

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, DECEMBER 12, 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

External Groups: Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson
Gerry Armstrong, Victoria Wood
Ken Behm, K. J. Behm & Associates
John Valeriote, Smith Valeriote
Shari Muscat, Stantec
Roger Freymond, Stantec
Hugh Handy, GSP Group
Hugh Whiteley, Living Rivers & Greenways Action Group
Charles Cecile, Guelph Field Naturalists
Judy Martin, Sierra Club of Canada

C. Parent declared a conflict of interest on the Dallan (161, 205 and 251 Clair Road East) EIR ToR review agenda item.

1. Dallan (161, 205 and 251 Clair Road East) EIR ToR review

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

Chris Parent, from North-South Environmental Inc., provided a brief history of the subject site and noted the following:

- There are no surface drainage features. It is all infiltration.
- A large portion of the property is dedicated to agricultural purposes.
- 180 species of vascular plants. 34% are non native. There are no Species at Risk plants on site.
- There are no Species at Risk wildlife on site.

Nancy Shoemaker, from Black, Shoemaker, Robinson and Donaldson spoke to the comment from the staff report regarding consideration of wildlife movement surveys and advised of the following:

- This has been a topic of discussion throughout the evolution of this file.
- In April 2011, Council referred the file back to EAC to discuss the need for a wildlife movement survey.
- Additional information was presented at the October 11, 2011 meeting and EAC determined that wildlife movement surveys were not required. Based on EAC's October 11, 2011 resolution, Council approved the size and location of the wildlife corridor within the Dallan lands.
- Nancy Shoemaker believes the discussion has been had and the survey is not needed.

Ken Behm, from K. J. Behm & Associates spoke to the monthly water balance analyses and advised that it is not a problem as long as he can obtain monthly precipitation data. EAC members and staff noted that data is available through Environment Canada as well as potentially from a station in the University of Guelph Turfgrass Institute.

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

B. Mungall asked why the north-south trail connection (trail from Dallan Subdivision to further south) wasn't looked at in the EIS. Nancy Shoemaker advised they did look at it and determined it was not appropriate. She further stated that a trail along the wildlife corridor was explored and it was determined to be inappropriate for the ecological function of the corridor.

Nancy Shoemaker expressed concern with revisiting the north-south trail connection.

EAC asked Staff for clarification. Staff indicated that through review it was found that the trail network within the subdivision was explored and an alignment determined, however, the investigation for a connection to the south was not documented.

C. Parent noted that detailed fieldwork beyond the Dallan lands would not be feasible but that an analysis of a north-south trail route could be completed based on existing information (e.g. aerial photographs, MNR wetland evaluation records).

Moved by M. Gillen and seconded by S. Lohnes

“That the Environmental Advisory Committee support the EIR Terms of Reference prepared by North-South Environmental Inc. for the Dallan Subdivision with the following:

That the EIR include:

- A detailed and updated Tree Inventory and Conservation Plan which will serve to inform the Compensation Plan.

- Amphibian Call Count Surveys in 2013 following the Marsh Monitoring Protocol.
- Erosion and Sediment Control Plans phased for all stages of development.
- Consideration for mitigation measures and design elements for the wildlife corridor and wildlife crossing structure which extend beyond the physical footprint of the corridor.
- A section where all Construction Best Management Practices and Mitigation Measures are discussed including vegetation removal, salt, timing windows, etc.
- A SWM section which explicitly details the proposed outlet to the PSW as well as maintenance and monitoring of the rear yard infiltration trenches.
- A Hydrogeology section including updated monthly water balance analysis.
- A long-term monitoring plan for a portion of Hall's Pond PSW (hydrology & hydrogeology – quality and quantity, ecology) within the NW corner of the site, adjacent to Clair Road East.
- A long-term effectiveness monitoring program for the wildlife corridor including provisions for adaptive management.
- A summary of the restoration and enhancements being undertaken as part of the development.
- Landscape plans for the buffers and wildlife corridor specifying native species.
- Educational/interpretative sign designs and locations.
- An analysis of a north-south trail route as outlined in the attached comments from the City's Parks Planner dated December 5th, 2012 as well as information addressing all other Parks comments.”

Motion Carried

1 member abstained

2. 1291 Gordon Street Environmental Implementation Report (Updated)

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

Shari Muscat, from Stantec, provided a brief overview of the EIR and noted the following have been added to the report;

- Dewatering plan/details has been added.
- The monitoring section has been expanded.

Roger Freymond, from Stantec, noted the following:

- Not a conventional infiltration gallery.
- Water will be conveyed to the storm water management facility, where a portion will evaporate/evapotranspire and a portion will recharge.
- 70% of the surface runoff being lost to evapotranspiration is an overestimate, likely closer to 60's; however even with 70%, it still meets groundwater recharge.

General discussion took place and the Environmental Advisory Committee noted that there needs to be a review of what, if any, MOE permits are required for the dewatering activities.

Moved by C. Parent and seconded by E. Blenkhorn

“That the Environmental Advisory Committee accept the Environmental Implementation Report prepared by Stantec with the following:

That the following minor comments are addressed through provision of a letter, in order to finalize the EIR:

- Add Precipitation information to the graphs of Figure 6 in Appendix E: Hydrogeological Report. This is important as it serves as a baseline for Wetland Monitoring.
- Please clarify why it was assumed that 70 % of the surplus runoff would be taken up through evapotranspiration.
- Commitment to a minimum 3-year terrestrial monitoring plan.

That prior to Site Plan approval the following items are addressed to the satisfaction of City Staff:

- GRCA Approval is obtained in the form of a permit (Regulation 150/06).
- Review what, if any, MOE permits are required for the dewatering activities.
- Educational signage design and locations are provided with Landscape Plans.
- A two-page stewardship guide insert is prepared and inserted into the City's EnviroGuide.
- A detailed dewatering plan is prepared.
- The trail alignment is staked in the field with City staff.
- Baseline data collection for Invasive Species Treatment and Vegetation Plots is undertaken.
- A detailed Terrestrial Monitoring Plan with contingency planning is developed based on the attached table.
- A Site Plan Agreement is developed.
- Comments provided by Parks Planner are addressed.
- Any further comments provided by Site Plan Review Committee as it relates to the development plans and the City SWMF.”

**Motion Carried
-Unanimous-**

3. Guelph Innovation District Draft Secondary Plan – Discussion on last month’s presentation and EAC Comments

General discussion took place on the Guelph Innovation District Draft Secondary Plan and the Environmental Advisory Committee noted the following:

- The geology of the river valley in this area is significant and unique. This should be highlighted and celebrated in the GID Secondary Plan.
- The trail information does not reflect the informal trails which exist on the site today.
- The active transportation link is supported as it connects both sides of the river and promotes low impact mobility.
- Stewardship should be highlighted in the GID Secondary Plan. Interpretative signage, brochures and materials should be a priority.
- 3 big areas of concern from an environmental perspective (water quality and quantity and hence ecological function) are: Cargill, point source pollution from the Ward coming through Clythe Creek and the dam.
- A Subwatershed study wasn’t undertaken and EAC hasn’t reviewed any Natural Heritage information for the area.

It was noted that given the lack a Subwatershed Study, there is a lack of management guidance for the Natural Heritage System in this area. EAC strongly recommends that the Natural Heritage System (i.e., non-developable portion of the lands) of the GID lands be subject to a comprehensive Master Plan exercise. EAC requested to review the Natural Heritage Study which was prepared in support of the Secondary Plan. From this review, EAC can formulate a Terms of Reference for a Master Plan.

Staff indicated they would take this back to the Guelph Innovation District Team for discussion.

4. Correspondence and Information

- Membership Renewals and new members
 - Adele advised there will be new EAC members starting in January 2013.

5. Other Business

- Meeting Schedule for 2013:
 - V. Laur distributed the meeting schedule to EAC members.
- Housekeeping for 2013:
 - Members can miss a maximum of 3 meetings in a year.

6. Next Meeting January 9th 2013

- 25 Lee Street EIS Addendum
- EIR ToR for 1897 Gordon Street

7. Approval of Minutes from November 14, 2012

Moved by S. Lohnes and seconded by B. Mungall –

“To accept the minutes as amended.

- In agenda item #2 under 1820 Gordon Street Proposed Redline Revision to an Approved Draft Plan of Subdivision, change bullet points #1, and #4 in the Resolution to read as follows (see italics):
 - Alternative techniques to address the low point within the wildlife corridor and the use of a catch basin *should be* explored including measures to mitigate catch basins impacts to wildlife, should a catch basin be required;
 - Opportunities for coordinating between *adjacent* property owners with respect to restoration of the wildlife corridor *should be* explored.”

**Motion Carried
-Unanimous-**

8. Next Meeting

January 09, 2013.

The meeting was adjourned at 9:40 p.m.

CHAIRMAN