

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY January 14, 2004
7:00 P.M.**

COUNCIL CHAMBERS

1. Terms of Reference for the Dutch Mill Environmental Implementation Report (23T01507)
2. Terms of Reference for the Kortright Road East Extension Subdivision Phases 1 and 2 Environmental Implementation Report (23T01508)
3. Community Services Trail Master Plan
4. Approval of Minutes November Meeting

Other Business

Next Meeting – February 11, 2004

Upcoming Items:

Items sent to Committee:

- All of the above

**Vaille Laur
Committee Co-ordinator**

P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JANUARY 14TH, 2004 AT 7:00 P.M.**

**COUNCIL CHAMBERS
MINUTES**

Present: J. Ford (Chair) D. Bienzle
R. Nadolny S. Braun
P. Smith

Regrets: S. Duff

Staff: S. Smith, V. Laur, M. Angelo

External Groups: Asrid Clos from Green Scheels Pidgeon Planning Consultants Ltd.
Chris Sims from Gamsby and Mannerow
Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson
Barb Dowsley from Stantec (formerly ESG International)
Janet Sperling from Recreation and Parks – City of Guelph

1. Terms of Reference for the Dutch Mill Environmental Implementation Report (23T01507)

Shannon Smith, Environmental Planner with the City of Guelph introduced the Environmental Implementation Report.

Chris Sims from Gamsby and Mannerow provided a brief overview on the Environmental Implementation Report and requested feedback/comments from the Environmental Advisory Committee.

An item of concern raised by the Environmental Advisory Committee was that of the water quality issue.

2. Terms of Reference for the Kortright Road East Extension Subdivision Phases 1 and 2 Environmental Implementation Report (23T01508)

Shannon Smith, Environmental Planner with the City of Guelph introduced the Environmental Implementation Report.

It was noted that Shannon Smith's comments would be incorporated into the Environmental Implementation Report.

3. Community Services Trail Master Plan

Shannon Smith, Environmental Planner with the City of Guelph introduced Janet Sperling, Park Planner from Community Services.

Janet Sperling provided a brief overview of the City Wide Trail Master Plan including its goals, objectives and guiding principles. Janet Sperling requested feedback/comments from the Environmental Advisory Committee.

Discussion focused on the following items/concerns:

- Concern of impact of trails going through natural areas
- Concern of trails being placed on roads of high traffic areas
- It was suggested that natural trails within 120 metres come to EAC for review.

4. Approval of Minutes from November 19, 2003

Moved by D. Bienzle and seconded by S. Braun –

“TO accept the minutes as printed.”

Motion Carried

5. Other Business**6. Next meeting**

Next meeting will be February 11, 2004.

The meeting was adjourned at 8:20 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY February 11, 2004
7:00 P.M.**

COUNCIL CHAMBERS

1. Doma-Can Property Environmental Impact Study, (ZC0313)
2. Salvation Army, 1320 Gordon Street Environmental Implementation Report
3. Approval of Minutes January Meeting

Other Business

- Minutes Discussion (conflict of interest item)

Next Meeting – March 10, 2004

Upcoming Items:

- Pergola EIS
- Hanlon Creek Business Park EIS
- Hebert EIS
- 211 Kortright Road West EIS

Items sent to Committee:

- All the above except Hebert EIS

**Vaille Laur
Committee Co-ordinator**

P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, FEBRUARY 11TH, 2004 AT 7:00 P.M.**

**COUNCIL CHAMBERS
MINUTES**

Present: J. Ford (Chair) D. Bienzle
J. MacKinnon S. Braun
P. Smith

Regrets: S. Duff, R. Nadolny

Staff: S. Smith, V. Laur, M. Angelo

External Groups: Astrid Clos from Green Scheels Pidgeon Planning Consultants Ltd.
Chris Sims from Gamsby and Mannerow Limited
Brad Bricker from LGL
David McAuley, J. David McAuley Architects
Elaine Gosnell, Natural Resource Solutions Inc.

1. Doma-Can Property Environmental Impact Study, (ZC0313)

Shannon Smith, Environmental Planner with the City of Guelph introduced the re-submission of the Doma-Can Property Environmental Impact Study. Shannon reviewed the concerns that the Committee had with the original submission which was brought before the Committee on October 08th, 2003.

Astrid Clos from Green Scheels Pidgeon Planning Consultants Ltd. provided a brief overview of the revised addendum that was distributed to EAC members and reviewed changes in the concept plan as well as the Environmental Impact Study.

P. Smith suggested that vegetation maps from the Ministry of Natural Resources would be a helpful tool when assessing future Environmental Impact Studies.

Moved by S. Braun and seconded by D. Bienzle –

“THAT the Environmental Advisory Committee support the Environmental Impact Study as presented.”

Motion Carried

2. Salvation Army, 1320 Gordon Street Environmental Implementation Report

Shannon Smith, Environmental Planner with the City of Guelph introduced the Environmental Implementation Report.

David McAuley, from J. David McAuley Architects gave a brief presentation on the overall site including landscape and grading plans.

Chris Sims from Gamsby and Mannerow Limited and Elaine Gosnell from Natural Resource Solutions Inc. were available to answer questions of the Environmental Advisory Committee.

Moved by D. Bienzle and seconded by P. Smith –

“THAT the Environmental Advisory Committee support the Environmental Implementation Report.”

Motion Carried

4. Approval of Minutes from January 14, 2004

Moved by D. Bienzle and seconded by S. Braun –

“TO accept the minutes with the following noted item - S. Braun declared a conflict of interest to the committee in regards to the Kortright East agenda item.”

Motion Carried

5. Other Business

- The Environmental Advisory Committee suggested that an Environmental Impact Study should include a larger context map and applicants need to be prepared to discuss it when an EIS is brought before the Committee.
- Shannon Smith advised that an orientation session will be scheduled once all new EAC members are appointed.
- Shannon Smith reported that a Terrestrial Inventory is forthcoming, upon Council approval of the budget.

6. Next meeting

Next meeting will be March 10, 2004.
The meeting was adjourned at 9:30 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY March 10, 2004
7:00 P.M.**

COUNCIL CHAMBERS

1. Doma-Can Property Terms of Reference for the Environmental Implementation Report, (ZC0313)
2. Dutch Mill Environmental Implementation Report (23T01507)
3. 211 Kortright Road West Environmental Impact Study (ZC0312)
4. Approval of Minutes February Meeting

Other Business

Next Meeting – April 14, 2004

Upcoming Items:

- Pergola Environmental Impact Study
- Hanlon Creek Business Park Environmental Impact Study
- Hebert Property Environmental Impact Study (ZC0314)
- Doma-Can Property Environmental Implementation Report
- Kortright East Environmental Implementation Report
- Westminster Woods East Plan of Subdivision Re-submission

Items sent to Committee:

- Doma-Can
- Dutch Mill
- 211 Kortright Road West

**Vaille Laur
Committee Co-ordinator**

P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, MARCH 10TH, 2004 AT 7:00 P.M.**

**COUNCIL CHAMBERS
MINUTES**

Present: J. Ford (Chair) S. Duff
J. MacKinnon S. Braun
P. Smith J. DeBruyn
R. Nadolny

Regrets: D. Bienzle

Staff: A. Hearne, V. Laur, M. Angelo

External Groups: Astrid Clos from Green Scheels Pidgeon Group
Chris Sims from Gamsby Mannerow Limited
Sarah Austin from Gamsby Mannerow Limited
Brad Bricker from LGL

1. Dutch Mill Environmental Implementation Report (23T01507)

Al Hearne, Senior Development Planner with the City of Guelph introduced the application and provided a brief overview on the site location and history.

Astrid Clos from GSP Group provided a brief overview of the plan as well as the zoning.

Discussion focused on the following items/concerns:

- Concern on length of monitoring process (i.e. erosion control)
- Concern regarding the proposed signage (re: Figure 3 – reads ‘**recreational** and scenic value’) and that the word ‘**recreational**’ needs to be more specific to indicate passive recreation only.

Moved by S. Duff and seconded by R. Nadolny –

“THAT the Environmental Advisory Committee support the Dutch Mill Subdivision Environmental Implementation Report as submitted.”

The public were invited to speak -

- Laura Murr from the Clean Water Coalition, voiced concern regarding monitoring and asked if Council could budget monitoring money. The Environmental Advisory Committee will consider this request.

Motion Carried

2. 211 Kortright Road West Environmental Impact Study (ZC0312)

Al Hearne, Senior Development Planner with the City of Guelph introduced the application and provided a brief overview on the subject site. It was reported that a Notice of Informal Public Information Meeting has been circulated to area residents and is scheduled for March 17th, 2004.

Brad Bricker from LGL was available to respond to questions of the Environmental Advisory Committee.

Discussion focused on the following items/concerns:

- green plan overlay not addressed satisfactorily
- general feeling that it would be better if the property was owned by the City of Guelph or the GRCA and not developed
- the report wasn't clear as to how to minimize the effects on core Greenland areas
- there are no monitoring recommendations or plans
- Provincial Policy statement – needs to be addressed

The public were invited to speak -

- Laura Murr from the Clean Water Coalition opposed development of the site and noted that the core areas should be protected.
- Archie MacKinnon, resident of 693 Edinburgh Road South, voiced concern with the proposed development and the impacts it would have on surrounding vegetation and wildlife. Mr. Mackinnon also enquired as to whether the City, other agency, or residents could purchase the property.

Moved by S. Duff and seconded by P. Smith –

“THAT the Environmental Advisory Committee defers consideration of this Environmental Impact Study until the central issues of non-core greenlands and Provincial Policy Statement are addressed.”

Motion Carried

AND

Moved by P. Smith and seconded by J. MacKinnon –

“THAT the Environmental Advisory Committee requests the City consider alternative ways of acquiring this property.”

Motion Carried

4. Approval of Minutes from February 11, 2004

Moved by R. Nadolny and seconded by S. Duff –

“TO accept the minutes as printed.”

Motion Carried

5. Other Business

- ‘Policy Discussion’ to be placed on April’s EAC Agenda.

6. Next meeting

Next meeting will be April 14, 2004.

The meeting was adjourned at 10:00 p.m.

CHAIRMAN

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, MAY 12TH, 2004 AT 7:00 P.M.**

**COUNCIL CHAMBERS
MINUTES**

Present: J. Ford (Chair) S. Duff
J. MacKinnon S. Braun
R. Nadolny J. DeBruyn
P. Smith J. Ambrose

Regrets: D. Bienzle,

Staff: S. Smith, V. Laur, A. Hearne, P. Linn

External Groups: Astrid Clos from GSP Group
Chris Sims from Gamsby and Mannerow Limited
William Banks from Waterloo Hydrogeologic
David Stephenson from Natural Resource Solutions Inc.

Chairperson, Jamie Ford welcomed new member John Ambrose to the Committee. Members introduced themselves

1. 410 Watson Road South (Hebert Property) Environmental Impact Study (ZC0314)

Shannon Smith, Environmental Planner with the City of Guelph introduced the 410 Watson Road South (Hebert Property) Environmental Impact Study and provided a brief overview on the site location and history.

Chris Sims from Gamsby and Mannerow Limited provided a brief overview of the Environmental Impact Study and responded to questions of the Environmental Advisory Committee.

Moved by S. Duff and seconded by S. Braun –

“THAT the Environmental Advisory Committee accept the 410 Watson Road South Environmental Impact Study as presented.”

Motion Carried

2. **Hanlon Creek Business Park Environmental Impact Study**

Asrid Clos, Planning Consultant with GSP Group introduced the Hanlon Creek Business Park Environmental Impact Study and provided a brief overview on the site location and history.

William Banks from Waterloo Hydrogeologic and David Stephenson from Natural Resource Solutions Inc. responded to questions of the Environmental Advisory Committee.

Discussion focused on the following items/concerns:

- Buffer widths and justification
- Water quality in the wetland and physical temperature of water
- Buffer have SWM swales in them and narrow no touch zones
- Are swales/stormwater ponds appropriate inside a buffer?
- Address soluble pollutants like road salt
- Not enough enhanced areas to warrant reduced buffers
- Ensure comments from the GRCA and City Staff are addressed in the consolidated EIS
- Consolidate monitoring recommendations

At 10:00 p.m. a Motion was made to extend the Environmental Advisory Committee meeting by 30 minutes.

Moved by J. DeBruyn and seconded by S. Braun

Motion Carried

The public were invited to speak -

- Doug Johnson from the Kortright Hills Neighbourhood Association, voiced concern regarding controls on properties after they are built and post development monitoring.

Moved by J. DeBruyn and seconded by J. Ambrose –

“THAT the Environmental Advisory Committee defer support on the Environmental Impact Study with the following list of items of concern:

- Effective contaminants being addressed specifically non-sedimentable pollutants
- Width of buffers and their use for hydraulic control be addressed
- Reduction of enhancement areas from the 2000 Environmental Impact Study
- A comprehensive and consolidated monitoring plan be provided
- EAC’s support for the concerns of the GRCA letter of March 26, 2004
- EAC review the consolidated Environmental Impact Study document”
- Hydraulic operation of storm water management facilities and their possible connectivity with the wetland and groundwater/regional aquifer

- Given that no impermeable liners were proposed in the facilities address control of floating hydrocarbon pollutants entering the wetland through the storm water management facility

Motion Carried

4. Approval of Minutes from April 10, 2004

Deferred to next meeting.

5. Other Business

- None

6. Next meeting

Next meeting will be June 09, 2004.

The meeting was adjourned at 10:40 p.m.

CHAIRMAN

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JUNE 09TH, 2004 AT 7:00 P.M.**

**COUNCIL CHAMBERS
MINUTES**

Present: J. Ford (Chair) D. Bienzle
J. MacKinnon S. Braun
J. Ambrose J. DeBruyn
P. Smith

Regrets: S. Duff, R. Nadolny

Staff: S. Smith, V. Laur

External Groups: Brad Bricker from LGL
Chris Sims from Gamsby and Mannerow Limited

1. Gordon Gate Towns (Doma Can property) EIR Terms of Reference, (ZC0313)

Shannon Smith, Environmental Planner with the City of Guelph introduced the Gordon Gate Towns (Doma Can property) Environmental Implementation Report Terms of Reference and provided a brief overview on the site location and history.

Chris Sims from Gamsby and Mannerow Limited and Brad Bricker from LGL responded to questions of the Environmental Advisory Committee.

General discussion took place and various issues were raised by the Environmental Advisory Committee.

Lynda Walters from the Clean Water Coalition read a letter from Hugh Whitely of the Clean Water Coalition and expressed concerns about insufficient amenity area and the design of the storm water management facility including fencing.

Moved by J. Ambrose and seconded by D. Bienzle

"THAT the Environmental Advisory Committee support the Terms of Reference with the following recommendations:

- provide information on fen/sensitive species and its location
- investigate alternate innovative solutions to minimize the impact of the storm water management pond on the buffers effectiveness
- ensure that the fencing and berming design is as adequate as that in the Southcreek design

- address grading and anticipated construction activities in and near buffers
- address the concerns of Shannon Smith's February 11, 2004 letter
- consider the construction of a trail adjacent to the buffer on the south side of the property along the back of units 9-42
- the buffer and storm water management pond be monitored for effectiveness and be reported to the City annually in perpetuity
- specify the use of native species of certified local sources be used in buffer planting
- place appropriate signage identifying the natural area."

Motion Carried

2. Approval of Minutes from April 10, 2004

Moved by J. MacKinnon and seconded by D. Bienzle –

“TO accept the minutes as printed.”

Motion Carried

3. Approval of Minutes from May 12, 2004

Moved by J. Ambrose and seconded by S. Braun –

“TO accept the minutes with the following addition to the Hanlon Creek Business Park Environmental Impact Study Resolution –

- Hydraulic operation of storm water management facilities and their possible connectivity with the wetland and groundwater/regional aquifer
- Given that no impermeable liners were proposed in the facilities, address control of floating hydrocarbon pollutants entering the wetland through the storm water management facility.”

Motion Carried

4. Other Business

- None

5. Next meeting

Next meeting will be July 14, 2004.

The meeting was adjourned at 9:15 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY September 8, 2004
7:00 P.M.**

COUNCIL CHAMBERS

1. Woodside Road Subdivision - Tree Protection Report, (23T04502)
2. Approval of Minutes July Meeting

Other Business

Next Meeting – October 13, 2004

Upcoming Items:

- Hanlon Creek Business Park Environmental Impact Study Resubmission
- Terms of Reference for an Environmental Impact Assessment for Victoria Park Golf Club West Community

Items sent to Committee:

- The above agenda item - via mail

**Vaille Laur
Committee Co-ordinator**

P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, SEPTEMBER 08TH, 2004 AT 7:00 P.M.**

**COUNCIL CHAMBERS
MINUTES**

Present: J. Ford (Chair) S. Duff
R. Nadolny J. MacKinnon
J. Ambrose

Regrets: S. Braun, J. DeBruyn, P. Smith

Staff: S. Smith, V. Laur, M. Angelo

External Groups: Glenn Wellings from MHBC Planning
Jeff White from Charleston Homes
Brooks Wickett from Land Plan Collaborative
Tanya Lonsdale from Braun Consulting Engineers
Mirek Sharp from North-South International

1. Woodside Road Subdivision - Tree Protection Report, (23T04502)

Shannon Smith, Environmental Planner with the City of Guelph introduced the Woodside Road Subdivision - Tree Protection Report and provided a brief overview on the application and site location.

Glenn Wellings from MHBC Planning provided a detailed explanation of the proposed application and distributed the following handouts:

- Draft Plan of Proposed Subdivision
- Maximized Lot Layout
- 11 Lot Design

Brooks Wickett from Land Plan Collaborative provided a brief overview of the wooded area in regards to the Woodside Drive extension and responded to questions of the Environmental Advisory Committee.

General discussion took place and the following concerns were raised by the Environmental Advisory Committee:

- concern over the loss of the ecological function and natural (and cultural) heritage of the woodland area
- the need to preserve more of the wooded area at the north east corner

Moved by R. Nadolny and seconded by J. Ambrose

"THAT the Environmental Advisory Committee support the proposal with the condition that the majority of the woodlot in the north corner below the present top of bank be preserved."

Vote:

For: R. Nadolny, J. Ambrose, J. MacKinnon

Against: S. Duff

Motion Carried

2. Approval of Minutes from July 14, 2004

Moved by R. Nadolny and seconded by S. Duff –

“TO accept the minutes with the below bullet point removed from the Gordon Gate Towns (Doma Can Property) EIR, resolution –

- A Letter of Credit is necessary for all landscape and restoration work. The City will require a cost estimate upon which to base it.”

Motion Carried

4. Other Business

5. Next meeting

Next meeting will be October 13, 2004.

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

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY October 13, 2004
7:00 P.M.**

COUNCIL CHAMBERS

1. Terms of Reference for an Environmental Impact Study for Victoria West Golf Course Property (UP-0404)
2. Approval of Minutes September Meeting

Other Business

Next Meeting – November 10, 2004

Upcoming Items:

- Pergola Subdivision Resubmission
- Westminister East Subdivision Resubmission
- Hanlon Creek Business Park Resubmission
- Linke Re-submission Environmental Overview

Items sent to Committee:

- The above agenda item - via mail

**Vaille Laur
Committee Co-ordinator**

P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, OCTOBER 13TH, 2004 AT 7:00 P.M.**

**COUNCIL CHAMBERS
MINUTES**

Present: J. Ford (Chair) S. Duff
R. Nadolny J. MacKinnon
J. Ambrose J. DeBruyn
P. Smith S. Braun

Regrets:

Staff: A. Hearne, V. Laur,

External Groups: Barb Dowsley from Stantec Consulting Ltd.
Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson
Steve Braun from Braun Consulting Engineers

S. Braun declared a conflict of interest on the below Agenda item.

A. Hearne introduced Jim Riddell, the Director of Planning and Building Services to the Environmental Advisory Committee.

1. Terms of Reference for an Environmental Impact Study for Victoria West Golf Course Property (UP-0404)

Al Hearne, Senior Development Planner with the City of Guelph introduced the Terms of Reference for the Environmental Impact Study for Victoria West Golf Course Property and provided a brief overview on the application and site location.

Barb Dowsley from Stantec Consulting Ltd., provided a brief outline on the content of the Term of Reference for the Impact Assessment for Victoria Park Golf Club West Community and responded to questions of the Environmental Advisory Committee.

General discussion took place and the following concerns were raised by the Environmental Advisory Committee:

- that development not intrude into the buffers
- concern on water consumption and water balance issues
- the need for the “bigger picture” outlining impacts
- explore concept of moving creek into the wetland to protect it
- impact of golf activity on Torrence Creek

Moved by J. DeBruyn and seconded by S. Duff

"THAT the Environmental Advisory Committee accepts the Terms of Reference as provided and additionally support the principle of investigating the creation of a natural channel through the eastern wetland to replace the existing adjacent drainage ditch."

**Motion Carried
-Unanimous-**

2. Approval of Minutes from September 08, 2004

Moved by R. Nadolny and seconded by J. Ambrose –

- “To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

3. Next meeting

Next meeting will be November 10, 2004.

The meeting was adjourned at 8:10 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY November 10, 2004
7:00 P.M.**

COUNCIL CHAMBERS

1. Linke Subdivision - Environmental Overview
2. Watson Creek Subdivision Phase 2 - EIR Addendum
3. Hanlon Creek Business Park – Presentation of Revisions
4. Approval of Minutes October 13, 2004 Meeting

Other Business

Next Meeting – December 08, 2004 – Regular Meeting
December 15, 2004 – Special Meeting? (if needed for Hanlon Creek Business Park)

Upcoming Items:

- Hanlon Creek Business Park
- Pergola Subdivision Resubmission
- Westminister East Subdivision Resubmission

Items sent to Committee:

- The above agenda items - via mail
- Hanlon Creek Business Park re: subdivision is expected mid-November

**Vaille Laur
Committee Co-ordinator**

P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, NOVEMBER 10TH, 2004 AT 7:00 P.M.**

**COUNCIL CHAMBERS
MINUTES**

Present: J. Ford (Chair) S. Braun
R. Nadolny J. MacKinnon
J. Ambrose

Regrets: J. DeBruyn, P. Smith, S. Duff

Staff: A. Hearne, C. DeVriendt, V. Laur,

External Groups: John Cox from J.L Cox Planning Consultants Inc.
Chris Sims from Gamsby and Mannerow Limited
Sarah Mengay from North-South Environmental Inc.
Astrid Clos from GSP Group
David Stephenson from Natural Resource Solutions Inc.
Duncan Mcleod formerly TSH Consultants

1. Linke Subdivision – Environmental Overview

Chris DeVriendt, Senior Development Planner with the City of Guelph introduced the Linke Subdivision – Environmental Overview and provided a brief history on the background and site location of the application.

John Cox from J.L Cox Planning Consultants Inc. was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and the following items were raised by the Environmental Advisory Committee:

- want to see a water balance study addressed
- need to address the impact of the form and function of the wetland

Laura Murr from the Clean Water Coalition expressed concern in regards to air quality and pollution issues.

Moved by S. Braun and seconded by J. Ambrose

"THAT the Environmental Advisory Committee defer decision until receipt of a water balance report indicating the effects of development on the form and function of the downstream PSW and the requirement for any mitigating means if necessary."

**Motion Carried
-Unanimous-**

2. Watson Creek Subdivision Phase 2 – Environmental Implementation Report Addendum

Chris DeVriendt, Senior Development Planner with the City of Guelph provided a brief overview on the Watson Creek Subdivision Phase 2 – Environmental Implementation Report Addendum.

Chris Sims from Gamsby and Mannerow Limited was available to respond to questions of the Environmental Advisory Committee.

Sarah Mengay from North-South Environmental Inc. provided a brief overview in regards to the Tree Conservation Plan.

General discussion took place and it was noted to use local stock as a guide for tree planting.

Laura Murr from the Clean Water Coalition expressed concern in regards to clear cutting of the subdivision.

Moved by J. Ambrose and seconded by R. Nadolny

"THAT the Environmental Advisory Committee accept the Addendum with the condition that the plantings specified on page 14, item #6 of the Environmental Implementation Report Addendum, Watson Creek Subdivision Phase 2, August 2004, use local source, following Forest Gene Conservation Association "Ontario's Natural Selection" criteria."

**Motion Carried
-Unanimous-**

3. Hanlon Creek Business Park – Presentation of Revisions

Al Hearne, Senior Development Planner with the City of Guelph provided a brief overview on the Hanlon Creek Business Park application.

Astrid Clos from GSP Group provided a brief overview on the changes to the Plan and provided a brief summary on the history and process of the application to date. A “List of Revisions to the Draft Plan” was distributed to Committee members for review and David Stephenson from Natural Resource Solutions Inc. was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and Laura Murr advised that she will forward a list of questions/concerns to the Environmental Advisory Committee for review.

The Environmental Advisory Committee asked that a site visit be arranged with the consultants prior to the December 8th meeting. The City of Guelph Planning Division will co-ordinate the meeting.

4. Approval of Minutes from October 13, 2004

Moved by J. Ambrose and seconded by S. Braun–

- “To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

3. Next meeting

Next meeting will be December 08, 2004. (**Note: in COMMITTEE ROOM C**)

The meeting was adjourned at 9:15 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY December 08, 2004
7:00 P.M.**

COUNCIL COMMITTEE ROOM C

1. Hanlon Creek Business Park
2. Approval of Minutes November 10, 2004 Meeting

Other Business

Next Meeting – January 12, 2005

Upcoming Items:

- Pergola Subdivision Resubmission
- Westminister East Subdivision Resubmission

Items sent to Committee:

**Vaille Laur
Committee Co-ordinator**

P.S.: PLEASE ADVISE VAILLE LAUR AT 837-5617 IF UNABLE TO ATTEND MEETING. (If unable to speak to Vaille directly please call Planning Division's Main Line 837-5616)

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, DECEMBER 08TH, 2004 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM “C”
MINUTES**

Present: J. Ford (Chair) S. Braun
R. Nadolny J. MacKinnon
J. Ambrose J. DeBruyn
P. Smith, S. Duff

Regrets:

Staff: A. Hearne, P. Cartwright, V. Laur, P. Linn, H. Powers, J. Riddell

External Groups: Astrid Clos from GSP Group
David Stephenson from Natural Resource Solutions Inc.
Duncan Mcleod formerly TSH Consultants
William Banks from Waterloo Hydrogeologic
Shannon Smith (Former City of Guelph Environmental Planner)

Jim Riddell, Director of Planning and Building Services introduced Helen Powers who is the new Environmental Planner with the City of Guelph

1. Hanlon Creek Business Park

Al Hearne, Senior Development Planner with the City of Guelph provided a brief overview on the Hanlon Creek Business Park application.

Astrid Clos from GSP Group provided a brief overview on the Hanlon Creek Business Park application and was available to respond to questions of the Environmental Advisory Committee.

General discussion took place and listed below are a few of the items/issues raised by the Environmental Advisory Committee:

- have the authoritative species list updated for subject lands
- try to use native plantings
- restoration plan consider microtopography
- Hanlon Creek Business Park urban design guidelines might consider landscaping techniques
- Restoration plan needs to address crossing and issues around Laird Road

At 10:00 p.m. a Motion was made to extend the Environmental Advisory Committee meeting by 30 minutes.

Moved by J. DeBruyn and seconded by S. Duff

**Motion Carried
-Unanimous-**

The public were invited to speak -

- Hugh Whitely from the Clean Water Coalition, voiced concern on the following items:
 - that the prohibited list of uses in the hydrogeological report matches the zoning.
 - that the limitation on parking lots doesn't exceed the limits of the water balance
 - the retention of stream regime is incomplete
 - identify water temperature changes to the design

- Heather Arsenault, resident, informed the Environmental Advisory Committee that all three landlords in the plan are not happy with City proposed zoning of the Corporate Business Park holding.

At 10:30 p.m. a Motion was made to extend the Environmental Advisory Committee meeting by 30 minutes.

Moved by J. DeBruyn and seconded by J. Ambrose

**Motion Carried
-Unanimous-**

- Cathy White, resident, voiced concern on the following items:
 - not happy with the closing of Downey Road
 - amount of infill brought onto site and its effects

- Laura Murr from the Clean Water Coalition expressed concern on the following items:
 - concern on the amount of wetland to be removed and the species affected – needs to be done on an ecologically sensitive nature (i.e. timing)
 - planting/species lists are not complete
 - need for a restoration plan
 - baseline monitoring for flow regime in tributary
 - dust control
 - health of creek – lack of monitoring

At 11:00 p.m. a Motion was made to extend the Environmental Advisory Committee meeting by 15 minutes.

Moved by J. DeBruyn and seconded by S. Braun

**Motion Carried
-Unanimous-**

Moved by J. Ambrose and seconded by S. Duff

"THAT the Environmental Advisory Committee supports the Consolidated Environmental Impact Study prepared by Natural Resource Solutions dated November, 2004 subject to the following conditions:

THAT:

- Native species be used exclusively throughout all portions of the plan, including within stormwater management facilities, buffer plantings, restoration works and also within all future landscaping plans on individual site plans.
- Wherever feasible, native plantings be obtained from locally sourced stocks, following the Forest Gene Conservation Association's "Ontario's Natural Selection" criteria.
- The Environmental Implementation Report contain an up to date species list.
- All efforts be taken to retain the upland forest in Block 39
- Serious consideration be given to a span bridge at the Road "A" crossing of Tributary "A".
- Consideration be given to the widening of the corridor west of Block 21
- SWM ponds and conveyance ditches be designed to be impervious to water infiltration and exfiltration.
- Fluvial geomorphology be considered within the final design of stormwater management facilities, requiring an integrated subwatershed based approach.
- All recommendations made within the above-referenced EIS be adopted.
- Land use limitations recommended in the hydrogeological report be reflected in the zoning limitations.
- The design of stormwater management facilities give special attention to mitigating measures for stream temperature increases that occur during summer months.
- The closure of Laird Road is implemented, which the Environmental Advisory Committee sees as an integral part of the proposal.
- The site restoration plan pay special attention to the closed section of Laird Road and the crossing of Road "A" over Creek "A"
- A landscape guide be provided to all site plan developers which provides recommendations for pesticide and fertilizer use and recommendations for plantings to enhance ecological connections to neighbouring properties.

- All comments from Shannon Smith dated December 7, 2004 be satisfactorily addressed within the EIR for this project.”

**Motion Carried
-Unanimous-**

2. Approval of Minutes from November 10, 2004

Moved by S. Braun and seconded by R. Nadolny –

- “To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

3. Next meeting

Next meeting will be January 12, 2005. (**Note: in COMMITTEE ROOM C**)

The meeting was adjourned at 11:15 p.m.

CHAIRMAN