

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, MAY 09, 2012 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** C. Parent (Chair) E. Blenkhorn  
M. Gillen G. Najcler  
S. Lohnes B. Mungall

**Regrets:** G. Drewitt, J. Tivy

**Staff:** M. Ursic, V. Laur

**External Groups:** Steven Aboud, Aboud & Associates Inc.  
Shari Muscat, Stantec Consulting  
Adam Nesbitt, Victoria Park Village  
Robert Walters, Metropolitan Consulting Inc.  
Adam Kristoferson, Metropolitan Consulting Inc.  
Judy Martin, Sierra Club of Canada

**1. 345 Woodlawn Scoped EIS - Terms of Reference**

M. Ursic, Acting Environmental Planner with the City of Guelph, provided a brief overview on the subject property for a Scoped EIS in support of a proposed re-development of the site.

Steven Aboud, from Aboud & Associates Inc., provided clarification on the location of the subject property and advised a green energy facility is being proposed on the site.

M. Ursic, Acting Environmental Planner with the City of Guelph, spoke to the tree inventory and asked that the tree tally be revised from 10-30 dbh and more than 30 dbh, to 10-30 dbh, 31-60 dbh, and more than 60 dbh. She also asked that all trees be listed by species and include condition.

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

B. Mungall inquired about the ownership of the drainage feature and it was confirmed that it is within a city easement. It was discussed that the City's engineers should be notified that this feature is fish habitat for when any works need to be done within or immediately adjacent to it.

Moved by E. Blenkhorn and seconded by B. Mungall

“That the Environmental Advisory Committee accept the Terms of Reference for an Environmental Impact Study prepared by Aboud & Associates Inc. for 345 Woodlawn subject to the following revisions and approval by the City’s Environmental Planner:

That the EIS TOR be revised to:

- Refer to OPA 42 as the primary policy framework;
- Replace “fish only” with “verification of fish habitat” (Clause 2);
- Add pre-development drainage to Clause 2;
- Include two breeding bird surveys; and
- Include specific surveys for Butternut.”

**Motion Carried  
-Unanimous-**

## **2. University of Guelph Victoria Road Lands Full EIS - Terms of Reference**

M. Ursic, Acting Environmental Planner with the City of Guelph, provided a brief overview on the subject property for a proposed Scoped EIS in support of an Official Plan Amendment and Zoning By-law Amendment for a Plan of Condominium.

Shari Muscat, from Stantec Consulting, advised that several field surveys have already been undertaken to confirm conditions on the subject property. It was advised that future field studies will be conducted on the subject property and on adjacent properties where access has been granted.

Shari Muscat also noted that the Provincially Significant Wetland boundary has been confirmed.

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

- The need to include surveys specific for reptile Species at Risk potentially present within the subject lands; and
- The need for the proponent to approach Waterworks for access to the Carter Well property (specifically portions of it that are within 120 metres of the subject property).

Moved by M. Gillen and seconded by G. Najcler

“That the Environmental Advisory Committee accepts the Terms of Reference for an Environmental Impact Study prepared by Stantec Consulting Ltd. for the University of Guelph Victoria Road Lands subject to the following revisions and approval by the City’s Environmental Planner:

That the EIS TOR be revised to:

- Specifically refer to OPA 42 as the primary policy framework.
- Add the Torrance Creek Subwatershed Study, both Guelph Natural Heritage Strategy Phase 2 reports (Volumes 1 and 2), and the draft Significant Wildlife Habitat Technical Guidelines for 6E to the list of background documents to be consulted.
- Correct MNIC to NHIC.
- Specify that surveys should extend at least 120m from the subject lands boundaries and include specific searches for Butternut.
- Require one more amphibian survey in early spring 2013.
- Make the following changes under “Reporting”:
  - add a policy conformity section
  - add “protection” to clause (iv)
  - delete the reference to an “Environmental Management Plan”
  - add “short-term monitoring” to clause (v), and
  - add a clause regarding the need to address the need for a Tree Inventory and Preservation Plan.
- Include surveys specific for reptile Species at Risk potentially present within the subject lands; and
- Approach Waterworks for access to the Carter Well property (specifically portions of it that are within 120 metres of the subject property).”

**Motion Carried  
-Unanimous-**

### **3. Victoria Park Village 1159 Victoria Road EIR - Terms of Reference**

M. Ursic, Acting Environmental Planner with the City of Guelph, provided a brief overview on the subject property and reviewed the staff report.

Shari Muscat, from Stantec Consulting, advised that the plan has been modified to remove lots 44, 45 and 46 out of the buffer.

Shari Muscat also noted that Pond “A” will change due to channel realignment. The pond will be off-line and the stream will be realigned in consultation with GRCA. Once off-line, Pond “A” will be incorporated into the stormwater management plan.

The floor was opened to delegations.

***Delegation:***

Judy Martin, on behalf of the Sierra Club of Canada, noted that the last EIS was seen in 2005 and there was no opportunity to review or provide comments on the subsequent EIS Addendum (from 2009). Judy also suggested that the wetland boundary assessment belongs in the EIS and not in the EIR.

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

Moved by G. Najcler and seconded by B. Mungall

“That the Environmental Advisory Committee accepts the Terms of Reference for an Environmental Implementation Report prepared by Stantec Consulting Ltd. for 1159 Victoria Road subject to the following revisions and approval by the City’s Environmental Planner:

That the EIR TOR be revised to:

1. Confirm that lots 44, 45 and 46 at the southwestern corner of the site will be removed from within the 30 m wetland buffer;
2. Ensure any impacts that the revised site design may have on the environmental features being protected (as per the EIS) and their functions, particularly as it relates to hydrology and hydrogeology, are addressed;
3. Commit to re-staking of the PSW boundary if it has not been done within the past five years, and incorporation of this boundary into all forthcoming plans;
4. Stipulate that the conditions of development approval will be provided in the EIR, along with the recommendations from the EIS;
5. Require a specific survey for Butternut;
6. Include a requirement for compensation for the loss of the northern hedgerow;
7. Specify that the EIR is to include a detailed description of the methods for removing the on-line pond and establishing the channel realignment. This should include aspects such as timing (e.g., fisheries windows, amphibian and reptile lifecycle requirements, particularly hibernation, breeding birds, etc.), methodology (e.g., fish/amphibian/herptile/ rare plant salvage, dewatering, etc.) and construction controls (e.g., erosion control, silt fencing, monitoring, etc.);

8. Specify that landscaping plans for the channel corridor is required;
9. “the identification and *refinement* of the location of the proposed trail *system*”, as per prior City comments;
10. Add that trails must be at least 10 m, and should be at least 15 m to 20 m from the wetland boundary wherever possible; and
11. Specify that details of a short and long term monitoring program for the realigned channel as well as other ecologically sensitive feature on site (as identified in the EIS) is required as part of the EIR.”

**Motion Carried  
-Unanimous-**

**4. Correspondence and Information**

- The Environmental Advisory Committee reviewed the correspondence from Tara Brenton at NRSI in regards to the April 11<sup>th</sup> EAC Minutes.
- Suggested edits were all minor points of clarification and were all considered reasonable and in keeping with what was discussed at the meeting by EAC as well as the City’s Acting Environmental Planner.

**5. Approval of Minutes from March 07, 2012**

- Deferred to next meeting.

**Approval of Minutes from April 11, 2012**

Moved by M. Gillen and seconded by E. Blenkhorn –  
“To accept the minutes as amended.”

**Motion Carried  
-Unanimous-**

**6. Other Business**

- Upcoming Items
  - Development applications
    - Cityview Ridge
    - Cityview Drive

**7. Next Meeting**

TBD (subsequently set for July 25, 2012).

The meeting was adjourned at 8:45 p.m.