

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, OCTOBER 12, 2016 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

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

**Regrets:** A. Singh, L. Todd, M. Mosco

**City:** A. Labbe, A. Nix, A. Watts

**External Groups:** Nancy Shoemaker, BSRD  
Sal Spitale, North-South Environmental  
Dave Stephenson, NRSI  
Nathan Miller, NRSI  
Matt Nelson, GMBP  
Chris Sims, GMBP  
Hugh Whiteley  
Andrew Lambden

**1. Call to Order**

The meeting was called to order at 7:00 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. 745 Stone Rd & 58 Glenholm Drive EIS**

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

General comments:

- Discussion on proposed driveways and buffers to restore contiguous woodlot

Sal Spitale from North-South Environmental spoke on behalf of the application.

**General Comments:**

- Additional soil loggers in wetlands
- Confirmed it is an FOC community
- Does not meet the requirements of a complex wetland as part of the PSW. Ask that they do not have to consult with MNRF due to time restraints as part of the EIS addendum. This could be done as part of the EIR.
- Will provide mapping and soil samples
- Location of wetland boundary can be mapped as part of the Natural Heritage mapping
- Preference to continue to use the historic race track to access the garage
- EAC commented that maps should relate to one another for the two applications

**Delegation:** Hugh Whitely

- Emphasis on Eramosa Valley topography and important to the expansion of the Greenbelt discussions
- Wellington County Official Plan has two levels of protection for river corridors. Anything done in the City should have consideration for this important feature
- There is no justification for the 10 metre buffers for significant woodlands, other jurisdictions require 30 meters
- GRCA recharge mapping
- Split zoning to protect area
- 1950s land use is not enough justification to not restore a significant woodland
- It's not a responsible decision to give conditional support to this application

The Environmental Advisory Committee went into Committee to discuss.

**Moved by V. Capmourteres and seconded by A. Baron.**

**EAC moves to refer the two Environmental Impact Studies prepared by North-South Environmental Inc. in support of rezoning 745 Stone Road E and 58 Glenholm Drive with the following conditions:**

THAT an updated EIS be prepared and include:

- Updated species list which includes the city's locally significant species, and if required an analysis of Habitat for Significant Species;
- ELC field sheets with soil data;
- Updated mapping which illustrate wetland inclusions;
- Demonstration that MNRF satisfied with the wetland conclusions;
- Clarification that the property does include candidate area-sensitive breeding bird habitat;
- Additional mitigation measures for water quantity and quality, including a commitment of examining lot level LID options during detailed design;
- Confirmation the recommended buffers to woodlands are adequate to protect candidate and/or confirmed Significant Wildlife Habitat;

- An updated Figure 4 to reflect Significant Natural Areas and established buffers;
- Expansion of the application of buffers on the 58 Glenholm Drive site to include restoring portions of existing “driveways”; and
- Augmentation of the analysis of impacts to Significant Woodlands to include fragmentation and propose mitigation measures.
- The science that supports the 10 m woodland buffer; how is this enough?;
- Explore moving the driveway for the 2 northern lots at 58 Glenholm so as to recreate the contiguous woodlot;
- Update analysis, mapping and discussion with regard to adjacent lands to consider the proximity of wetland complex, significant woodlands, significant species/ wildlife habitat;
- Adaptive monitoring of success of buffer plantings on both 745 Stone Road E and 58 Glenholm Drive and what else comes from the update to the significant feature analysis, if necessary.

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

## 5. 635 Woodlawn Rd- NiMa Trails EIR

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

General Comments:

- Drainage channel discussion
- Bioretention facility concerns on Shakespeare Avenue
- Limited infiltration ability based on the site
- Trail alignment agreed through EIS and draft plan of subdivision
- Discussion about winter maintenance

Nathan Miller from NRSI spoke on behalf of the application.

- NRSI is generally in agreement with City comments and can be addressed through an EIR addendum

General Comments:

- Buckthorn removal is not proposed, opportunity to explore a phased approach to removal
- Treatment for sensitive areas discussion
- Potential contamination of soil brought to site and how to deal with it
- Timing of vegetation monitoring
- Salt management plan didn't seem to align with the site, could be additional information provided and recommendations
- Discussion of bioretention facility and dimensions
- Water balance modelling
- Surface watering monitoring stations

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The Environmental Advisory Committee went into Committee to discuss.

**Moved by L. Renzetti and seconded by H. Wheeler.**

**The Environmental Advisory Committee conditionally accept the EIR for 635 Woodlawn Rd E (NiMa Trails) subject to an EIR addendum being prepared that:**

- Provide a revised trail design which provides for required outlets for future SWM designs, while also minimizing the channelization of flows to Wetland B and continues to mimic conveyance of sheet flow to Wetland B post development;
- Includes additional clarification based on onsite infiltration testing to confirm that the infiltration targets for the multi residential and multi-use blocks is achievable;
- Avoids use of the reconstructed SWM pond as a sediment basin;
- Includes a design for the bioretention facility and infiltration gallery that follow the LID guidelines;
- Incorporates a infiltration gallery design that: is sized to receive up to the 25mm events and diverts larger events to the SWM pond; and, provides 1m separation from the bottom of the gallery and the high groundwater table.
- Include revised education and outreach materials that are related to the natural heritage features and areas and species information from the EIS and EIR field studies, and be designed in a format that is understandable by the general public.
- Incorporates a 4th monitoring point at the inlet to the pond for the surface water monitoring program;
- Incorporates a revised post construction monitoring summary that includes the water quality monitoring program;
- Clarifies the methods of the buffer monitoring program;
- Clarifies the study design and data representation in relation to the proposed tree plot survey;
- Includes a revised and updated Tree Inventory and Protection Plan and Compensation Plan;
- Includes a conveyance channel design that minimizes disturbance within the area of the existing channel; avoids excavation and impacts to the ground water regime; avoids the conveyance of continual ground water flows to Woodlawn Rd; and, incorporates natural channel design elements where opportunities exist.
- That further detail be provided in the salt management plan for the apartment, multi residential and multi-use blocks to be carried forward into the site plan approvals

And

- That the post construction monitoring report be brought back to EAC.

**Motion Carried  
-Unanimous-**

**6. Approval of Minutes from September 14, 2016**

**Moved by C. Oakes and seconded by A. Baron.**

**THAT the Minutes from the September 14, 2016 meeting be approved**

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

**7. Correspondence & Information**

- 71 Wyndham St. EIS TOR
- Kortright 4 EIR
- Special meeting with EAC and RSAC to review the Clair-Maltby Work plan (November 16, 2016)

**8. Other Business**

**9. Next Meeting-** November 9, 2016

**10. Adjourn**

The meeting was adjourned at 9:40 pm

**Moved by A. Baron and seconded by V. Capmourteres**

**Motion Carried  
-Unanimous-**

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**CHAIRMAN**