

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, JULY 08, 2015 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

- Present:** K. McNeill (Chair) M. Wilson  
Y. Roy M. Mosco  
C. Oaks
- Regrets:** N. Yap, H. Wheeler, S. Jobber, L. Renzetti
- City:** P. Patel, A. Nix, S. Laughlin, M. Ursic (Beacon Environmental), V. Laur
- External Groups:** Sal Spitale, North-South Environmental Inc.  
Alex Drolc, 745 Stone Road East  
David Spira, 58 Glenholm Drive  
Ken Spira, 58 Glenholm Drive  
Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson  
Bill Banks, Banks Groundwater Engineering  
Jayson Innes, Stantec Consulting  
Kevin Brousseau, Stantec Consulting  
Shari Muscat, Stantec Consulting

**1. Call to Order**

The meeting was called to order at 7:00pm.

**2. Roll Call and Certification of Quorum**

Attendance was noted and a quorum was declared.

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

None

**4. Victoria Park Village Environmental Implementation Report (EIR)**

M. Ursic, from Beacon Environmental reviewed the staff report on behalf of the City of Guelph and was available to respond to questions from the Environmental Advisory Committee.

S. Muscat, from Stantec Consulting introduced the consulting team and advised they have not received comments on the EIR from the GRCA and Engineering Department.

S. Muscat briefly commented on various concerns outlined in the Staff Report and advised they will continue to work with the City to address the various issues.

General discussion took place and the Environmental Advisory Committee noted the following:

- Recently released guidelines from TRCA and CVC regarding water balances and wetland protection are worth considering
- If infiltration galleries are on private property then what assurances are there that they will be maintained?
- An explanation for the trigger for adaptive management related to de-watering being a 15% change should be provided
- Monitoring –
  - Section 8.13 of the EIR - riparian vegetation should be monitored in September not November
  - Consider vegetation monitoring in the wetland
  - The goal of the terrestrial monitoring should be clarified – 31 plots seems excessive for this site, and data may be more useful than photos
- Concern about elevated chloride levels in the ground water

The Environmental Advisory Committee went into committee to discuss a motion.

Moved by C. Oaks and seconded by Y. Roy

“That the Environmental Advisory Committee defer the approval of the Environmental Implementation Report prepared by Stantec Consulting Ltd. for 1159 Victoria Road (April 2015) until the comments are addressed to the City’s and GRCA’s satisfaction.”

**Motion Carried  
-Unanimous-**

## **5. 58 Glenholm Drive EIS TOR**

P. Patel, Environmental Planner with the City of Guelph, reviewed the staff report and was available to respond to questions from the Environmental Advisory Committee.

S. Spitale, from North-South Environmental Inc. spoke to comments in the Staff Report and was available to respond to questions from the Environmental Advisory Committee.

N. Shoemaker, from Black, Shoemaker, Robinson and Donaldson noted that the GRCA has been circulated the EIS TOR and had no comments.

General discussion took place and the Environmental Advisory Committee noted the following:

- Provide a map showing the approximate location of where the houses will be located.
- Provide text for protocol of snake and raptor monitoring.

The Environmental Advisory Committee went into committee to discuss a motion.

Moved by C. Oaks and seconded by M. Wilson

“That the Environmental Advisory Committee conditionally support the proposed Terms of Reference for Environmental Impact Study prepared by North-South Environmental Inc. related to 58 Glenholm Drive severance application with the following conditions:

- That the EIS include the Coefficient of Conservation within the inventory table for the plant species;
- The requirement for surveying the natural heritage features be confirmed with City of Guelph staff;
- That the EIS outline the development constraints including the natural heritage feature boundaries and associated buffers based on a staked feature limit;
- That the EIS specifically address impacts to Northern Flying Squirrel and its habitat in the impact assessment and recommend appropriate mitigation measures;
- That a tree inventory, tree preservation plan and tree compensation approach be included; and
- That the EIS consider incorporating small scale Low Impact Development (LID) measures taking into account the field conditions and recharge potential of the area.”

**Motion Carried  
-Unanimous-**

## **6. 745 Stone Road EIS TOR**

P. Patel, Environmental Planner with the City of Guelph, reviewed the staff report and was available to respond to questions from the Environmental Advisory Committee.

S. Spitale, from North-South Environmental Inc. advised he received the GRCA’s comments and will forward to the Environmental Advisory Committee for review.

General discussion took place and the Environmental Advisory Committee noted the following:

- Provide a map showing the approximate location of where the houses will be located.

- Provide text for protocol of snake and rapture monitoring.
- Consider restoration opportunities in the fill areas.

The Environmental Advisory Committee went into committee to discuss a motion.

Moved by Y. Roy and seconded by C. Oaks

“That the Environmental Advisory Committee conditionally support the proposed Terms of Reference for Environmental Impact Study prepared by North-South Environmental Inc. related to 745 Stone Road East severance application with the following conditions:

- That the EIS be based on a 3-season vegetation inventory including a spring survey;
- That the EIS include the Coefficient of Conservation within the inventory table for the plant species;
- The requirement for surveying the natural heritage features be confirmed with City of Guelph staff;
- That the EIS outline the development constraints including the natural heritage feature boundaries and associated buffers based on a staked feature limit;
- That the EIS specifically address impacts to Northern Flying Squirrel and its habitat in the impact assessment and recommend appropriate mitigation measures;
- That a tree inventory, tree preservation plan and tree compensation approach be included;
- That the EIS consider incorporating small scale Low Impact Development (LID) measures taking into account the field conditions and recharge potential of the area; and
- Explore restoration opportunities for the site”

**Motion Carried  
-Unanimous-**

## **7. Clair Maltby Secondary Plan/MESP**

S. Laughlin, Senior Policy Planner with the City of Guelph provided a PowerPoint presentation on the Clair Maltby Secondary Plan and spoke to the project process outline and the terms of reference.

S. Laughlin advised that City staff is seeking input from the Environmental Advisory Committee to assist with the following:

1. Initial thoughts, ideas and feedback about studies/study scope that the City should consider when developing the Terms of Reference;

2. Appointment of a member(s) to participate as an EAC Representative at a facilitated focus group meeting(s) in late August/early September and bring further ideas and information back to the rest of the Committee.

General discussion took place and City staff was available to respond to questions from the Environmental Advisory Committee.

The Environmental Advisory Committee noted the following:

- Consistent mapping for vulnerable areas
- Obtain good base line data on ground water and surface water
- Look at monitoring reports i.e. Torrance Creek for cumulative impacts

The Environmental Advisory Committee went into committee to discuss a motion.

Moved by M. Mosco and seconded by C. Oaks

“That the Environmental Advisory Committee supports the development of a detailed Terms of Reference for the Clair Maltby Secondary Plan and:

- Appoint C. Oaks and M. Mosco as representatives to participate in a facilitated focus group meeting to be held in late August/early September.
- Recommend staff consider the following in the development of an initial draft Terms of Reference document for the Clair-Maltby Secondary Plan:
  - a. Updating existing recommendations, models and information from the existing Mill Creek, Torrance Creek and Hanlon Creek subwatershed studies (as applicable);
  - b. Assess the existing information regarding the Natural Heritage System to identify potential information gaps and mapping refinements;
  - c. Completing wildlife surveys and a landscape/study area level analysis to inform decision making in relation to wildlife habitat, wildlife movement and ecological linkage functions, as well as potential habitats for Species At Risk, buffers and restoration opportunities;
  - d. Scoping of a storm water management approach that utilizes an integrated water management approach and maintains hydrological and hydrogeological functions;
  - e. Considers long term land use changes and impacts to the study area and will enable development of recommendations and policies to address these changes and possible negative impacts; and,
  - f. Examine and evaluate potential cumulative impacts at a landscape level.
- Request that the Committee be circulated a draft of the Terms of Reference for review and comment and that staff bring an additional report to collect feedback and comments from the Committee.”

**Motion Carried  
-Unanimous-**

**8. Approval of Minutes from June 10, 2015**

Moved by M. Mosco and seconded by Y. Roy –

“To accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

**9. Correspondence and Information**

- Item for next meeting – 200 Chancellors Way EIS.

**10. Next Meeting**

August 12, 2015.

The meeting was adjourned at 10:15 p.m.

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**CHAIRMAN**