

Welcome to Solstice Condos

Homeowners Environmental Stewardship Guide

Welcome to your new home in Solstice. This development is situated adjacent to the Hanlon Creek Provincially Significant Wetland Complex, a woodland and wetland natural area that has been protected from disturbance based on its natural attributes and functions. The Solstice Condominium development has been designed to reduce the impact of people on this wetland complex.

The wetland complex provides a home for numerous native plant and wildlife species and is part of the natural heritage system for the City of Guelph. Living next to this natural area provides a wonderful educational opportunity for an individual and community to better understand and appreciate our natural heritage. With this opportunity comes a responsibility to learn how to manage your daily affairs and activities so that you protect and enhance the functions of this area. We encourage you to learn more about this adjacent natural area and take advantage of the opportunity to develop a lifestyle in harmony with this wonderful environment.

Protecting our Natural Heritage

Fencing

Wildlife needs space where it will be relatively free from harassment by people and pets. Wild plants need habitat where they are not constantly trampled and do not have to compete with non-native plants. A 1.5 metre tall chain link fence has been installed along the western property boundary at the edge of the wetland buffer up to the wildlife corridor to protect wildlife and native plant habitat. Please respect the purpose of this fence and do not climb or damage it. Do not allow your pets inside the fence to prevent the disturbance of wildlife, trampling of plants and introduction/spreading of non-native plant species. Do not put any plants, compost, or litter anywhere within the open space to prevent the introduction of non-native plant species.

Wildlife Corridor

As part of the development a 20 metre wide wildlife corridor has been design to protect the movement of animal species, particularly deer. This wildlife corridor has been created to provide local deer populations access between woodland habitats in the Hanlon Creek Wetland Complex west of this development and woodland habitats present on the east side of Gordon St. Please be mindful of species that could be using this corridor by not harassing or disrupting their movements. None of the species that will be using the corridor are dangerous so it is advised to leave them alone.

Native Species Planting

A naturalization and planting plan has been included as part of the development. Native species have been planted in and around the stormwater management ponds, along the property boundary, along the wildlife corridor and in open space areas to the north of the condo development.

Please do not introduce invasive plant or animal species into these areas. Please do not plant anything in these areas unless you are participating in an event authorized by the Condo Corporation, the City of Guelph or the Conservation Authority.

Future Public Trail System

Although a recreational trail system has not been developed as part of the condo development, a public trail system will be constructed along the southern boundary of the condo development in the future by the City of Guelph. For information regarding the City of Guelph Trail System please visit the City of Guelph website at <http://guelph.ca/living/recreation/parks/trails/> or http://guelph.ca/wp-content/uploads/Guelph_Transit_full_system_map.pdf

It is advised that the City prohibits residents from using the wetland and wetland buffer areas for trails and personal recreational activities in order to protect these natural areas from degradation.

Protecting our Water

Stormwater Management Pond

Water quality is important to the health of humans and natural systems. A stormwater management pond has been constructed as part of the development to protect the quality and quantity of water. This pond has been carefully designed to filter pollutants from urban runoff before entering the adjacent Hanlon Creek Wetland.

Prior to development on this property, rain and melting snow would infiltrate into the soil. When the soil was saturated, the surface water would drain into the adjacent wetland. This runoff was relatively slow and relatively clean. As this property was developed, impermeable surfaces such as a roof, parking lot and roadway replaced much of the native soils. More water runs off these surfaces, more quickly, and in the process it picks up urban contaminants such as road dust and petro-chemical residues. This water now runs through a stormwater management pond before entering the adjacent Hanlon Creek Wetland. The stormwater pond has been designed to mimic the function of the natural vegetation and soils. The pond slows down the rate of runoff from the development, allows sediment and contaminants to settle, and slowly releases cleaner water into the wetland. The vegetation growing around the pond further improves water quality. Many of the plants trap particulate matter and absorb chemicals and plant nutrients that, untreated, would impair water quality. Please refrain from introducing pollutants or any foreign materials (including animal species) into this pond to ensure that it continues to function in its intended manner.

Contact Information

If you have any questions or concerns please contact:

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Enjoy your new home!