

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, OCTOBER 10, 2012 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

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

**Regrets:**

**Staff:** A. Labbé, V. Laur, A. Nix, S. Kirkwood

**External Groups:** Dan Eusebi, Stantec  
Adam Kristoferson, Metropolitan Consulting Inc.  
Shari Muscat, Stantec  
Charles Cecile, Guelph Field Naturalists  
Robert Walters, Metropolitan Consulting

**1. 1159 Victoria - Victoria Park Village – Red Line Revisions to Draft Plan of Subdivision**

A. Labbé, Environmental Planner with the City of Guelph, provided a brief overview of the subject property and reviewed the staff report.

Shari Muscat and Adam Kristoferson provided a brief history of the subject site and advised that the plan is Draft Approved. The consultants also noted the following:

- The reasons for the decision to use Pond A as Storm Water Management include:
  - new owner
  - was another consultant's Storm Water Management Plan and found this Storm Water Management Plan didn't work
  - didn't have drainage areas large enough to render the Storm Water Management Ponds functional
  - Subwatershed Study recommended Pond A be taken off line and a weir system be explored for the 5 year storm
  - GRCA agreed that Pond A shouldn't be connected and agreed it would be ok to fill it
  - decided to use it for quantity storage
  - provides a larger drainage area to 1 pond instead
  - haven't received GRCA Engineering comments, but it was done in conjunction with them

The consultants also noted:

- it is recognized that there is some concern regarding amphibian populations
- through the original EIS there were no long-term plans identified for the pond, it was just going to be left
- additionally, minor modifications have been made since submission:
  - trail connection block between 16-17 to widen (6m)
  - minor modification to Block 41-44
- creek realignment has been done, but not yet submitted. Concept has been supported by the GRCA

General discussion took place and the consultants were available to respond to questions from the Environmental Advisory Committee.

The floor was opened to delegations.

***Delegation:***

Charles Cecile, on behalf of the Guelph Field Naturalists, expressed the following concerns:

- the GFN expressed in 2005, and maintains, that the pond hasn't sufficiently been studied
- EAC approved the Draft Plan which included maintaining Pond A as a natural feature
- impacts to the Storm Water Management Pond
- concern for the frogs
- if converted, Pond A may act as a population sink for amphibians.
- the need for a reduced buffer for the road entering off of Victoria Road
- a 30m buffer to wetlands is important

General discussion took place and the following concerns were noted from the Environmental Advisory Committee:

- concerned about the piece meal approach
- concerned with these changes coming forward this late in the process
- Discussed the implications of the recommendation from the Torrance Creek Subwatershed Study
- concern about intrusion to Provincially Significant Wetland 30 m buffer
- need record of communication from GRCA and rationale for suggested use of Pond A
- Barn Swallows – ESA/SAR screening should be completed as soon as possible

Moved by M. Gillen and seconded by S. Lohnes

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

- An EIS Addendum be provided in support of the proposed Redline Revisions which addresses the following:
  - Any impacts these changes may have on the environmental features being protected (per the approved EIS) and their functions, with specific reference to ecological communities, fish and wildlife habitat as well as hydrology and hydrogeology.
  - The EIS should give further consideration to Pond A providing: amphibian habitat including breeding, turtle habitat including overwintering, and fish habitat including nursery habitat. This consideration must be given in context of the approved Draft Plan of Subdivision and supporting EIS which valued Pond A for providing amphibian habitat post-development. Any fieldwork required to address this item should be scoped with City staff.
  - An alternative analysis of potential SWM solutions for the site which includes an option of preserving Pond A as well as communications regarding GRCA's suggested use of Pond A.
  - Appropriate mitigation and/or compensation for the loss of Pond A in the context of alternatives which utilize it for SWM.
  - Confirmation of the Provincially Significant Wetland boundary in the field with the GRCA and the City.
  - That the EIS addendum include a figure that illustrates the proposed Draft Plan of Subdivision that clearly illustrates wetland and woodland limits, buffers and limits of development plus trails (colour coded). One version of the figure should be overlaid on an aerial photograph."

**Motion Carried  
-Unanimous-**

**2. OPA 42 Update - April Nix, Environmental Planner with the City of Guelph**

April Nix, Environmental Planner with the City of Guelph, provided a brief update on OPA 42. It was noted that OPA 42 was adopted by Council in July 2010 and approved by the Province, with modifications in February 2011.

April advised that there are a number of appeals to the OMB and the City is currently working through schedule/dates imposed by the OMB in May of 2012. The next pre-hearing is scheduled in November. As decisions are made, April offered to come back to the Committee to provide more updates.

**3. Correspondence and Information**

- EAC Symposium
  - Adele advised the symposium is November 17, 2012. Information will be emailed to members

- Urban Forest Management Plan Update
  - Adele advised the Plan is being brought to PBEE on October 15, 2012 and to Council on October 12, 2012.

**4. Approval of Minutes from September 19, 2012**

Moved by B. Mungall and seconded by C. Parent –  
“To accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

**5. Other Business**

Upcoming Items

- Development applications
  - 246 Arkell Road - Adele circulated the EIR Terms of Reference

**6. Next Meeting**

November 14, 2012.

The meeting was adjourned at 9:00 p.m.

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**CHAIRMAN**