planner with the City of Guelph introduced the Victoria Park Village Condominium and Associated Draft Plan of Subdivision - 1159 Victoria Road South application.

Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson provided a brief overview of the development and was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and some of the following concerns were raised by the Environmental Advisory Committee:

- enhance the buffer area by naturalizing common areas adjacent to natural areas and buffers
- erect a chain link fence between the north 14 lot subdivision and the creek area
- include educational signage

Moved by J. Ambrose and seconded by P. Smith

"THAT the Environmental Advisory Committee support the Environmental Impact Study with the following conditions:

- enhance the buffer area where possible by naturalizing common areas adjacent to natural areas and buffers
- erect a chain link fence between the north development and creek area to protect natural area from rear yard encroachment
- include educational signage including strict regulations for golf out of bounds areas
- the Environmental Advisory Committee support the private ownership and stewardship of lands as long as there are legally enforceable conservation restrictions
- the Environmental Advisory Committee supports the creek bypass of pond "A".

**Motion Carried  
-Unanimous-**

**2. Approval of Minutes from June 08, 2005**

Moved by S. Smith and seconded by J. Ambrose –

“To accept the minutes with the following correction to Item 1 the “Grangehill Phase 4 Environmental Implementation Report (23T-03504/ SR0501)”. The second bullet point in the list of concerns, should read “use locally native species.”

**Motion Carried  
-Unanimous-**

**3. Other Business**

- Discussion and concerns were raised in regards to the Commercial Policy Review and how it might impact the original Pergola application.

**4. Next meeting**

Next meeting will be August 10, 2005.

The meeting was adjourned at 9:15 p.m.

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**CHAIRMAN**

**ENVIRONMENTAL ADVISORY COMMITTEE**

**A G E N D A**

**WEDNESDAY September 14, 2005  
7:00 P.M.**

**COUNCIL CHAMBERS**

1. Terms of Reference for the Environmental Impact Study 1211, 1221, 1231 Gordon Street (UP0503)
2. Terms of Reference for the Environmental Implementation Report for Victoriaview Subdivision (23T02503)
3. Approval of Minutes July 13, 2005 Meeting

**Other Business**

- Grand River Conservation Authority - Watershed Forum (Carrie)

Next Meeting – October 12, 2005

**Upcoming Items:**

- Grangehill 4A Environmental Implementation Report Resubmission

**Items sent to Committee:**

- All the above

**Vaille Laur  
Committee Co-ordinator**

**P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)**

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, SEPTEMBER 14<sup>TH</sup>, 2005 AT 7:00 P.M.**

**COUNCIL CHAMBERS  
MINUTES**

- Present:** J. Ford (Chair) S. Braun  
J. DeBruyn P. Smith
- Regrets:** J. MacKinnon, R. Nadolny, J. Ambrose, S. Smith
- Staff:** C. Musselman, V. Laur
- External Groups:** Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson  
Adam Stelmaszynski, Consultant acting on behalf of Developer  
Mirek Sharp from North-South International

**1. Terms of Reference for the Environmental Impact Study 1211, 1221, 1231 Gordon Street (UP0503)**

C. Musselman, Environmental Planner with the City of Guelph introduced the Terms of Reference for the Environmental Impact Study for 1211, 1221, 1231 Gordon Street.

Adam Stelmaszynski, the Consultant acting on behalf of the Developer provided a brief overview on the subject property and was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and the following concerns were concerns were raised by the Environmental Advisory Committee:

- Include grading plan into the Environmental Impact Study
- Incorporate how the top property is related to this one in the Environmental Impact Study

Moved by P. Smith and seconded by J. DeBruyn

“THAT the Environmental Advisory Committee accepts the Terms of Reference for the Environmental Impact Study, related to the proposed development of 1211, 1221, and 1231 Gordon Street (File No. UP0503) subject to the following being incorporated into the Environmental Impact Study:

1. The study period for biological inventories should be ‘three seasons’ (spring, summer, and fall) to incorporate all breeding/migratory birds and wildlife into the field work. If the proponent chooses not to undertake a 3 season inventory, a strong and detailed rationale should be provided.

2. Both short and long term monitoring techniques/devices that will be necessary to determine if negative impacts are occurring will need to be included; this may also be used to trigger remediation measures.
3. The Tree Conservation Plan should be developed in conjunction with the preliminary grading and servicing plans and submitted together. Proposed grading and services should accommodate trees identified for preservation.”

**Motion Carried  
-Unanimous-**

**2. Terms of Reference for the Environmental Implementation Report for Victoriaview Subdivision (23T02503)**

C. Musselman, Environmental Planner with the City of Guelph introduced the Terms of Reference for the Environmental Impact Study for Victoriaview Subdivision.

Mirek Sharp from North-South International provided a brief overview of the development and was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and the following concern was raised by the Environmental Advisory Committee:

- Incorporate how the development is proceeding to the north in the Environmental Impact Study

Moved by S. Braun and seconded by J. DeBruyn

“THAT the Environmental Advisory Committee accepts the draft Terms of Reference for the Environmental Implementation Report related to the Victoriaview North Subdivision (23T-02503).”

**Motion Carried  
-Unanimous-**

**3. Approval of Minutes from July 13, 2005**

Moved by J. DeBruyn and seconded by P. Smith –

“That approval of the July 13, 2005 minutes is deferred to the next Environmental Advisory Committee Meeting.”

**Motion Carried  
-Unanimous-**

4. **Next meeting**

Next meeting will be October 12, 2005.

The meeting was adjourned at 8:30 p.m.

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**CHAIRMAN**

# ENVIRONMENTAL ADVISORY COMMITTEE

## A G E N D A

WEDNESDAY October 12, 2005  
7:00 P.M.

### COUNCIL CHAMBERS

1. Norm Jary Park, City of Guelph - Draft Terms of Reference for an Environmental Impact Study
2. Grangehill Subdivision Phase 7 - Draft Terms of Reference for an Environmental Impact Study
3. Grangehill Subdivision Phase 4 - Environmental Implementation Report Resubmission (23T- 03504)
4. Westminster East Subdivision - Environmental Implementation Report (23T-02502)
5. Approval of Minutes July 13, 2005 Meeting  
Approval of Minutes September 14, 2005 Meeting

#### Other Business

- Discussion Item: Assign a specific period of time (such as thirty minutes or a time dependant upon type of application) to each application/applicant to present and/or discuss the application on the agenda
- The Draft Plan of Subdivision and Zoning By-Law Amendment for Kortright Road East Extension - Phase 2 (23T-01508/ZC0123) has been circulated for comment. The Environmental Advisory Committee has considered this application during the previous Kortright Road East Extension - Phase 1 application

Next Meeting – November 09, 2005

Upcoming Items:

#### Items sent to Committee:

- All the above

**Vaille Laur**  
**Committee Co-ordinator**

**P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)**



**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, OCTOBER 12<sup>TH</sup>, 2005 AT 7:00 P.M.**

**COUNCIL CHAMBERS  
MINUTES**

**Present:** J. Ford (Chair) J. Ambrose  
J. DeBruyn S. Braun  
J. MacKinnon R. Nadolny  
S. Smith

**Regrets:** P. Smith

**Staff:** C. Musselman, V. Laur, Helen White

**External Groups:** Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson  
Mirek Sharp from North-South International  
Ken Ursic from Dougan & Associates  
Todd Fell form Dougan & Associates

**1. Norm Jary Park, City of Guelph - Draft Terms of Reference for an Environmental Impact Study**

C. Musselman, Environmental Planner with the City of Guelph introduced the Draft Terms of Reference for an Environmental Impact Study for the Norm Jary Park.

H. White, District Park Planner with the City of Guelph provided a brief overview on the subject property and advised that the proposed development is to create a new master plan for the open space. The proposal includes trail development, upgrading an existing play area, a new picnic area and other basic open space improvements.

General discussion took place and the following items were raised by the Environmental Advisory Committee:

- Add evaluation of alternatives into the Environmental Impact Study
- Specify native plant species of local source
- Include hydrologic functions, including drainage
- Look into possibilities of restoring the wetland

Moved by J. DeBruyn and seconded by R. Nadolny

“THAT the Environmental Advisory Committee accepts the draft Terms of Reference for the Environmental Impact Study related to Norm Jary Park, City of Guelph and if any replanting is required references should be made to specifying local species of seed source. The applicant shall reference the Forest Gene Conservation Association (FGCA) for more information.”

**Motion Carried  
-Unanimous-**

**2. Grangehill Subdivision Phase 7 - Draft Terms of Reference for an Environmental Impact Study**

C. Musselman, Environmental Planner with the City of Guelph, introduced the Draft Terms of Reference for an Environmental Impact Study for Grangehill Subdivision Phase 7.

Ken Ursic from Dougan & Associates provided a brief overview of the proposed residential subdivision as part of Phase 7 of Guelph Grangehill Developments and was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and the following concerns were raised by the Environmental Advisory Committee:

- Light pollution
- Don't want a preconceived subdivision plan

Moved by R. Nadolny and seconded by S. Smith

“THAT the Environmental Advisory Committee accepts the draft Terms of Reference for the Environmental Impact Study related to Grange Hill Subdivision Phase 7.”

**Motion Carried  
-Unanimous-**

**3. Westminster East Subdivision - Draft Terms of Reference for an Environmental Implementation Report (23T-02502)**

C. Musselman, Environmental Planner with the City of Guelph, introduced the Draft Terms of Reference for an Environmental Implementation Report for Westminster East Subdivision.

Mirek Sharp, from North-South International, provided a brief overview of the proposed residential subdivision and was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and the following concerns were raised by the Environmental Advisory Committee:

- Include educational signage at the edge of natural areas as well as mock ups in the Environmental Implementation Report
- Include an educational brochure to homeowners

Moved by S. Braun and seconded by J. Ambrose

“THAT the Environmental Advisory Committee accepts the draft Terms of Reference for the Environmental Implementation Report, related to the proposed development of Westminster Woods East (File No. 23T- 02502) subject to the following being incorporated into the Environmental Implementation Report:

- City of Guelph comments regarding the Tree Conservation Plan should be incorporated into the Environmental Implementation Report.
- A document should be provided to City staff outlining recommendations and/or requirements for the proper operation and maintenance of Stormwater Management Facilities that have been completed and approved by the City.”

Motion Carried  
**-Unanimous-**

**4. Grangehill Subdivision Phase 4 - Environmental Implementation Report Resubmission (23T- 03504)**

C. Musselman, Environmental Planner with the City of Guelph, introduced the Grangehill Subdivision Phase 4, Environmental Implementation Report Resubmission.

Ken Ursic from Dougan & Associates provided a brief overview as to how the revised Grangehill Subdivision Phase 4 - Environmental Implementation Report addressed specific comments and concerns of the Environmental Advisory Committee from the June 8<sup>th</sup>, 2005 Environmental Advisory Committee meeting.

Todd Fell, from Dougan & Associates spoke on the issue of using locally sourced plant material and expressed concern as to obtaining adequate plantings of this nature as well as cost constraints associated with this request.

General discussion took place and various questions from the Environmental Advisory Committee were addressed:

Moved by S. Smith and seconded by J. Ambrose

“THAT the Environmental Advisory Committee accept the revised Final Environmental Implementation Report related to Guelph Grange Hill – Phase Four (File No. 23T- 03504), with improvements to the proposed signage to reflect the importance of naturalizing the features.”.

**Motion Carried**  
**-Unanimous-**

**5. Approval of Minutes from July 13, 2005**

Moved by R. Nadolny and seconded by S. Braun –

“TO accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

**Approval of Minutes from September 14, 2005**

Moved by J. MacKinnon and seconded by S. Smith –

“TO accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

**6. Other Business**

- Discussion Item: Assign a specific period of time (such as thirty minutes or a time dependant upon type of application) to each application/applicant to present and/or discuss the application on the agenda.
  - General discussion took place and it was decided not to place time limits on agenda items.
- Touring of Post Development Sites
  - J. DeBruyn expressed desire for the committee to see the work it has done on previous applications in order to gain better educational insight on what has/hasn't worked in regards to the recommendations the Committee has made. C. Musselman will look into this request and report back to the committee at the next Environmental Advisory Committee Meeting.
- Restate position on Fencing Policy
  - J. DeBruyn requested that C. Musselman provide a copy of the fencing policy to Environmental Advisory Committee members for the next meeting.
- Printing Materials for Environmental Advisory Committee Meetings
  - It was established that if City staff send email attachments to Committee members, then it is assumed that each member will print off the document for the upcoming meeting.

**6. Next meeting**

Next meeting will be November 09, 2005.

The meeting was adjourned at 10:00 p.m.

## ENVIRONMENTAL ADVISORY COMMITTEE

### A G E N D A

WEDNESDAY November 09, 2005  
7:00 P.M.

### COUNCIL CHAMBERS

#### 1. Other Business

- Discussion Items:
  - a) Have EAC Invite speakers to present on topics of interest at meetings. or Dedicate a short period of time (30 min) at alternating EAC meetings to look at environmental issues or topics of concern.
  - b) Provide a report or education package to council (or council member) about the role/function/accomplishments of EAC.
  - c) Have a student (or more) non-voting members on EAC
  - d) Request council allot a budget (amount?) to EAC to provide for training and education.
  - e) Increase public participation/awareness through the City of Guelph web site
- No further comment is required from EAC for the Draft Plan of Subdivision and Zoning By-Law Amendment for Kortright Road East Extension - Phase 2 (23T-01508/ZC0123)
- Update on the 'Environmental Advisory Committee Symposium in Whitby'
- Review of Fencing Policy
- Approval of Minutes October 12, 2005

#### Upcoming Items:

The Hanlon Creek State of the Watershed Study (Final) - Review  
1211, 1221, 1231 Gordon Street - Environmental Impact Study

#### CORRESPONDENCE:

- ♦ Correspondence letter dated October 5, 2005 from 'Organic Lawn Fertilizer' regarding an environmentally friendly, organic lawn fertilizer. For more information visit [www.renewlawn.ca](http://www.renewlawn.ca)
- ♦ Correspondence dated October 21, 2005 from 'Organic Landscape Alliance' regarding 'Living Organic...the Next 25 Years' Annual Conference January 26-29, 2006 at Guelph University. For more information visit [www.guelphorganicconf.ca](http://www.guelphorganicconf.ca)

**Next Meeting** – December 14, 2005

P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)

**ENVIRONMENTAL ADVISORY COMMITTEE**

**A G E N D A**

**WEDNESDAY December 14, 2005  
7:00 P.M.**

**COUNCIL CHAMBERS**

1. 1211, 1221, and 1231 Gordon Street - Environmental Impact Study (UP0503 now ZC0515)
2. Westminster Woods East Subdivision - Environmental Implementation Report (23T-02502)
3. Approval of Minutes from the November 09, 2005 Meeting

**Other Business**

- Notice of Planning Applications that have been Circulated
  - 115 Watson Parkway North (OP054/ZC0512)
  - Concession Holdings Inc. (23T-05502, ZC0510, 23CDM05507)
  - Official Plan Amendment #29 'Commercial Policy Review Amendment'

Next Meeting – January 11, 2006

**Upcoming Items:**

- Lafarge Property – Environmental Impact Study (OP0506, ZC0516)
- Draft - Hanlon Creek State-of-the-Watershed Study (final)

**Items sent to Committee:**

- All the above

**Vaille Laur  
Committee Co-ordinator**

**P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)**

*Seasons Greetings and Happy New Year*

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, DECEMBER 14<sup>TH</sup>, 2005 AT 7:00 P.M.**

**COUNCIL CHAMBERS  
MINUTES**

**Present:** J. Ford (Chair) S. Braun  
R. Nadolny P. Smith  
S. Smith J. Ambrose

**Regrets:** J. MacKinnon, J. DeBruyn

**Staff:** C. Musselman, V. Laur

**External Groups:** Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson  
Adam Stelmaszynski, Consultant acting on behalf of Developer  
Mirek Sharp from North-South International  
Ted Rowe from Stantec Consulting Ltd.

**1. 1211, 1221, and 1231 Gordon Street - Environmental Impact Study (UP0503 now ZC0515)**

C. Musselman, Environmental Planner with the City of Guelph introduced the Environmental Impact Study for 1211, 1221, 1231 Gordon Street.

Adam Stelmaszynski, the Consultant acting on behalf of the Developer provided a brief update on the proposal and discussed a number of issues including the suggested Motion from the Environmental Planning Report.

Hugh Whitely spoke to the Environmental Advisory Committee and voiced concern in regards to the storm water management facility and its location.

General discussion took place and various items were noted in the Motion.

Moved by P. Smith and seconded by J. Ambrose

“THAT the Environmental Advisory Committee defer the approval of the Environmental Impact Study, related to the proposed development of Gordon Street (File: ZC0515) subject to the following being addressed:

- Tree conservation and protection plan be included under preventative and mitigative measures during construction.
- A list (including dates) when site visits were conducted, a list of wildlife observed, and any correspondence regarding the above. should be included

- An aquatic, reptile, and amphibian inventory should be included to investigate the potential species and habitat present.
- A site plan should be provided locating the proposed development in relation to the wetland boundary and buffer proposed. For plantings in or near the natural heritage feature use native species of local genetic seed stock.
- Any revision to the wetland boundary should be established and agreed to by the Grand River Conservation Authority.
- Confirm with the Grand River Conservation Authority, the methodologies used for the calculation of the water balance.
- That the Environmental Impact Study process reflect the Provincial Policy Statement of 2005.
- That the depth of groundwater and geotechnical data be provided to support the proposal.
- Do a two-season biological inventory and characterization of the adjacent wetland to determine the presence or absence of a fen structure.
- The Environmental Advisory Committee supports the removal and restoration of the western driveway as part of the buffer enhancement”.

**Motion Carried  
-Unanimous-**

**2. Westminster Woods East Subdivision - Environmental Implementation Report  
(23T-02502)**

C. Musselman, Environmental Planner with the City of Guelph introduced the Environmental Implementation Report for Westminster Woods East Subdivision.

Mirek Sharp from North-South International reported that the concerns were minor and could be easily addressed. He mentioned that the Environmental Implementation Report did address Environmental Advisory Committee’s concerns and that the majority of the Environmental Planners comments pertained to “staff’s” concerns and not the Environmental Advisory Committee.

Moved by P. Smith and seconded by J. Ambrose

“THAT the Environmental Advisory Committee support the approval of the Environmental Implementation Report, related to the proposed development of Westminster Woods East (File No. 23T- 02502) subject to the proponent and consultants addressing the issues raised in the Environmental Planner’s Report and the following:



- Landscape plantings should reference native plants of local seed source.
- The Environmental Advisory Committee supports the use of post and rail fence adjacent to the wildlife corridor.
- Establish a dedicated depot for construction equipment maintenance to control pollution considering the soil permeability.
- Light pollution prevention methods be investigated adjacent to the natural features.

**Motion Carried**  
**-Unanimous-**

**3. Approval of Minutes from November 09, 2005**

Moved by J. Ambrose and seconded by S. Smith –

“To accept the minutes as printed.”

**Motion Carried**  
**-Unanimous-**

**4. Other Business:**

Hugh Whitley raised the issue of intrusions of houses into the buffer of the wetland and who to report this to. Carrie Musselman advised that encroachment issues are through the Parks Department. Hugh Whitley suggested that the City consider better avenues for policy enforcement.

**5. Next meeting**

Next meeting will be January 11, 2006.

The meeting was adjourned at 10:05 p.m.

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**CHAIRMAN**