

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY January 11, 2006
7:00 P.M.**

COUNCIL CHAMBERS

1. Draft - Hanlon Creek State-of-the-Watershed Study (final)
2. Approval of Minutes from the December 14, 2005 Meeting

Other Business

- Notice of Planning Applications that have been Circulated
 - 58 & 78 Fleming Road (Phase 1) (File: 23T-03502, ZC0304)

Next Meeting – February 8, 2006

Upcoming Items:

- Lafarge Property – Environmental Impact Study (OP0506, ZC0516)
- Conservation Estates Subdivision - Terms of Reference for an Environmental Implementation Report (EIR)

Items sent to Committee:

- All 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 11TH, 2006 AT 7:00 P.M.**

**COUNCIL CHAMBERS
MINUTES**

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

Regrets: R. Nadolny

Staff: C. Musselman, V. Laur, Jim Riddell

External Groups: Laura Murr – Clean Water Coalition

1. Draft - Hanlon Creek State-of-the-Watershed Study (Final)

C. Musselman, Environmental Planner with the City of Guelph provided a brief overview on the Hanlon Creek State of the Watershed Study.

General discussion took place and various items were noted in the Motion. Some of the concerns discussed included:

- Transportation and road linkages incorporate natural linkages into the design
- Core linkages and linkages identified in the Study be incorporated into the Official Plan and be given the significance required
- Any loss of environmental sensitive area must be replaced by an area of ecological function equivalence – not necessarily equivalence of area or tree number for example
- The Environmental Planner create a standard checklist of requirements needed for an EIS and an EIR
- In the next Study reference the previous Study

Laura Murr from Clean Water Coalition made a brief presentation to the Environmental Advisory Committee. She was concerned that there is not an accurate picture of what has happened since the last monitoring program implemented in 2001. L. Murr believed that we shouldn't wait another 5 years to monitor the subwatershed area but rather it should be monitored continuously. It was suggested that citizens help in the monitoring process and possibly work with the development community and the Grand River Conservation Authority.

Robert Barron, participant of the Hanlon Creek Business Park OMB Hearing requested support from the Environmental Advisory Committee in protecting the old growth heritage trees in the subwatershed area.

Hugh Whitely, voiced concern on the importance of stream flow monitoring. He also noted that the City of Guelph should add a weather station to have a continuing report recording the level of precipitation.

Moved by J. DeBruyn and seconded by J. Ambrose

“THAT the Environmental Advisory Committee support the summary recommendations within the Hanlon Creek State-of-the-Watershed Study listed below and highlighting the need for stream flow monitoring and rehabilitation of the degraded areas within the watershed.

Recommendation #1 (General Monitoring)

- a) Implement the Monitoring program detailed in Table C 3.1 of the study.
- b) Investigate the potential to fund future monitoring and reporting through the Development Charges process.
- c) Continue to review and implement any 1993 Hanlon Creek Watershed Plan recommendations that are incomplete or partially incomplete as per Table C 2.1 of the study.

Recommendation #2 (Surface and Groundwater)

- a) Include, or investigate the inclusion of, stormwater facility sediment monitoring (accumulation and toxicity) in an overall monitoring plan.
- b) Continue to require performance monitoring of various development controls to ensure that localized impacts and cumulative impacts on the Hanlon Creek Watershed (HCW) do not occur.
- c) Continue to monitor groundwater quality and quantity in the HCW in light of other groundwater monitoring programs (shallow and deep aquifers).
- d) Continue to safeguard the municipal water supply in the HCW (e.g. landuse restrictions, wellhead protection measures), particularly in light of recent Source Protection issues.
- e) Continue to investigate the impacts of road salts (chlorides) on the HCW and seek to minimize its use where possible (while maintaining public safety).

Recommendation #3 (Terrestrial and Aquatic)

- a) Protect and enhance remaining natural linkages and corridors.
- b) Designate, in the portions of the watershed that have yet to be zoned, identified natural areas and some semi-natural areas as Non-Core Greenlands so that they are protected on a local level.
- c) Ensure, in the portions of the watershed that have yet to be zoned and developed, that buffers and linkages adopted as part of the Natural Heritage Strategy (NHS) are respected through the Environmental Impact Study (EIS) process.
- d) Enhance remaining natural linkages and corridors in the HCW and that the City implement, to the greatest degree possible, the buffers identified in the original HCW Plan.
- e) Ensure that terrestrial monitoring is pursued (by qualified ecologists and wildlife biologists) using the plots and baseline data provided in this study on a 5-year cycle, and that follow-up actions are taken as required.
- f) Develop more specific EIS Guidelines for the watershed so that reports contain consistent levels and types of data collected in appropriate seasons.
- g) Establish an overall target for the watershed of maintaining 40% greenlands and implement principle of "no net loss" so that any habitat removed in one area of the watershed must be recreated elsewhere with ecological functional equivalence.
- h) Establish bird monitoring locations and monitor the Arkell Springs area to confirm the presence or absence of the Endangered Henslow's Sparrow.

Recommendation #4 (Education)

- a) Be vigilant about educating new residents about good stewardship practices and enforcing bylaws with respect to encroachments on Natural Heritage areas.

Recommendation #5 (Rehabilitation)

- a) Investigate methods of improving temperature regimes in Hanlon Creek Tributaries through the use of additional canopy cover or infiltration and the Environmental Advisory Committee recommends that the City investigate better long term continuous rainfall/weather data collection opportunities as needed for continuous monitoring required by this study.

Motion Carried
-Unanimous-

3. Approval of Minutes from December 14, 2005

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

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

4. Other Business:

Moved by J. DeBruyn and seconded by J. MacKinnon

"THAT the Environmental Advisory Committee recommends that the linkages identified in subwatershed studies be incorporated in the Official Plan and be given the significance specified in the subwatershed study”.

**Motion Carried
-Unanimous-**

Moved by J. DeBruyn and seconded by J. Ambrose

"THAT the Environmental Advisory Committee recommends that objectives or Terms of References for state of the watershed studies place priority on using comparable measurement criteria”.

**Motion Carried
-Unanimous-**

- Jamie Ford advised that the Guelph Round Table on the Environment, Economy and Society is organizing a workshop on strategies for collaborative planning for infill. The 1-day workshop runs from 8:30 am to 5:30 pm on Friday January 27th. Lunch will be provided. Registration is \$100. The workshop will take place at the Delhi Community Centre, 65 Delhi Street. Sign in is from 8:00 am to 8:30 am. Please contact Jeremy Shute if you wish to participate.
- Include “Environmental Planner - Checklist” as an agenda item for the February meeting.

5. Next meeting

Next meeting will be February 08, 2006.

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

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY February 8, 2006
7:00 P.M.**

COUNCIL CHAMBERS

1. Conservation Estates Subdivision - Terms of Reference for an Environmental Implementation Report (EIR)
2. Approval of Minutes from the January 11, 2006 Meeting

Other Business

- Check list for environmental impact studies (EIS) and environmental implantation reports (EIR)
- 2006 EAC symposium questionnaire/survey
- Notice of planning applications that have been circulated
 - 642 Woolwich St., Zoning By-Law Amendment (File ZC0601)
 - 204, 210, 214 & 222 College Ave. E., Official Plan and Zoning By-Law Amendment (File OP0507, ZC0517)
 - 26 & 30 Arthur St. S., Zoning By-Law Amendment (File ZC0519)
 - 170 Southgate Dr., Zoning By-Law Amendment (File ZC0511)
 - 165 Dunlop Dr., Zoning By-Law Amendment (File ZC0112)
 - Pergola Drive-In Ltd., Draft Plan of Subdivision and Zoning By-Law Amendment (File 23T-03507, ZC9912)

Next Meeting – March 8, 2006

Upcoming Items:

- Lafarge Property – Environmental Impact Study (OP0506, ZC0516)

Items sent to Committee:

- All 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, FEBRUARY 08TH, 2006 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

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

Regrets: J. MacKinnon, J. DeBruyn, P. Smith

Staff: C. Musselman, V. Laur,

External Groups: Asrid Clos from Astrid J. Clos Planning Consultants
Angela Kroetsch from Gamsby and Mannerow Limited

Jamie Ford introduced Scott Robertson as a new member to the Environmental Advisory Committee

1. Conservation Estates Subdivision - Terms of Reference for an Environmental Implementation Report (EIR)

C. Musselman, Environmental Planner with the City of Guelph introduced the Conservation Estates Subdivision - Terms of Reference for an Environmental Implementation Report.

Astrid Clos from Astrid J. Clos Planning Consultants acting on behalf of Reid's Heritage Homes, was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and the following items were discussed:

- Lighting be directed to the street as much as possible as opposed to the natural areas
- Any mapping submitted to the Environmental Advisory Committee should fit the whole page for easier review

Moved by S. Braun and seconded by J. Ambrose

“THAT the Environmental Advisory Committee accepts the Terms of Reference for the Environmental Implementation Report related to Conservation Estates Subdivision (23T-03506, ZC0318) and the Environmental Implementation Report should specify the use of native species/seeds of local sources when planting adjacent to natural areas”.

**Motion Carried
-Unanimous-**

2. Approval of Minutes from January 11, 2006

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

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

3. Other Business:

- Carrie Musselman distributed an EIS and EIR check list to EAC members.
- Carrie Musselman will email EAC members information in regards to the 2006 EAC symposium.

5. Next meeting

Next meeting will be March 08, 2006.

The meeting was adjourned at 8:05 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY March 8, 2006
7:00 P.M.**

COUNCIL COMMITTEE ROOM 'C'

1. Conservation Estates Subdivision (23T-03506/ZC0318) - Environmental Implementation Report (EIR)
2. Victoriaview North Subdivision (23T-02503/ZC0217) - Environmental Implementation Report (EIR)
3. Approval of Minutes from the February 8, 2006 Meeting

Other Business

- Update on request by EAC for a summary list of suggested motions.

Next Meeting – April 12, 2006

Upcoming Items:

- Janet Developments – Scoped EIS Terms of Reference
- Ministry of Public Infrastructure Renewal (PIR) Lands (Ontario Realty Corporation) – Scoped EIS Terms of Reference
- 1211, 1221, & 1231 Gordon Street – EIS Resubmission
- Lafarge Property (no date assigned) – Environmental Impact Study (OP0506, ZC0516)

Items sent to Committee:

- All 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, MARCH 08TH, 2006 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: S. Smith (Chair) S. Braun
P. Smith J. Ambrose
J. MacKinnon S. Robertson

Regrets: J. Ford, J. DeBruyn, R. Nadolny

Staff: C. Musselman, V. Laur,

External Groups: Asrid Clos from Astrid J. Clos Planning Consultants
Angela Kroetsch from Gamsby and Mannerow Limited
Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson
Mirek Sharp from North-South International
Chris Sims from Gamsby and Mannerow Limited

1. Conservation Estates Subdivision (23T-03506/ZC0318) - Environmental Implementation Report (EIR)

C. Musselman, Environmental Planner with the City of Guelph introduced the Conservation Estates Subdivision - Environmental Implementation Report.

Astrid Clos from Astrid J. Clos Planning Consultants acting on behalf of Reid's Heritage Homes, was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and the following items were discussed:

- Infiltration and water balance
- It was requested that floppies be submitted as part of all reports
- Include water balance analysis for EAC's review. Carrie to add to the list of "frequently asked items" as well

Moved by J. Ambrose and seconded by S. Robertson

"THAT the Environmental Advisory Committee accepts the Environmental Implementation Report related to Conservation Estates Subdivision (23T-03506, ZC0318)" with the condition that the City and GRCA are satisfied at the detailed design stage that the following possible discrepancies in the basic assumptions of the water balance calculations are addressed:

- Soak-a-way calculations
- Passive infiltration used in post-development water balance
- Use of actual versus potential evaporation

- Use of trenches in rear lots
- Estimation of water available for infiltration
- Swale characteristics downstream of oil/grit separator (multi-component treatment train)
- As-constructed SWM facility characteristics (permanent and active extended detention volumes and drawdowns)”

**Motion Carried
-Unanimous-**

2. Victoriaview North Subdivision (23T-02503/ZC0217) - Environmental Implementation Report (EIR)

S. Robertson declared a conflict of interest on this agenda item.

C. Musselman, Environmental Planner with the City of Guelph introduced the Victoriaview North Subdivision (23T-02503/ZC0217) - Environmental Implementation Report (EIR).

Mirek Sharp from North-South International was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and various questions were addressed in regards to the Tree Conservation Plan.

Moved by S. Braun and seconded by J. Ambrose

“THAT the Environmental Advisory Committee accepts the Environmental Implementation Report related to Victoriaview North Subdivision (23T-02503, ZC0217) with the amended Figure 3.”

**Motion Carried
-Unanimous-**

3. Approval of Minutes from February 08, 2006

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

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

4. Other Business:

- S. Braun to contact Hydro to attend a future Environmental Advisory Committee.

5. Next meeting

Next meeting will be April 12, 2006.

The meeting was adjourned at 8:55 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

WEDNESDAY APRIL 12, 2006
7:00 P.M.

COUNCIL COMMITTEE ROOM 'C'

1. Ministry of Public Infrastructure Renewal (PIR) Lands (Ontario Realty Corporation) – Scoped Environmental Impact Study Terms of Reference (File No. N/A)
2. 1211, 1221, & 1231 Gordon Street – Environmental Impact Study Resubmission (File No. UP0503 now ZC0515)
3. Approval of Minutes from the March 8, 2006 Meeting

Other Business

- Notice of Planning Applications that have been Circulated
 - 66,70, 72 York Road and 1 Richardson Street – (File: OP0601 / ZC0518)
 - 129 Watson Parkway North – (File: ZC0602)
 - 365 Watson Parkway North – (File: ZC0603)

Next Meeting – May 10, 2006

Upcoming Items:

- Lafarge Property (no date assigned) – EIS – (File: OP0506, ZC0516)
- 115 Watson Parkway (formerly 72 Watson Rd N) – EIS update – (File: OP0504, ZC0512)
- 265 Watson Parkway North and Part of Draft Plan 23T-98501 (Watson Creek Subdivision Phase III) – Environmental Impact Study and Site Servicing and Stormwater Management Report (File No. 23T-06501 / ZC0604)

Items sent to Committee:

- All 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, APRIL 12TH, 2006 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

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

Regrets: S. Smith, S. Braun

Staff: C. Musselman, V. Laur,

External Groups: Dallas Johnson from Stantec Consulting Ltd.
Adam Stelmaszynski, Consultant acting on behalf of Developer
Hugh Whitely

R. Nadolny and S. Robertson declared a conflict of interest on the Ministry of Public Infrastructure Renewal (PIR) Lands agenda item.

**1. Ministry of Public Infrastructure Renewal (PIR) Lands (Ontario Realty Corporation)
– Scoped Environmental Impact Study Terms of Reference**

C. Musselman, Environmental Planner with the City of Guelph introduced the Ministry of Public Infrastructure Renewal (PIR) Lands (Ontario Realty Corporation) – Scoped Environmental Impact Study Terms of Reference. The proposed development is for two residential neighbourhoods which will be located east and west of the Eramosa River.

Dallas Johnson from Stantec Consulting Ltd. was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and the following items were discussed:

- groundwater/surface water concerns in regards to natural heritage issues
- Hugh Whitely advised of potential contaminated soil on the site
- whether development of these lands was consistent with the Growth Plan prepared by the Ministry of Public Infrastructure Renewal, the proponent.

2. 1211, 1221, & 1231 Gordon Street – Environmental Impact Study Resubmission

C. Musselman, Environmental Planner with the City of Guelph provided a brief update on 1211, 1221, & 1231 Gordon Street – Environmental Impact Study Resubmission.

Adam Stelmaszynski, the Consultant acting on behalf of the Developer was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and the following items were noted:

- identify the proposed grades at the rear parking/access areas/buffer areas
- if grades/slopes change reevaluate the 'tree conservation plan'
- the OGS unit (Stormceptor or Wilkinson Waterbox) is shown located on a 90-degree bend in the storm sewer system; this configuration ought to be revised to provide a straight in – straight out alignment as per manufacturer specs. Consultant should provide manufacturer confirmation
- storm sewer shown to bend more than 90 degrees at next bend – likely not ok by City design standards
- inlet to extended detention facility is perpendicular to flow path and discharges directly into the side of the facility; should be revised to enter facility tangentially
- catchment boundaries used in hydrologic modeling should be revised to reflect extent of grading (slope areas) and catchment input parameters should be revised to reflect differences between pre-development and proposed conditions (i.e. sloping and flow lengths)
- it may be required to direct drainage from the sloping area at the southwest limits north to the facility for quantity control as this area will behave hydrologically differently from the existing conditions (4:1 slope will certainly generate more runoff than flat area currently)
- configuration of infiltration trench should be revised as there is nothing precluding flows short-circuiting the infiltration component and flowing straight-through to the outlet
- the rationale behind the dual perforated pipes within the infiltration trench, as shown in the end sections, is unclear. Also, there is only one pipe shown in Plan view.
- also, infiltration volume provided in the trench should be that which is located below the lowest positive outlet elevation
- all water balance work to date is based on pretty broad assumptions that will need confirmation at final design (i.e. ground water table elevations, soil conductivity characteristics)
- how it is guaranteed that elements of the SWM system (orifice plates under parking areas, OGS unit, infiltration trench, end-of-pipe facility) are guaranteed to remain in perpetuity and are to be maintained as required?

Moved by P. Smith and seconded by J. Ambrose

“THAT the Environmental Advisory Committee accepts the Environmental Impact Study, related to the proposed development of Gordon Street (File: ZC0515) subject to the following being addressed:

- That the wetland boundary be marked and protected by heavy-duty, paige wire-reinforced silt fencing and the fencing be monitored/inspected regularly.
- That the wetland marsh community on the north side of the gravel laneway be staked and shown as a separate wetland community in any future plans or drawings.
- That an Environmental Implementation Report (EIR) be prepared.
- That the EIR include details regarding naturalization efforts/plantings, proposed driveway and culvert removal, and water balance implementation.
- That the EIR provide a detailed final grading design and stormwater management design, particularly in regards to slopes.
- Specify the use of local genetic stock for restoration plantings in the buffer area.”

**Motion Carried
-Unanimous-**

3. Approval of Minutes from March 08, 2006

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

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

4. Other Business:

- Moved by P. Smith and seconded by R. Nadolny

“THAT the City of Guelph consider developing a comprehensive natural heritage system as part of the York District Secondary Plan for the Public Infrastructure Renewal Lands addressing:

- Natural heritage features and functions
- Ecological linkages
- Restoration of degraded habitats
- Importance of surface and groundwater and their interrelations for natural heritage areas
- Linkage with the City’s existing natural heritage lands
- Recognition of the opportunity that the public land offers to enhance the ecological health within the City.”

Motion Carried

-Unanimous-

- J. Ambrose advised that it may be beneficial to have an Engineer attend an EAC meeting to discuss permeable pavement.

5. Next meeting

Next meeting will be May 10, 2006.

The meeting was adjourned at 8:55 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY MAY 10, 2006
7:00 P.M.**

COUNCIL COMMITTEE ROOM 'C'

1. Southgate Business Park (formerly Gates of Guelph) - Environmental Impact Study Terms of Reference (File No. N/A)
2. Dallan Lands - Environmental Impact Study Terms of Reference (File No. N/A)
3. 115 Watson Parkway (formerly 72 Watson Rd N) – EIS update – (File: OP0504, ZC0512)
4. Approval of Minutes from the April 12, 2006 Meeting

Other Business

- Letter of permission for EAC members to visit ORC property (PIR Lands).

Next Meeting – June 14, 2006

Upcoming Items:

- Lafarge Property (no date assigned) – EIS – (File: OP0506, ZC0516)
- 265 Watson Parkway North and Part of Draft Plan 23T-98501 (Watson Creek Subdivision Phase III) – Environmental Impact Study and Site Servicing and Stormwater Management Report (File No. 23T-06501 / ZC0604)

Items sent to Committee:

- All 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, MAY 10TH, 2006 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

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

Regrets:

Staff: C. Musselman, V. Laur,

External Groups: Astrid Clos from Astrid J. Clos Planning Consultants
David Stephenson from Natural Resource Solutions Inc.
Leslie Marlowe on behalf of Industrial Equity Guelph Corporation
Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson
Gwendolyn Weeks, from Stantec Consulting Ltd.
Dave Charlton from Stantec Consulting Ltd.

1. Southgate Business Park (formerly Gates of Guelph) - Environmental Impact Study Terms of Reference

C. Musselman, Environmental Planner with the City of Guelph introduced the Southgate Business Park (formerly Gates of Guelph) - Environmental Impact Study Terms of Reference.

Astrid Clos from Astrid J. Clos Planning Consultants was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and the following items were discussed:

- Include water balance calculations and studies
- Install culverts on Maltby road to let wildlife through
- Function of features in post development phase needs to be emphasized
- Include alternatives
- Look into the future
- Add description of constraints
- Address linkages issue
- Move ground water balance – front and center
- Emphasize hydrology and hydrogeology and their connection with the ecological system

Moved by J. DeBruyn and seconded by J. Ambrose

“THAT the Environmental Advisory Committee accepts the Terms of Reference prepared by Natural Resource Solutions Ltd. for the Environmental Impact Study related to Southgate Business Park (formerly Gates of Guelph) with the additional points discussed at the May 10, 2006 Environmental Advisory Committee Meeting”.

**Motion Carried
-Unanimous-**

R. Nadolny and S. Robertson declared a conflict of interest on the Dallan Lands - Environmental Impact Study Terms of Reference agenda item.

2. Dallan Lands - Environmental Impact Study Terms of Reference

C. Musselman, Environmental Planner with the City of Guelph introduced the Dallan Lands - Environmental Impact Study Terms of Reference.

Gwendolyn Weeks, from Stantec Consulting Ltd. provided a brief update on the Dallan Lands - Environmental Impact Study Terms of Reference and was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and the following items were noted:

- identify Provincial and Federal Species at risk, on site
- characterize Hall Ponds
- alternatives need to be considered
- comprehensive EIS needs to be done versus scoped EIS
- corridor concerns

Moved by S. Smith and seconded by J. DeBruyn

“THAT the Environmental Advisory Committee accepts the Terms of Reference prepared by Stantec Consulting Ltd. for the Environmental Impact Study related to the ‘Dallan Lands with addition that the points in the minutes are included in the EIS.”

**Motion Carried
-Unanimous-**

3. **115 Watson Parkway (formerly 72 Watson Rd N) – EIS Update – (File: OP0504, ZC0512)**

Deferred

4. **Approval of Minutes from April 12, 2006**

Moved by J. Ambrose and seconded by R. Nadolny to approve the minutes as amended below -

- “Under item #1.” General discussion for *Ministry of Public Infrastructure Renewal (PIR) Lands (Ontario Realty Corporation) – Scoped Environmental Impact Study Terms of Reference-* **add bullet point to read:** “whether development of these lands was consistent with the Growth Plan prepared by the Ministry of Public Infrastructure Renewal, the proponent.”
- “Under item #2 – 1211, 1221 & 1231 Gordon Street” the following bullets in the resolution (in bold) should read as follows:
 - That the EIR include details regarding naturalization efforts/plantings, proposed driveway and culvert removal, and water balance **implementation.**
 - **Specify** the use of local genetic stock for restoration plantings in the buffer area.”

**Motion Carried
-Unanimous-**

4. **Other Business:**

- Letter of permission for EAC members to visit ORC property (PIR Lands) – Carrie Musselman has asked for it and it is being worked on.

5. **Next meeting**

Next meeting will be June 14, 2006.

The meeting was adjourned at 8:45 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

WEDNESDAY JUNE 14, 2006

7:00 P.M.

COUNCIL COMMITTEE ROOM 'A'

1. Jannet Developments - Environmental Impact Study Terms of Reference (File No. N/A)
2. PT Valeriotte - Impact Study Terms of Reference (File No. N/A)
3. 265 Watson Parkway North and Part of Draft Plan 23T-98501 (Watson Creek Subdivision Phase III) – Environmental Impact Study and Site Servicing and Stormwater Management Report (File No. 23T-06501 / ZC0604)
4. Approval of Minutes from the May 10, 2006 Meeting

Other Business

-

Next Meeting – July 12, 2006

Upcoming Items:

- Lafarge Property (no date assigned) – EIS – (File: OP0506, ZC0516)
- 115 Watson Parkway (formerly 72 Watson Rd N) – EIS update – (File: OP0504, ZC0512)

Items sent to Committee:

- All 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, JUNE 14TH, 2006 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: J. Ford (Chair) S. Robertson
P. Smith J. MacKinnon

Regrets: J. DeBruyn, S. Smith, R. Nadolny, J. Ambrose, S. Braun

Staff: C. Musselman, V. Laur,

External Groups: Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson
Les Misch from EcoServices
Mirek Sharp from North-South Environmental Inc.
Hugh Handy from GSP Group
Angela Kroetsch from Gamsby and Mannerow Limited

1. Jannet Developments - Environmental Impact Study Terms of Reference

C. Musselman, Environmental Planner with the City of Guelph introduced the Jannet Developments - Environmental Impact Study Terms of Reference.

Les Misch from EcoServices provided a brief overview on the proposed development and was available to respond to questions from the Environmental Advisory Committee.

Hugh Handy from GSP Group spoke on the issue of additional road access to the adjacent subdivision through the wetland and noted that this was not being considered.

General discussion took place and it was noted that the Environmental Advisory Committee would accept the Terms of Reference prepared by EcoServices Inc. for the Environmental Impact Study related to Jannet Developments.

2. PT Valeriotte - Impact Study Terms of Reference

C. Musselman, Environmental Planner with the City of Guelph introduced the PT Valeriotte - Impact Study Terms of Reference.

Mirek Sharp from North-South Environmental Inc. provided a brief update on the proposed development and was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and it was noted that the following items should be included in the Terms of Reference for an Environmental Impact Study:

- A Tree Conservation Plan should be developed in conjunction with the preliminary grading and servicing plans and submitted as part of the EIS. Proposed grading and services should accommodate trees identified for preservation.
- A hydrogeologic component should be provided that includes pre-development and various post-development calculations for all site-level impacts (surface drainage/water balance/SWM facility/base flows to watercourse).
- It is recommended that three Season biological/biophysical studies be conducted for the Environmental Impact Study.

3. 265 Watson Parkway North and Part of Draft Plan 23T-98501 (Watson Creek Subdivision Phase III) – Environmental Impact Study and Site Servicing and Stormwater Management Report

C. Musselman, Environmental Planner with the City of Guelph introduced 265 Watson Parkway North and Part of Draft Plan 23T-98501 – Environmental Impact Study and Site Servicing and Stormwater Management Report.

Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson provided a brief overview on the proposed development and was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and the following items were noted:

- provide a Tree Conservation Plan
- provide EAC members with an addendum to the relevant summary of the North-South Environmental Inc. 1999 EIS Watson Road East Consultants Report prepared for Fabio Holdings, Simon Wood Ltd. and Carson Reid Homes Ltd.
- provide a summary of the relevant Hydrogeological Information from the original reports as it applies to the walkover property
- investigate the feasibility of lot level infiltration

4. Approval of Minutes from May 10, 2006

- Deferred to next meeting

5. Other Business:

- It was advised that the letter from the County of Prince Edward Environmental Advisory Committee be referred to the Green Plan Steering Committee.

5. Next meeting

Next meeting will be August 09, 2006.

The meeting was adjourned at 8:55 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY AUGUST 9, 2006
7:00 P.M.**

COUNCIL COMMITTEE ROOM 'C'

- 1) DECLARATIONS OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT
- 2) APPROVAL OF MINUTES:
 - I) MAY 10, 2006
 - II) JUNE 14, 2006
- 3) STAFF REPORTS:
 - I) VALLEY ROAD SUBDIVISION / EXTENSION
 - ENVIRONMENTAL IMPACT STUDY TERMS OF REFERENCE
 - FILE NO.: UP0040
 - II) KORTHRIGHT ROAD EAST EXTENSION – PHASE 2
 - ENVIRONMENTAL IMPLEMENTATION REPORT TERMS OF REFERENCE
 - FILE NO.: 23T-01508 / ZC0123
- 4) DELEGATIONS
- 5) INFORMATION, UPCOMING ITEMS, AND CORRESPONDENCE:
- 6) OTHER BUSINESS
- 7) NEXT MEETING
 - I) SEPTEMBER 13, 2006
- 8) ADJOURN

VAILLE LAUR
COMMITTEE CO-ORDINATOR

P.S.: PLEASE ADVISE VAILLE LAUR AT (519) 837-5617 IF UNABLE TO ATTEND MEETING. (IF UNABLE TO SPEAK TO VAILLE DIRECTLY PLEASE CALL PLANNING DIVISION'S MAIN LINE (519) 837-5616)

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, AUGUST 09TH, 2006 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: J. Ford (Chair) S. Robertson
P. Smith S. Braun
J. DeBruyn J. Ambrose

Regrets: S. Smith, R. Nadolny, J. MacKinnon

Staff: C. Musselman, V. Laur,

External Groups: Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson
Chris Sims from Gamsby and Mannerow Limited
Joe Cavallo from LGL Limited

1. Valley Road Subdivision/Extension - Environmental Impact Study Terms of Reference

C. Musselman, Environmental Planner with the City of Guelph introduced the Valley Road Subdivision/Extension - Environmental Impact Study Terms of Reference.

Joe Cavallo from LGL Limited provided a brief overview on the proposed development and was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and the following comment was noted:

- Add subsections dealing with hydrogeology and hydrology (water above/below ground).

Moved by P. Smith and seconded by J. Ambrose

“THAT the Environmental Advisory Committee supports the Terms of Reference for an Environmental Impact Study prepared by LGL Limited, Environmental Research Associates related to the Valley Road Subdivision/Extension subject to the comments from the staff report as listed below, being addressed:

- The proposed buffer to the provincially significant wetland will need to be justified within the EIS.

- Stormwater management will need to be addressed within the EIS due to the potential impacts upon the provincially significant wetland.
- The EIS should identify invasive species for removal and / or monitoring.
- The Tree Conservation Plan should be developed (and illustrated) with the grading and servicing plan and submitted as part of the EIS. Proposed grading and servicing should accommodate trees identified for preservation. (i.e. butternut)
- It is recommended that three Season biological/biophysical studies be conducted for the Environmental Impact Study.
- Specific consideration should be given to the use of native species on site to enhance the wetland buffer; as well as using plant material that reflects the plant communities naturally occurring in the area.
- Opportunities for rehabilitation should be included within the EIS.”

**Motion Carried
-Unanimous-**

2. Kortright Road East Extension – Phase 2 -Environmental Implementation Report Terms of Reference

S. Robertson declared a conflict of interest on this agenda item.

C. Musselman, Environmental Planner with the City of Guelph introduced the Kortright Road East Extension – Phase 2 - Environmental Implementation Report Terms of Reference and provided a brief overview on the proposed development.

General discussion took place and the following items were noted:

- specify the use of native species/seeds of local sources when planting adjacent to natural areas
- give consideration to the N/S wildlife corridor and to the southern most E/W corridor
- re-examine taking Pond D off line

Moved by P. Smith and seconded by J. DeBruyn

“THAT the Environmental Advisory Committee supports the Terms of Reference for an Environmental Implementation Report (EIR) prepared by Stantec Consulting Ltd., related to the Kortright Road East Extension – Phase 2 taking into account the issues in the staff report listed below and to incorporate a suite of measures to reduce the impact of the roads on the N/S wildlife corridor and the E/W corridor.

- Clarification is required... The Terms of Reference states that the EIR proposed is for the remaining Phases of the Proposed Kortright East Subdivision, but it appears on the attached mapping that the EIR is for PHASE 2 only.
- The Tree Conservation Plan should be developed (and illustrated) with the grading and servicing plan and submitted as part of the EIR. Proposed grading and servicing should accommodate trees identified for preservation. (i.e. Butternut)
- The location and type of Sediment Control and Tree Conservation Fencing should be illustrated.
- The EIR should include a map/illustration identifying all phases of the development, city file assigned and all relating documents.
- The EIR should include an Illustration showing the type and location of the proposed property demarcation.
- Have the monitoring plan include contingency monitoring and strategies should any on-site inspection of the monitoring program determine failures or changes in existing conditions.
- The EIR should comment upon buffers, encroachments, wildlife corridors and linkages. The EIR should also comment upon monitoring and conservation of the features.
- The EIR should identify who will complete the monitoring program for the stormwater management facility and natural.
- The EIR should identify a designated area for construction equipment storage, maintenance and refueling.
- The EIR should provide details regarding how invasive species should be removed and monitored.
- The proposed EIR will need to be a ‘stand alone document’. Therefore any references to previous documents or reference material will need to be properly cited. The information could also be included within the appendix.

- The EIR should reexamine aquatic habitat improvement options and enhancements (i.e. taking Pond D off-line). The EIR should also provide a management plan for any works proposed.”

**Motion Carried
-Unanimous-**

3. Approval of Minutes from May 10, 2006

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

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

Approval of Minutes from June 14, 2006

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

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

4. Other Business:

- S. Braun to follow up with Hydro to do a presentation to EAC.

5. Next meeting

Next meeting will be October 11, 2006.

The meeting was adjourned at 8:30 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY OCTOBER 11, 2006
7:00 P.M.**

COUNCIL COMMITTEE ROOM 'C'

- 1) DECLARATIONS OF PECUNIARY INTEREST OR CONFLICT OF INTEREST
- 2) ITEM 1 – LINKE SUBDIVISION
 - TREE CONSERVATION PLAN
 - FILE NO.: 23T-04501 / ZC0404
- 3) DELEGATION(S)
- 4) MINUTES:
 - 1) AUGUST 9, 2006
- 5) INFORMATION, UPCOMING ITEMS, AND CORRESPONDENCE:
 - 2006 EAC SYMPOSIUM
 - FALL EXPIRATIONS OF CITIZEN APPOINTMENTS
 - LETTER FROM ROB NADOLNY
- 6) OTHER BUSINESS
- 7) NEXT MEETING
 - 1) NOVEMBER 8, 2006
- 8) ADJOURN

VAILLE LAUR
COMMITTEE CO-ORDINATOR

NOTE: PLEASE ADVISE VAILLE LAUR AT 519-837-5617. IF UNABLE TO ATTEND A MEETING. IF UNABLE TO SPEAK TO VAILLE DIRECTLY PLEASE CALL THE PLANNING DIVISION'S MAIN LINE AT 519-837-5616.

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, OCTOBER 11TH, 2006 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: J. Ford (Chair) S. Robertson
P. Smith J. Ambrose
S. Smith J. MacKinnon

Regrets: S. Braun, J. DeBruyn

Staff: C. Musselman, V. Laur,

S. Robertson declared a conflict of interest on the Linke Subdivision agenda item

1. Linke Subdivision - Tree Conservation Plan (23T-04501 / ZC0404)

C. Musselman, Environmental Planner with the City of Guelph provided a brief overview on the Tree Conservation Plan for the Linke Subdivision.

General discussion took place and the following resolution was passed:

Moved by J. Ambrose and seconded by S. Smith

“THAT the Environmental Advisory Committee support the Tree Conservation Plan for the Linke Subdivision prepared by GWS Ecological & Forestry Services Inc. subject to the following information being provided to City Staff :

- Quality specimen trees be identified on the conservation plan.
- Trees identified for transplantation are identified on ‘Figure 4’.
- Appropriate locations for trees to be transplanted are identified on ‘Figure 4’.
- The locations of all ‘information signage’ are identified on ‘Figure 4’ and a sample of the text included.
- ‘Figure 4’ depicts the existing and proposed grading.
- Alternatives to the use of the herbicide Roundup is provided.
- Grading and road plans to preserve tree 118 as a specimen to enhance the park. If this proves impossible, this specimen be replaced by 10 calliper trees.

- A tree replacement plan for trees lost be prepared such that trees removed be replaced in a ratio of 3:1 by transplants or new stock.
- Complete the tree inventory in Hedgerow H1, H5 so specimens are identified and trees greater than 10 cm dbh be inventoried for replacement.”

**Motion Carried
-Unanimous-**

2. Approval of Minutes from August 09, 2006

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

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

3. Other Business:

- Environmental Advisory Committee member R. Nadolny, forwarded his letter of resignation.

- Moved by S. Smith and seconded by J. Ambrose

“THAT the Environmental Advisory Committee requests the status of the following projects from the Director of Planning and Development Services for assistance in the evaluation and review of items before the Environmental Advisory Committee:

- Halls Pond Subwatershed Study
- Natural Heritage Strategy
- Tree Conservation By-law Update.”

**Motion Carried
-Unanimous-**

4. Next meeting

Next meeting will be November 08, 2006.

The meeting was adjourned at 9:05 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE

A G E N D A

**WEDNESDAY NOVEMBER 8, 2006
7:00 P.M.**

COUNCIL COMMITTEE ROOM 'C'

- 1) DECLARATIONS OF PECUNIARY INTEREST OR CONFLICT OF INTEREST
- 2) ITEM 1 – 95 WOODLAWN ROAD EAST
 - SCOPED ENVIRONMENTAL IMPACT STUDY
 - FILE NO.: N/A
- 3) DELEGATION(S)
- 4) ITEM 2 – WATSON CREEK SUBDIVISION PHASE III
 - LETTER FROM GAMSBY AND MANNEROW
 - FILE NO.: 23T-98501
- 5) MINUTES:
 - 1) OCTOBER 11, 2006
- 6) INFORMATION, UPCOMING ITEMS, AND CORRESPONDENCE:
 - UPDATED '2007/2008 NATIVE PLANT RESOURCE GUIDE FOR ONTARIO' IS COMING SOON
 - LETTER FROM THE ONTARIO MINISTRY OF NATURAL RESOURCES
- 7) OTHER BUSINESS
- 8) NEXT MEETING
 - 1) DECEMBER 13, 2006
- 9) ADJOURN

VAILLE LAUR
COMMITTEE CO-ORDINATOR

NOTE: PLEASE ADVISE VAILLE LAUR AT 519-837-5617. IF UNABLE TO ATTEND A MEETING. IF UNABLE TO SPEAK TO VAILLE DIRECTLY PLEASE CALL THE PLANNING DIVISION'S MAIN LINE AT 519-837-5616.