

**SPECIAL JOINT MEETING**

**ENVIRONMENTAL ADVISORY COMMITTEE &  
RIVER SYSTEMS ADVISORY COMMITTEE  
WEDNESDAY, NOVEMBER 16, 2016 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**EAC Members**

**Present:** C. Oaks (Chair) M. Wilson  
A. Baron M. Mosco  
A. Singh

**Regrets:** L. Renzetti, L. Todd, V. Capmourteres

**RSAC Members**

**Present:** M. Pushkar (Chair) J. Shute  
B. Fischer E. Wilson  
N. Lower

**Regrets:** J. Acosta, R. VanEngen

**City:** A. Nix, A. Labbe, S. Laughlin, A. Hindupur, A. Watts, S. Davies (Matrix Solutions), J. Melchin (Matrix Solutions), M. Ursic (Beacon Environmental), S. Chipps (Amec Foster Wheeler)

**External Groups:** Ronena Wolach  
Shari Muscat, Stantec  
Andrea McCreery, Stantec  
Angela Kroetsch, GM Blue Plan  
Hugh Whiteley  
Laura Muir  
Nathan Miller, NRSI  
Nyssa Hardie, NRSI  
Chris Sims, GM Blue Plan  
Bill Mungall, Guelph Hiking Trail Club

- 1. Call to Order**  
The meeting was called to order at 7:09 pm.
- 2. Call and Certification of Quorum**  
Attendance was noted and a quorum was declared.

**3. Declarations of Pecuniary Interest or Conflict of Interest**

None

**4. 71 Wyndham Street South- Proposed EIS Terms of Reference**

Adele Labbe, Environmental Planner with the City of Guelph, reviewed the staff report and was available to answer questions from the Environmental Advisory Committee and the River Systems Advisory Committee.

Shari Muscat and Andrea McCreery from Stantec spoke on behalf of the application.

- No issues with the recommendations provided by Staff
- Discussion of water fowl surveys and habitat for nesting
- Agreement to take breeding bird surveys out of study scope
- Habitat assessment for bats and chimney swifts has been done and it has been determined that there is no suitable habitat

General Comments:

- Trail is not a formalized between the site and York Rd.
- Wind survey discussion to establish a baseline for wind and determine if there are any implications for people and wildlife
- Crime prevention through urban design is reviewed through urban design
- Enhancement opportunities of the shoreline and bank materials
- Mitigate any potential impacts from the stormwater outlet
- Shoreline retaining wall is not currently part of the study scope
- Opportunity for enhancement of the retaining wall
- Geomorphology to provide recommendations regarding path alignment
- Development in the regulatory floodline is subject to flood proofing
- Buffer setback reduced due to existing development, EIS to confirm this
- Significant discussion around softening of shoreline

The Environmental Advisory Committee went into Committee to discuss.

**Moved by A. Baron and seconded by A. Singh.**

**That the Environmental Advisory Committee conditionally support the Scoped Environmental Impact Study Terms of Reference prepared by Stantec subject to the following:**

THAT the EIS TOR be revised to the satisfaction of City staff and include:

1. A fluvial geomorphology assessment to inform recommendations as it relates to the outlet location and the design within the floodway;
2. That hydrology information is provided to support the proposed development design of the site particularly as it relates to flood elevations and velocities;
3. Clarification of hydrogeology and geotechnical sampling locations;

4. Confirmation that flora nomenclature and status will follow the provincial system (i.e., NHIC);
5. That waterfowl nesting surveys be augmented to 3 rounds in each April, May and June, and dependent on ideal conditions;
6. That confirmation of potential chimney swift habitat and bat habitat in the area be undertaken to inform whether crepuscular surveys are required, and that breeding bird surveys not be included;
7. That a particular focus be placed on investigating opportunities for enhancement and restoration of the Natural Heritage System particularly in relation to aquatic and riparian habitat.
8. That the Secondary Trail be identified in the terms of reference as a development element that will be assessed as part of the EIS.

**Motion Carried  
-Unanimous-**

The River Systems Advisory Committee went into Committee to discuss.

**Moved by N. Lower and seconded by B. Fischer.**

**That the River Systems Advisory Committee conditionally support the Scoped Environmental Impact Study Terms of Reference prepared by Stantec subject to the following:**

THAT the EIS TOR be revised to the satisfaction of City staff and include:

1. A fluvial geomorphology assessment to inform recommendations as it relates to the outlet location and the design within the floodway;
2. That hydrology information is provided to support the proposed development design of the site particularly as it relates to flood elevations and velocities;
3. Clarification of hydrogeology and geotechnical sampling locations;
4. Confirmation that flora nomenclature and status will follow the provincial system (i.e., NHIC);
5. That waterfowl nesting surveys be augmented to 3 rounds in each April, May and June, and dependent on ideal conditions;
6. That confirmation of potential chimney swift habitat and bat habitat in the area be undertaken to inform whether crepuscular surveys are required, and that breeding bird surveys not be included;
7. That a particular focus be placed on investigating opportunities for enhancement and restoration of the Natural Heritage System particularly in relation to aquatic and riparian habitat.
8. That the Secondary Trail be identified in the terms of reference as a development element that will be assessed as part of the EIS.

And

That the study consider ground level wind effects at the site and on the trail due to the proposed site development.

And

That the EIS study recommend naturalization options for shoreline enhancement and consider floodplain connectivity.

**Motion Carried  
-Unanimous-**

**5. Clair-Maltby Master Environmental Servicing Plan and Secondary Plan**

Adele Labbe, Environmental Planner with the City of Guelph, introduced the Clair-Maltby project team.

Arun Hindupur, Development Engineer with the City of Guelph presented the following information:

- Study components of the Master Environmental Servicing Plan and Secondary Plan
- Overview of study process
- Technical work plan context

April Nix and Adele Labbe, Environmental Planners with the City of Guelph presented the following information:

- Study areas: secondary plan area, primary study area, secondary plan study
- Key challenges and opportunities
- Site access for studies
- Technical Work Plan Update: Comprehensive Environmental Impact Study

Steve Chipps, from Amec Foster Wheeler, presented information related to the study of surface water.

Steve Davies, from Matrix Solutions, presented information related to the study of groundwater.

Margot Ursic, from Beacon Environmental, presented information related to the study of significant landform, the natural heritage system and the overall purpose of the Comprehensive Environmental Impact Study (CEIS).

**General Comments**

**Groundwater:**

- Model calibrated to make predictions about drought or wet years
- Matching the model results between PCSWMM and MIKE SHE
- Alignment with source water protection work currently being done
- Consideration for extreme storm events/climate change scenario

- Access has been considered adequate to characterize groundwater and surface water
- Monitoring water temperature seasonally, winter and spring can also be valuable data

Natural Heritage:

- Indicate where data is already available on the map in the future
- Traps for small mammals is not one of the current tasks, could be missing some information due to old data

**Delegations:**

**Bill Mungall**

- Represents Guelph Hiking Trail Club and Hike Ontario
- These groups would like to become a stakeholder for the rest of the process
- Interest in trails and open space
- Trail connections between Milton, Cambridge and Puslinch to the City
- Suggest that the trails component of this study rely on the 10 year update to the Trails Master Plan
- Opportunity for innovation, look at restoring the open space planning or greenway designation that were dropped by the NHS
- Examine the possibility of an open space planning designation when looking at community form to develop a complete community
- Suggest a minor change to study area to include the parcel to the west, possibility of developing fields from access to the east

**Laura Muir**

- Concern that the plan is only in half of the watershed
- Interaction between the upper area (Clair-Maltby) and how it interacts with the Hanlon Creek PSW and all tributaries should be included
- Opportunity to do the comprehensive monitoring that hasn't been done
- Move monitoring station north of Clair Road
- Opportunity to restore brook trout population
- Recommendation to Council to fund the comprehensive monitoring that hasn't been done for 17 years

**Questions/comments:**

- Consideration for headwater drainage features using the Headwater Drainage Feature Assessment Tool developed by CVC and TRCA.
- Seasonal surface water features- may have connectivity during that time of the year- some species use these features for a short time of the year- replicated through LID stormwater features in future development
- Use of seasonal air photos
- Consideration for a broader focus on water monitoring
- Understanding the connection between what's happening on the land in this area and what's happening in the subwatersheds, risk analysis should go into this area

- Locations of the reptile and breeding bird stations
- South east corner of the golf course for turtle monitoring
- Climate change, draw on what others have found
- Does an imperviousness target need to be determined to inform the next steps or is it considered appropriate?
- Discussion about LID development and the creation of a policy prior to a management plan

Motion to extend the meeting past 10:00 pm

The Environmental Advisory Committee went into Committee to discuss.

**Moved by M. Mosco and seconded by A. Baron.**

**Motion Carried  
-Unanimous-**

The Environmental Advisory Committee went into Committee to discuss.

**Moved by M. Mosco and seconded by A. Singh.**

ENVIRONMENTAL ADVISORY COMMITTEE:

That the Environmental Advisory Committee support the Clair Maltby Master Environmental Servicing Plan and Secondary Plan (*CEIS component*) Technical Work Plan Update with the following recommendations:

- That the City continue to pursue opportunities to shift field stations and study design to support the identification and refinement of ecological linkages for all taxa;
- That the scope of water quality work include a salt assessment to inform future development applications;
- That the stormwater management strategies are innovative and consider ecological function;
- That if the technical analysis/data collection phase of this study identify an outcome that will result in a SW management plan that is beyond the scope of the City's existing SWM policy, that the schedule/timeline of the project be adjusted to provide sufficient time for the City to develop an infiltration policy for SWM prior to the development of the Management Plan.
- That the natural heritage feature water balance include characterization of hydroperiods for selected wetlands and woodlands, and that this be considered with the development of stormwater management targets and strategies;

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- That the study design consider the Hanlon Creek subwatershed study and locations of previous monitoring efforts and, where possible, incorporate the information from those studies to inform future potential subwatershed studies.
  - That the climate change scenarios be considered throughout the study including but not limited to extreme events, droughts, seasonal shift in precipitation pattern etc.

And

THAT the City applies a precautionary approach to planning for development within the Clair Maltby area, recognizing that the area is located on the Paris Moraine, is a sensitive headwater area supporting Hanlon, Mill and Torrance Creeks and includes important natural heritage features and areas.

**Motion Carried  
-Unanimous-**

The River Systems Advisory Committee went into Committee to discuss.

**Moved by M. Pushkar and seconded by J. Shute.**

**RIVER SYSTEMS ADVISORY COMMITTEE:**

Staff recommends that the River Systems Advisory Committee support the Clair Maltby Master Environmental Servicing Plan and Secondary Plan Technical Work Plan Update with the following recommendations:

- That the scope of water quality work include a salt assessment to inform future development applications;
- That the stormwater management strategies are innovative and consider ecological function;
- That the Significant Landform recommendations address the protection of adjacent lands that support the contextual elements of the earth science features;
- That the natural heritage feature water balance include characterization of hydroperiods for selected wetlands and woodlands, and that this be considered with the development of stormwater management targets and strategies;

And

THAT the City applies a precautionary approach to planning for development within the Clair Maltby area, recognizing that the area is located on the Paris Moraine, is a sensitive headwater area supporting Hanlon, Mill and Torrance Creeks and includes important natural heritage features and areas.

And

That a comprehensive surface water connectivity assessment be completed to assess seasonal aquatic habitat form and function.

And

That the study design consider the Hanlon Creek subwatershed study and locations of previous monitoring efforts and, where possible, incorporate the information from those studies to inform future potential subwatershed studies.

**Motion Carried  
-Unanimous-**

**6. Adjourn**

RSAC meeting was adjourned at 10:00 pm

**Moved by J. Shute and seconded by B. Fischer.**

**Motion Carried  
-Unanimous-**

EAC meeting was adjourned at 10:16 pm

**Moved by M. Wilson and seconded by M. Mosco.**

**Motion Carried  
-Unanimous-**

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**CHAIRMAN**