

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, DECEMBER 13, 2017 AT 7:00 P.M.**

**MEETING ROOM C  
MINUTES**

**Present:** C. Oakes (Chair) L. Renzetti  
A. Baron V. Capmourteres  
A. Singh M. Wilson  
A. Mason

**Regrets:** L. Todd

**City:** A. Labbe, A. Nix, M. Myhill,

**External:** Shannon Davison – Aboud & Associates  
Louise Sanford – MTE Consultants  
Andrew Bingeman – MTE Consultants  
Farouk Abu-Hijleh – MTE Consultants  
Jennifer Passey – UGDSB  
Emily Elliot – MHBC Planning  
Chris Hendriksen - Stantec  
Brendan Holden – Stantec  
Krista Walkey – Stantec  
Grant Whitehead – Stantec  
Jennifer Young – Stantec  
Trevor Chandler – Stantec  
Kristian Peter – XCG  
Chris Leigh – Tricar Developments  
Hugh Whiteley – Delegate

1. **Call to Order**  
The meeting was called to order at 7:10 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. **388 Arkell Road EIS**

A. Nix, Environmental Planner with the City of Guelph, reviewed the staff report and was available to answer questions from the Environmental Advisory Committee.

EAC discussion included the following points:

- Clarification around direction of groundwater flow
- Discussion around acquiring public ownership for woodland and woodland edge
- Concerns around stormwater suggestions and wellhead vulnerability
- Consider adjacent properties and linkages
- Discussion around stormwater criteria – no mention of water balance implications
- Concerns with stormwater infrastructure in the linkage and NHS

Discussion with Aboud & Associates:

- Aboud provided a presentation overviewing the project and EIS, as well as addressing staff comments
- Will be looking at LID and implementing mitigation measures
- Errors in the hydrogeological report were noted – groundwater elevations need to be corrected and spring measurements should be included
- Discussion around significant wildlife habitat assessment and the approach to the buffer analysis

Moved by L. Renzetti and seconded by V. Capmourteres,

**That the Environmental Advisory Committee conditionally support the EIS for 388 Arkell Rd, prepared by Aboud and Associates subject to the following:**

**THAT a revised EIS and supporting reports is provided which includes:**

- **An analysis which delineates and evaluates habitat for significant species – as it relates to the identified open country/shrub thicket guilds;**
- **A buffer analysis to support choice of buffer width and incorporate function of adjacent natural features;**
- **A revised hydrogeological report that includes corrected groundwater elevations, spring and summer groundwater data (if available) and in situ infiltration testing as well as consideration for how the groundwater levels may effect construction dewatering;**
- **Clear integration of the SWM report and design with the EIS including incorporation of lot level controls and the provision of a stormwater water balance;**
- **Inclusion of a trail alignment into the impact assessment and tree inventory;**
- **Updated and corresponding recommendations for mitigation measures and monitoring within the EIS.**

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**That an EIR be prepared to support the detailed design process and incorporate recommendations from the EIS.**

**Motion Carried  
-Unanimous-**

### **5. 71 Wyndham Street**

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

EAC discussion included the following points:

- Discussion around discharge and infiltration on the site
- Discussion around the imperviousness of the parking lot

Discussion with Stantec:

- Provided a presentation responding to staff comments
- No longer a need for an OPA since OPA48 was approved
- Discussion around dewatering
- Concerns raised regarding the use of the Beacon report for the buffer analysis
- Consider opportunities for turtles and other wildlife along the river

Delegation: Hugh Whiteley

- Concerns about the buffer – the OP makes 30 m the minimum width
- Concerns regarding riverland ownership
- Concerns with noted deficiencies and gaps in the EIS

Moved by A. Singh and seconded by A. Miller,

**THAT confirmation that there are no structures in the floodway is provided through drawings prior to approval of the application.**

**THAT additional information is provided to inform and illustrate the hydrogeological conditions as part of the Hydrogeological Assessment.**

**THAT an Environmental Implementation Report (EIR) is prepared prior to Site Plan Approval that includes:**

- **A detailed and updated Tree Inventory Preservation Plan;**
- **How mitigation measures are incorporated to ensure no negative impacts;**
- **A detailed restoration plan for the floodway which includes trail design, water quality and quantity improvements, consideration for biodiversity enhancements,**

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**pollinator habitat, improving habitat for significant species, invasive species management, vegetation management, management of human-wildlife conflict, educational signage and removal of debris and refuse;**

- **Mapping depicting the top-of-bank, buffer and the appropriate building setback from the natural heritage system;**
- **A detailed during-construction monitoring plan including the typical requirements and a detailed post-construction monitoring plan which includes bird strike mitigation effectiveness, stormwater outlet monitoring and restoration monitoring;**
- **Stormwater Management Design and Erosion and Sediment Control Plans;**
- **Exploration of LID/greywater recovery system opportunities;**
- **An Environmental Management and Monitoring Plan to assist in ensuring no impacts to the Natural Heritage System from the dewatering activities.**

**Motion Carried  
-Unanimous-**

Moved by L. Renzetti and seconded by V. Capmourteres,

**THAT the meeting be extended to 10:10 pm.**

**Motion Carried  
-Unanimous-**

## **6. Natural Heritage Action Plan**

A. Labbe and A. Nix provided an update and reviewed engagement models

## **7. Approval of Minutes from November 8, 2017.**

Moved by M. Wilson and seconded by L. Renzetti,

**THAT the minutes from the November 8, 2017 meeting be approved.**

**Motion Carried  
-6 moved, 2 abstained-**

## **8. Correspondence & Information**

## **9. Other Business**

## **10. Next Meeting – January 10, 2018**

## **11. Adjourn**

Moved by A. Singh and seconded by A. Mason,

Meeting adjourned at 10:10 pm

**Motion Carried  
-Unanimous-**

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**CHAIRMAN**