

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, MARCH 11 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** K. McNeill (Chair) Y. Roy  
N. Yap S. Jobber  
C. Parent C. Oaks  
H. Wheeler M. Mosco

**Regrets:** N/A

**Staff:** A. Labbé, A. Watts, A. Chapman

**External Groups:** Robert Norton, Our Horizon  
Josh Persi, Our Horizon  
Mary Katherine Glen, Our Horizon  
Rob Shirkey, Our Horizon  
Christine Mills, Transition Guelph  
Clayton Balfour, Our Horizon  
Semini Pathbberiyua, Our Horizon  
Pete Graham, Acorn Developments  
Hugh Handy, GSP Group  
Ken Burrell, NRSI  
Steven Aboud, Aboud & Associates  
Ryan Hamelin, Aboud & Associates  
Jessica Linton, NRSI  
Astrid Clos, ATC Planning  
Jen Joye, MTE Consultants  
Steve Peterson, MTE Consultants  
Michael Watt, Granite Homes  
Terry Ellery, Granite Homes  
David Stephens, NRSI  
Ryan Archer, NRSI

- 1. Call to Order**  
The meeting was called to order at 7:00 pm.
- 2. Roll Call and Certification of Quorum**  
Attendance was noted and quorum was declared.
- 3. Declarations of Pecuniary Interest of Conflict of Interest**  
None

**4. Presentation: Our Horizon by Robert Shirkey**

- Presentation on Climate change and air pollution labels for gas pumps

**5. Development Applications****a) Homewood Consent Application (B-19/14) EIS dated January 2015**

A. Labbé, Environmental Planner with the City of Guelph, reviewed the staff report.

Questions from EAC Committee:

Jessica Linton from NRSI provided information about the Site Plan Application including servicing upgrades. Jessica explained that the purpose of the severance is to allow Homewood to remortgage which is necessary to finance the addition of the manor building. NRSI has reviewed City comments and agrees with all the comments. Would like to clarify a few minor points:

- Have received Guelph Nature comments this week and botanist is reviewing
- Clarification:
  - Future pipe upgrades will take place by the river
  - Shouldn't be any issue addressing upgrading requirements within easement width
  - Easement should be re-surveyed, it's not at the correct location
- Relocating pipe- maybe an opportunity to minimize the amount of tree removal in the future by relocating the servicing pipe
- Identifying restoration/compensation areas upfront is difficult. NRSI recognizes the need but doesn't feel that it needs to be decided at this time
- Homewood is still resistant to a public trail due to nature of the facility. Existing trail alignment is not a good option from a natural heritage perspective. Compromise being considered at this time is connecting a mulch trail along the north-south trunk sewer easement
- Consider an addendum instead of a revised report for minor changes and map changes

**No delegations**

EAC went into Committee to discuss the motion.

Moved by Y. Roy and seconded by H. Wheeler,

“THAT the Environmental Advisory Committee conditionally support the Environmental Impact Study prepared by NRSI Inc. for 148-160 Delhi Street subject to the following:

THAT an EIS addendum is provided which includes:

- Revised section 4 with features identified consistent with Provincial and Guelph's policy framework (PPS, Greenlands System and NHS);
- A revised Map 4 which includes the features based on PPS and Guelph's policy framework;
- A cumulative impact analysis which includes areas for restoration/compensation;

- Recognition that future servicing upgrade needs would be confined to the easement with the understanding that the existing easement is not accurate and needs to be surveyed in order to be supported by NHS policy;
- Other changes in response to staff comments; and
- Recognition that restoration/compensation would be required in the severed parcel.

THAT should a new trail alignment be proposed it be supported by an EIS.”

**Motion Carried  
Unanimous**

**b) 218 Chancellor’s Way EIS Terms of Reference dated February 17, 2015**

A. Labbé, Environmental Planner with the City of Guelph, reviewed the staff report. Noted error in report- lands fall within the Speed River Subwatershed.

Questions from EAC Committee:

C. Oaks noted that the EIS is from 1999. Questioned what is an acceptable timeframe before a review would be required? City staff responded that typical practice is a 5 year shelf life. There was rationale for not recommending new survey in this case based on the nature of the proposed development.

Steven Aboud from Aboud and Associates provided comments regarding the staff report:

- Full ELC would have to be done in June
- Consideration that the information won’t change
- Discussion about driplines

**No delegations**

EAC went into Committee to discuss the motion.

Moved by C. Oakes and seconded by S. Jobber,

“THAT the Environmental Advisory Committee accept the Terms of Reference for an Environmental Impact Study prepared by Aboud and Associates with the following condition:

- THAT ELC community identification and boundaries are verified/updated for the entire woodland;
- THAT a Tree Inventory is undertaken for the subject property and for any trees with driplines within 6 m of the subject property; and
- THAT the woodland edge staking will be surveyed.”

**Motion Carried  
Unanimous**

**c) 44, 56, 66 and 76 Arkell Road EIS dated October 2014 and EIS Addendum dated February 2015**

A. Labbé, Environmental Planner with the City of Guelph, reviewed the staff report.

Questions from EAC Committee:

David Stephens from NRSI introduced the team and indicated that the submission has undergone a number of changes in the time they have been working on it.

Questions from EAC Committee:

K. McNeill

- Water wells were sampled on 18 events but only 3 shown in the table. NRSI responded that water monitoring has taken place over a 3 year period (clarification would be helpful)
- Noted that water balance is a lot better than it was. Still concerned about the amount of water in the dry season, July to September is twice as much. Looking for something that shows that increasing amounts of the water falls within the natural variability of the lands and that this is normal. NRSI responded that the release of water is through swale 30 metres away from the wetlands (water not released directly into the wet land)
- Comments about the cedar woodland and concerns of overflow water. NRSI responded that there is an opportunity for water to move around the root systems, significant grades through the cedar area.

Y. Roy

- EIS comments on construction related impacts. EIR should outline what type of education and for what species.
- To address induced impacts, the EIR should speak to use of fencing and educational signage along trail
- Monitoring plan for vegetation plots down slop. Is there any control plots proposed? NRSI responded yes.
- Question about the use of five 10x10 plots. NRSI responded they are used for woody species.
- Monitoring through the EIR report, TOR should include monitoring design so that the EIR can include baseline data.

M. Mosco

- Options to promote infiltrating storm water. City staff responded that the intent is encouraging LID at lot level controls.

S. Jobber

- Suggested that the proponent consider compensating for the Scot's Pine hedge using a 3:1 compensation ratio since the trees are in good condition individually and as a group.
- Would like to see a more formalized methodology for hazard assessment of trees along the trail alignment with a scale in place to make the determination. NRSI added that this needs to be acceptable to the City as well.

**C. Parent**

- Lack of information in the EIS comments on the disturbance to deer in wintering areas. In this circumstance deer using this habitat are particularly sensitive to human impacts. Should provide some references to support conclusions provided. As presented it is an opinion.

**H. Wheeler**

- Concerns about the barn swallows and the removal of large foraging area.
- Concerned about induced impacts of this development, such as domestic cats and effects on the birds of the wetland.

**No delegations**

Motion to go past 10:00 p.m.

Moved by Y. Roy and seconded by H. Wheeler,

**Motion Carried  
Unanimous**

EAC went into Committee to discuss the motion.

Moved by M. Mosco and seconded by N. Yap,

“THAT the Environmental Advisory Committee defers the Environmental Impact Study prepared by NRSI based on the following:

THAT an Environmental Impact Study addendum be prepared outlining the updated SWM plan and water balance and a detailed study indicating that the proposed plan has no negative impact on the wet land.

THAT the Zoning Bylaw Application:

- Include a Stormwater Management Design that incorporates more Low Impact Development features (i.e., beyond increased topsoil depth) as acceptable by City Engineering staff;
- Include a Stormwater Management Design that is acceptable to City staff and that maintains or ameliorates the water balance as it is presented in the EIS Addendum (February 2015);
- Maintain the buffer widths and limits of development presented in the EIS (October 2014) and EIS Addendum (February 2015);

THAT an Environmental Implementation Report is prepared and include:

- A spring and summer vascular plant survey;
- A refined water balance based on a detailed SWM design and detailed design of the outlet for the SWM system and its interface with the natural environment;
- Design of the trail layout as required by Parks Planning supported by mitigation measures and an analysis confirming no impacts to the Natural Heritage System;

- Education and Stewardship materials including sign designs and an insert to the EnviroGuide for future residents as well as detailed education information for construction activities;
- A Salt Management and recommendations with respect to it being included into the Declaration of Condominium;
- Restoration landscape plans including any required clean up or debris removal and invasive species management;
- An up to date and detailed tree inventory be conducted for the trail alignment, by adopting a risk assessment standard as approved by City staff, as well as a compensation plan;
- Baseline information;
- Additional groundwater monitoring to inform the SWM detailed design;

THAT the TOR of the EIR contains the monitoring plan design details.

**Motion Carried  
7 in favour**

#### **4. Adoption of Minutes from Previous Meeting**

Moved by C. Oaks and seconded by H. Wheeler,

“THAT the minutes of the Environmental Advisory Committee held on February 11, 2015 be adopted as amended.”

**Motion Carried  
Unanimous**

#### **5. Correspondence & Information**

##### Upcoming Applications

- A. Labbe distributed the following items:
- EIR TOR for 55-75 Cityview Drive

##### Other Information:

- At an upcoming meeting the Committee will discuss some of the larger planning issues going forward
- Looking for a volunteer for vice-chair

#### **6. Next Meeting**

April 8th, 2015 at 7:00 p.m.

#### **7. Adjournment**

The meeting was adjourned at 10:38 pm

**Moved by H. Wheeler and seconded by N. Yap.**

**Motion Carried  
Unanimous**

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**CHAIRMAN**