

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JULY 16, 2014 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM B
MINUTES**

Present: E. Stahl (Chair) E. Blenkhorn
K. McNeill R. Park
G. Johnstone C. Parent

Regrets: Y. Roy, B. Mungell

Staff: A. Labbé, Environmental Planner, Margot Ursic (Beacon Environmental) C. Fach,
Planning Clerk

External Groups: Kyle Bittman, Coltera Development
Helmuth Strobel, Coletara Development
Angela Kroetch, GM BluePlan Engineering
David Stevenson, NSRI
Ryan Archer, NSRI
Shari Muscat, Stantec Consulting
Pamela Kraft, Fusion Homes

1. Call to Order

The meeting was called to order at 7:02pm.

2. Call and Certification of Quorum

Attendance was noted and a quorum was declared.

3. Declarations of Pecuniary Interest or Conflict of Interest

R. Park declared a conflict of interest on 5 Arthur Street

4. Development Applications

a) 78 Starwood Drive

Margo Ursic, Consultant, acting on behalf of the City, presented her report to the committee, based on both the EIS (NRSI, May 2014) and responses to follow-up comments (NSRI, June 27, 2014). Items to be included and /or pursued during the EIR stage of the process include:

- Consideration for installing permanent fencing along the edge of the naturalized zone (10 m from the property line) rather than along the property line
- Details for the location and design of the 60 m infiltration gallery
- A detailed Tree Preservation Plan
- Detailed Naturalization and Landscaping Plans
- Accommodation of an off-road north-south City trail through the northwest corner of the subject property, if required, and
- More details regarding the proposed outreach to local residents regarding the sensitivities of the PSW and its naturalized buffer, as well as other measures to minimize encroachment into the PSW.

David Stephenson spoke on behalf of the Owner/Applicant and noted that they accept the City's report as written.

Committee members had the following comments/concerns:

C. Parent

- Asked if the City accepts the location of the trail being on-road
- The second submission was much improved over the first one
- Page 45 figure 4 was very helpful
- Page 48 buffer - A 30m buffer from the wetland could have been enhanced and improved. The proposal has incorporated a 15 m buffer instead.
- Page 53 – Rationale should have been provided to support conclusion.

E. Blenkhorn

- Tree Protection Plan does not indicate location of fencing
- Advised that milksnake have been found in the area

E. Stahl

- Hydrogeology report well done
- Suggested infiltration trench be placed upgradient to prevent salts and nitrates from infiltrating to shallow groundwater. Angela from Gamesby and Mannerow indicated that the run-off and landscaped area would be directed there
- Focus should be on salt management plan in the EIR through program accreditation (Smart about Salt).

Moved by K. McNeill and seconded by G. Johnstone,

“That The EIR, among other things, is to include:

- Consideration for installing permanent fencing along the edge of the naturalized zone (10 m from the property line) rather than along the property line,
- Details for the location and design of the 60 m infiltration gallery,
- A detailed Tree Preservation Plan,
- Detailed Naturalization and Landscaping Plans,
- Accommodation of an off-road north-south City trail through the northwest corner of the subject property, if required,
- More details regarding the proposed outreach to local residents regarding the sensitivities of the PSW and its naturalized buffer, as well as other measures to minimize encroachment into the PSW, and
- A salt management plan which includes assessing if the property can be smart about salt accredited, and
- A refined water balance be discussed when presenting the infiltration design plan.”

**Motion Carried
-Unanimous**

5. Arthur Street South – Environmental Implementation Report Terms of Reference

Adèle Labbé reviewed her staff report. She specified items to be included in the EIR per the recommended condition of approval related to the Official Plan Amendment and Zone Change application. She noted that the OPA/ZC has not yet been approved by Council and that should there be any changes as a result of that process, the Terms of Reference would return to EAC.

Shari Muscat indicated that the applicant had no issues with the Environmental Planner’s report. She did, however request clarification on the trail construction and was directed to speak to Jyoti Pathak, Park Planner. She indicated that the EIR was not being done in phases but would be done for the entire site as requested by the City.

E. Blenkhorn

Requested that an aquatic resources section be added.

Moved by C. Parent and seconded by E. Blenkhorn,

“That the Environmental Advisory Committee support the Terms of Reference for an Environmental Implementation Report prepared by Stantec Consulting Ltd.”

Motion Carried
-Unanimous with 1 abstainer

6. Adoption of Previous Minutes

Chris requested a change to Section 5 where discussion dealt with amphibian Surveys as follows:

- Wood Frog/Leopard Frog have been identified. Suggests considering 1 or 2 more monitoring nights during early spring (total of 5 surveys).

Moved by C. Parent and seconded by E. Blenkhorn,

“That the minutes of the Environmental Advisory Committee meeting held on June 11, 2014 be adopted as amended.”

Motion Carried
-Unanimous with 2 abstaining

7. Communications

Adele advised that the Terms of Reference for 132 Clair Road West was emailed to them today.

Items for next meeting include 132 Harts Lane, Homewood Terms of Reference and 132 Clair Road West Terms of Reference.

Martin Neumann, City of Guelph Manager of Forestry, will be attending to make a presentation on the Emerald Ash Borer Strategy.

Members were reminded to submit comments pertaining to the Guidelines for EIS Preparation no later than August 15. This document is available online.

8. Next Meeting

August 13, 2014 at 7pm

9. Adjournment

The meeting was adjourned at 7:54 pm

CHAIRMAN