

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, MAY 10, 2017 AT 7:00 P.M.**

**CITY HALL MEETING ROOM C
MINUTES**

Present: C. Oakes (Chair) M. Wilson
A. Miller L. Renzetti
A. Singh L. Todd

Regrets: V. Capmourteres, A. Baron

City: A. Labbe, M. Myhill

External Groups:

1. Call to Order

The meeting was called to order at 7:05 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. 220 Arkell Road Environmental Impact Study Terms of Reference

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:

- Using fill to meet minimum separation between groundwater table and proposed development – clarification provided around City policies which indicate that no negative impact must be demonstrated
- Discussion around the rezoning of single detached/townhouses and what this allows developer to do in terms of density – it is based on Official Plan designation
- Clarification around City policies regarding the wildlife corridor, location of road and stormwater management
- Concerns for wildlife crossing– bridge or culvert would be needed and discussion around deer crossings

Comments from Stantec:

- Accepts City comments and will move forward with corridor concerns – more analysis of what is moving through the area by putting up wildlife cameras
- Question raised about request for review for stick nest within the area which has been left out of TOR, but this will be included in EIS
- Comment number 4 – wetland was staked with GRCA and City; however, there is a certain area they that will be revisited this spring to refine the line
- Clarity regarding trail route –ensure any geotechnical work extends to this area
- Trail may follow asphalt driveway that is already there to ensure minimal disturbance instead of going through trees – something to review through EIS
- No groundwater vulnerability assessments yet – have installed boreholes and monitoring wells and just beginning to look at this data
- Need to consider potential impacts of light pollution
- Linkage assessment focused on proposal – mapping should be done on broader scale so understanding can be gained on some of the other parcels and interaction between these
- Discussion around deer corridors
- Concerns around SAR bats and the impacts to edges of woodlands or isolated trees/hedgerows – assessment has been done in cavity bearing trees and there will be another check on this in September
- Tri-coloured Bat habitat needs to be addressed
- Discussion around timing of hazard assessment

Moved by L. Todd and seconded by L. Renzetti

THAT The Environmental Advisory Committee conditionally support the EIS Terms of Reference for 220 Arkell Rd, prepared by Stantec Consulting Inc, providing a revised EIS TOR is provided which includes:

- **Clarification as it relates to the field study program including information relating to raptors (wintering and nesting); habitats for species of conservation of concern (including monarch butterfly, yellow banded bumble bee and common nighthawk) and habitats for significant species;**
- **Considers updated protocols for bat species-at-risk;**
- **Clarification that the EIS will also include an evaluation of significance for Significant Wildlife Habitat and Habitat for Significant Species, as applicable and that this be carried into the impact assessment;**
- **Clarification that the EIS will also include a tree inventory and related analysis for protection enhancement and restoration of trees forming part of the City's urban forest;**
- **Consideration for the protection of ground water functions including recharge, as well as addressing recommendations or requirements from the Torrance Creek Subwatershed Study within the EIS;**
- **Incorporates the development of an adaptive stormwater management approach that achieves a pre to post water balance for the site and surrounding natural areas to preserve the function of the natural heritage features as part of the EIS and supporting technical studies; and**
- **Incorporate a trail network and public neighbourhood park block into the proposed development.**

Motion Carried**-Unanimous-****5. 58 Glenhold and 745 Stone Rd**

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 around restoration and terminology in Figures – it is understood that it will all be planted
- Historic feature/legally existing clarification
- Concerns around construction damage – avoidance of damage needs to be discussed

Comments from Consultant:

- Addendum was addressing City comments and EAC comments
- Did breeding bird surveys, 3 season botanical inventory and ELC, frog call survey and snake hibernacula surveys and did do additional borehole studies
- Three vegetation communities identified and 2 locally significant species and 10 locally significant fauna
- Included map to show significant flora and fauna
- Natural Heritage System map
- Impact assessment – looked at direct and indirect construction impacts and looked at mitigation for these
- Cedar forest contains much of the significant habitat and will contain much of the buffer
- Vegetated buffers and educational material will be used for mitigation
- Discussion around conservation easements
- Reviewed policies and mitigation impacts against these policies
- Test of no negative impact against development – no loss of natural heritage features and no loss of ecological functions
- Discussion around buffer that appears to extend into driveways

Delegation: Dr. Hugh Whitely

- Plan includes maintaining, enhancing and restoring
- Note: 10 m buffer for the significant woodland is included within the NHS boundary
- Reviewed non-core greenlands overlay which was part of NHS and required EIS if any part of development site had any overlay on it
- Note that non-core greenlands overlay states that it may contain significant woodland
- Racetrack in 2006 intruded into significant woodland
- In August 25, 2012 there was intrusion related to construction of a house which should have required EIS
- Sept 3, 2013 – much larger part of significant woodland removed – both of these taken after non-core greenlands overlay was established in OP and required EIS
- What response do you make to a development application which does not remedy and restore according to OP requirements the intrusions into the significant woodland?
- Role of EAC to exercise best judgement in no negative impacts and proposal has not demonstrated that because they have not acknowledged losses to significant woodlots

- Residential zoning will be given to NHS

Discussion with EAC:

- Clarified zoning and zoning bylaw amendment
- Discussion around intrusions – developments approved through Building permits – no tree permits issued and no planning applications were needed
- Fragmentation of ownership – conservation easement registered on title that identifies the NHS features and what can or cannot occur– landowners for future are aware
- Discussion around the orientation of lot lines which follow edge of buffer
- Discussion around who oversees conservation easement
- Discussion around easement – easement doesn't exist yet but to be achieved prior to site plan approval
- Compensation plan discussed

Moved by A. Miller and seconded by L. Renzetti,

THAT The Environmental Advisory Committee conditionally support the two Environmental Impact Study Addenda prepared by North-South Environmental Inc. in support of rezoning 745 Stone Road E and 58 Glenholm Drive with the following conditions:

THAT dedication of land and/or conservation easements are pursued to address fragmented ownership and long-term preservation of the Natural Heritage System; and

THAT an Environmental Implementation Report is prepared and will include:

- A description of the detailed development including lot configuration, building envelopes (house, driveway, garage, septic, well).
- A detailed Tree Inventory and Preservation Plan by an arborist with tree locations, removals and tree protection fencing;
- An assessment of historic vegetation removal and provides a strategy for mitigation/compensation;
- A Landscape Plan depicting by a full member of the OALA compensation plantings as well as additional enhancement plantings (i.e. landscaping outside of buffers);
- A forest management plan for the portions of plantation to be under planted and to form a basis for the conservation easement;
- A detailed Erosion and Sediment Control Plan;
- A water management plan which includes site grading, drainage, stormwater LID measures, well and septic locations;
- A lighting plan which depicts type and location of light fixtures and that there is no light spillage;
- A monitoring program; and
- Education and outreach material for future homeowner(s).

**Motion Carried
-Unanimous-**

Dallan Update Presentation

“The Dallan Lands Development Wildlife Monitoring Program 2013-2015”

6. Approval of Minutes from April 12, 2016

Moved by A. Singh and seconded by A. Miller

THAT the Minutes from the April 12, 2016 meeting be approved.

**Motion Carried
-Unanimous-**

7. Correspondence & Information

- **Leila Todd as assumed the position of the vice chair**
- **Guelph Turfgrass**

8. Next Meeting- June 14, 2017

9. Adjourn

Moved by A. Singh and seconded by L. Todd,

**Motion Carried
-Unanimous-**

CHAIRMAN