

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, MARCH 8, 2017 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** C. Oakes (Chair) L. Renzetti  
A. Baron A. Miller  
L. Todd V. Capmourteres

**Regrets:** M. Wilson, A. Singh

**City:** A. Nix, M. Myhill, T. Brule, M. Ursic

**External Groups:** Mike Taylor – Granite Homes  
Pete Graham – Acorn Developments  
David Aston – MHBC  
Ken Burrell – NRSI  
Dave Stephenson – NRSI

- 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. Harts Farm EIR by NRSI**

M. Ursic from Beacon Consulting on behalf of the City of Guelph provided a summary of the staff report and was available to answer questions from the Environmental Advisory Committee.

Committee Questions and Discussion with NSRI:

- Most issues minor and readily addressed, or have already been addressed
- Map presented showing locations of terrestrial crayfish observed during EIS
- Second item in map is wildlife fact sheet. Milk snake no longer species of special concern and butler's garter snake does not occur in Guelph area
- Terrestrial crayfish are present throughout entire wetland, so plot over top will not be helpful
- Locations of chimneys were found years ago and were not present during EIR baseline surveys

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- Transect methodology is based on doing a state wide monitoring plan – needs to be quantitative and need to know size of colonies to see how they change over time
  - Suggestion to use transect method to locate presence/absence and then to sample areas where detected with a quadrat method. Also extend timing window to start late April and go through June to capture full breeding period
  - Effectiveness monitoring around surface water – clarification on the table and discussion around provincial water quality objectives as threshold. The threshold exceeds the background and the average depends on variability of data – need to include note in the table
  - Consider feasibility analysis for stormwater management that could divert water back to wetland or other areas

The Environmental Advisory Committee went into Committee to discuss.

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

**THAT The Environmental Advisory Committee conditionally accept the EIR Addendum (NRSI, January 2017) for 132 Harts Lane, subject to the following:**

**THAT impacts to the wetland hydrology and related features and functions (e.g., to seepage areas in the buffer, crayfish habitat, fish habitat) are avoided or mitigated by (in addition to the measures already recommended in the EIS and EIR):**

- **bringing the site-specific pre- and post-construction water budget as close to being in balance as possible; and**
- **avoids a scenario that results in a permanent lowering of the local water table that would result in negative impacts to ecological functions associated with the wetland (e.g., to seepage areas in the buffer, crayfish habitat, fish habitat); and**
- **includes an updated Crayfish monitoring plan as discussed**

**THAT minor comments related to tree protection, monitoring, the landscape plans AND Appendices are addressed, including collection of additional baseline wetland water quality samples prior to construction.**

**Motion Carried  
-Unanimous-**

## **5. South End Recreation Centre EIS TOR By North South Environmental**

Tiffany Brule, Park Planner with the City of Guelph, provided some background information on the project.

- Moving forward with EIS for the lands that will contain future South End Recreation Centre
- The EIS is going forward – City did feasibility study in 2014 to determine how much space they would need
- City is wanting to ensure EIS goes forward first forward first to understand environmental portion of the site
- It is anticipated that the South End Rec Centre will be similar in size to the existing West End Rec Centre
- Grants to help offset cost
- Additional parking required – discussion around library in the space as well as other amenities
- Consider circulating previous feasibility study
- Within the Hanlon Creek Subwatershed
- Trying to help parks line up with field season to help get field program going

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

- Clarification provided around ownership and shared arrangements for parking to reduce amount that would be needed
- Discussion around the trees and urban forest policies
- Discussion around level of expertise required for this study
- Clarification provided around the Reference in TOR to project summary report
- Stormwater management concerns, shallow water table and light pollution – Clair Road development had similar concerns that may be present with this. A. Nix commented that light pollution and water issues will be addressed further into the project
- Concerns around buffers and environmental constraints
- Discussion around green options and practices – TOR created for architectural purposes, still at management level but these will be taken into consideration

Project summary report:

- Suggestion to include PSW layer on mapping and a summary table of when field investigations occur and what field protocols are being used
- Discussion around raptor wintering and breeding bird surveys – field studies unable to assess bird habitat on adjacent land
- Significant wildlife habitat in eco region 6 criterion schedules should also be referred to
- Discussion around Newman Pond and the ability to include in study; however, no access
- Similar to challenge with EIS for 132 Clair and the 120 adjacent lands consideration for the wetland which includes parts of the Clair- Maltby area
- No content on moraines in background review – could include brief review regarding moraines from 2009 MOE state of the Paris Galt Moraine report
- Concern around terrestrial crayfish habitat – need to be mindful of Hanlon Creek Subwatershed and look at potential habitat

The Environmental Advisory Committee went into Committee to discuss.

**Moved by Ash Baron and seconded by Leila Todd,**

**THAT The Environmental Advisory Committee accept the Terms of Reference for an Environmental Impact Study prepared by North South Environmental Inc. for 25 Poppy Drive West.**

**Motion Carried  
-Unanimous-**

**6. Approval of Minutes from February 8, 2017.**

**Moved by Ash Baron and seconded by Virginia Capmourteres,**

**THAT the minutes from the February 8, 2017 meeting be approved as amended.**

**Motion Carried  
-5 moved, 1 abstained-**

**7. Correspondence & Information**

- Monitoring presentation for Dallon Subdivision at next meeting
- Update on Gordon Street development adjacent to the nursery
- Blue Water EIS TOR coming forward

**8. Other Business**

Vice Chair position still open – this will be addressed at the next meeting.

**9. Next Meeting- April 12, 2017**

**10. Adjourn**

**Moved by Ash Baron and seconded by Leila Todd,**

**Motion Carried  
-Unanimous-**

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**CHAIRMAN**