

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, AUGUST 21, 2013 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM B  
MINUTES**

**Present:** S. Lohnes (Chair) Y. Roy  
G. Johnstone K. O'Reilly  
B. Mungall E. Stahl

**Regrets:** E. Blenkhorn, C. Parent, R. Park

**Staff:** A. Labbé, Environmental Planner, Connie Fach, Planning Clerk

**External Groups:** Astrid Clos, AJC Planning  
Chris Sims, Gamsby & Mannerow  
David Stephenson, NRSI  
Andrew Lambden, Terra View Homes  
Jessica Walker, NRSI  
Adam Kristoferson, Metropolitan Consulting  
Shari Muscat, Stantec  
Adam Nesbitt, Victoria Park Village  
Judy Martin, Sierra Club of Canada

**1. Call to Order**

The meeting was called to order at 7:01pm.

**2. Call and Certification of Quorum**

Attendance was noted and a quorum was declared.

**3. Declarations of Pecuniary Interest or Conflict of Interest**

None declared

**4. Development Applications**

**a) 132 Harts Lane**

A. Labbé presented background information on the property. She explained that the revised EIS Terms of Reference submitted by NRSI was in response to City staff comments. She indicated there is no formal application submitted to date. David Stephenson from NSRI addressed the Committee and requested particular consideration in their recommendations pertaining to the proposed infrastructure changes within the Hart's Lane road allowance, especially as it relates to a road. Written comments from H. Whiteley, directing the EIS to review Section 7.1.2.13 of the City's Official Plan, were read aloud.

Moved by B. Mungall and seconded by K. O'Reilly,

“That the Environmental Advisory Committee conditionally support the proposed Terms of Reference for an Environmental Impact Study to support a proposed development at 132 Hart’s Lane prepared by Natural Resource Solutions Inc., with the following conditions:

That the EIS include:

- Under Proposed Undertaking, alternatives which assess options (more than 2) for municipal road types within the existing disturbed footprint of Hart’s Lane.
- Consideration for significant habitat of threatened and endangered species as it relates to the Provincial Policy Statement, current OP and OPA 42 as well as the how the Endangered Species Act may apply with respect to any identified endangered and/or threatened species and their habitat. Any direction/advice from MNR is to be conveyed in the EIS.
- An assessment of existing Monarch Butterfly habitat, as appropriate.
- Inclusion of an analysis with respect to the proposed park location and public trail system.
- Include in Background Review:
  - 1) Grand River Source Protection Assessment Report & Proposed Policies
  - 2) Hanlon Creek Sub-Watershed
- Ensure that the Hydrogeologic Study looks at wetland water balance as well as infiltration rates for the area.”

**Motion Carried**

-Unanimous-

**b) 1159 Victoria Road South**

A. Labbé presented background information on the proposed mixed residential development which is currently under appeal to the Ontario Municipal Board. A. Labbé explained that the City is working with the developer to reach a solution.

B. Mungall questioned whether any stormwater should be conveyed to Pond A at all and asked to see the former motion relative to Pond “A” which Adele provided.

S. Muscat outlined the challenges to stormwater management present at this site from the beginning and advised that she would continue to work on the design with the team. She indicated that based on their assessment, quantity control during larger storm events could be conveyed to Pond A without impacting the ecological functions of turtle overwintering. She also noted the staff recommended 10 m zoning setback to protect the woodlot to the south of the site, requesting that this be decreased to 5m. The area currently includes a driveway which will be ultimately removed.

The Committee asked for clarification with respect to the proposed stormwater design which utilizes an existing Pond A for some control. There was confusion because the discussion presented slightly different information than the EIS report.

A. Kristoferson responded to the stormwater issues and attempted to clarify the 10-year storm vs. 25-year storm design capabilities. He indicated that the EIS Addendum report did not accurately represent the stormwater management proposal. He indicated that with the 25-yr scenario storm events closer to the 10 year event would be conveyed to Pond A.

Staff were not aware of this discrepancy at the time of writing the EAC report.

The Committee discussed the recommended zoning setback to protect the woodland to the south. The developer indicated that 25 lots would be lost with a 10 m zoning setback. The Committee discussed how potential impacts such as encroachment could be addressed in the EIR.

H. Whiteley's written comments relating to the elongation of lots 43 and 44 were read aloud.

Moved by E. Stahl and seconded by G. Johnstone,

“That the Environmental Advisory Committee support the Environmental Impact Study Addendum prepared by Stantec Consulting Ltd. for 1159 Victoria Road subject to the following:

That the EIS Addendum be revised to:

- Include SWM plan which conveys the 25-year storm event to Pond A as opposed to the 10-year storm event in effort to minimize impacts to the ecological functions of Pond A.
- Include a minimum 20m buffer adjacent to the West Course Tributary where it interfaces with Block 130 to appropriately protect the feature for the long-term and place this buffer in Open Space zoning.
- Include a 10m zoning setback in Block 133 and a 5m zoning setback to Block 131 from the southern property line to preclude structures.

THAT the EIR terms of reference also include the additional items:

- A baseline monitoring program which assesses the ecological functions of Pond A, including but not limited to use by snapping turtles. The program is also to include water levels and water quality parameters such as temperature (TSS), dissolved oxygen, phosphorus and nitrates. This information is to be used to inform mitigation measures in the EIR as well as to inform post-development monitoring efforts.
- A Natural Channel Design, Adaptive Management and Monitoring Plan including detailed design Drawings, undertaken by a qualified Geomorphologist, following the guidance of the Ministry of Natural Resource's guidance document *Natural Channel Systems: Adaptive Management of Stream Corridors in Ontario* and include a construction staging plan including timelines.
- A recent and detailed Tree Inventory & Conservation Plan which seeks to preserve as many large trees as feasible as well as a Compensation Plan for those trees being lost.

- Measures to prevent access to the woodlot to the south of Blocks 131 and 133.”

**Motion Carried**

-Unanimous-

**5. Adoption of Minutes from Previous Meeting**

Moved by Y. Roy and seconded by K. O'Reilly,

“That the minutes of the meeting of July 10, 2013 be adopted as presented.”

**Motion Carried**

-Unanimous-

**6. Correspondence & Information**

None

**7. Other Business**

S. Lohnes advised that she would be unavailable for a meeting or two starting in November. E. Stahl will chair these meetings.

A. Labbé advised that vacancies for Council appointed committees is to be published in the Fall. Currently EAC is full. She asked that any member considering resigning be mindful of the timing.

**8. Next Meeting**

September 11, 2013

**9. Adjournment**

The meeting was adjourned at 9:50 p.m.

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**CHAIRMAN**