

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**WEDNESDAY JANUARY 30, 2008
7:00 P.M.**

**COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - CITY HALL
59 CARDEN STREET**

A G E N D A

- 1) DECLARATIONS OF PECUNIARY INTEREST OR CONFLICT OF INTEREST
- 2) HANLON CREEK BUSINESS PARK – PART I
 - ENVIRONMENTAL IMPLEMENTATION REPORT (EIR)
 - FILE NO.: 23T-03501
- 3) DELEGATION(S)
- 4) ADOPTION OF MINUTES:
 - DECEMBER 12TH, 2007
- 5) UPCOMING ITEMS:
 - HANLON CREEK BUSINESS PARK – PART II
- 6) OTHER BUSINESS, INFORMATION, AND CORRESPONDENCE:
 - PROPOSED OFFICIAL PLAN AMENDMENT 37
- 7) NEXT MEETING
 - FEBURARY 13TH, 2007
- 8) ADJOURN

PLEASE ADVISE VAILLE LAUR AT 519-837-5617. IF UNABLE TO ATTEND A MEETING. IF YOU ARE UNABLE TO SPEAK TO VAILLE DIRECTLY PLEASE CALL THE PLANNING SERVICES MAIN LINE AT 519-837-5616.

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JANUARY 30TH, 2008 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) S. Robertson
G. Drewitt M. Doncaster
J. DeBruyn S. Barnhart
K. McCormack G. Dias
R. Johnson

Regrets:

Staff: C. Musselman, V. Laur, P. Cartwright, A. Hearne

External Groups: Astrid Clos, Astrid J. Clos Planning Consultants
David Stephenson, Natural Resource Solutions Inc.
Bill Banks, Banks Groundwater Engineering Limited
Rick Clement, TSH
Bill Luffman, Cooper Construction
Glen Anderson, Belmont Equities
Tara Brenton, Natural Resource Solutions Inc.
Norah Chaloner from Guelph Urban Forest Friends
Laura Murr from Clean Water Coalition
Archie McLarty – Interested Citizen
Hugh Whitely

P. Smith introduced R. Johnson, M. Doncaster and G. Drewitt as new members to the Environmental Advisory Committee.

1. HANLON CREEK BUSINESS PARK - Environmental Implementation Report

C. Musselman, Environmental Planner with the City of Guelph provided a brief overview on the Hanlon Creek Business Park.

Astrid Clos from Astrid J. Clos Planning Consultants provided a brief overview on the Hanlon Creek Business Park Environmental Implementation Report and was available to respond to questions from the Environmental Advisory Committee.

David Stephenson from Natural Resource Solutions Inc. provided a brief overview on the Hanlon Creek Business Park Environmental Implementation Report and the phasing of the project.

General discussion took place and the following questions/concerns were noted:

- P. Smith asked that an outline of what the current technical drawings/proposal for Road A be submitted.
 - In Section 4, provide a summary to identify habitats and changes taking place.
 - R. Johnson discussed the recommended area of retention for the Heritage Maple Grove and requested that grading in the area be reevaluated to preserve a larger area around the Grove.
 - It was noted that in Section 5, the “Species Section of Planting” item will be addressed by a landscape architect at the February 13, 2008 EAC meeting.
 - EAC requested that the total area proposed for development and the total area proposed as environmental be illustrated over what is existing (pre and post development illustrated) to determine what the total net gain/loss is.
 - J. DeBruyn noted that in Section 7, the upkeep and standards of an Emergency Access Road (specific to Laird Road) needs to be clarified i.e. salt, surfacing etc.
 - P. Smith asked that the report identify the number of culverts, size and the extent as to how they will be used as well as the enhancement of terrestrial movement and barriers.
 - The updated Stormwater Management Report needs to be incorporated into the EIR and the thermal monitoring study needs included also.
 - In Section 8, confirm the trails and footpaths material i.e. woodchips
 - In Section 9, additional information is required as to how monitoring results will feed back to management of the site.
- Q. J. DeBruyn asked how long is the wait on Phase 3 before the road will be developed?
- A. P. Cartwright advised approximately 2010-2011 timeframe.
- Q. J. DeBruyn asked what are the legalities of the closing of Laird Road? What is the City considering for future?
- A. City Staff to provide information for the February 13, 2008 EAC meeting

Delegation:

Norah Chaloner from Guelph Urban Forest Friends expressed the following concerns:

- A heritage tree assessment needs to be undertaken.
- Retain the 400-500 year old Hop Hornbeam tree in the Heritage Maple Grove along Forestell Road and preserve as many trees as possible in the development, including expanding a heritage maple grove along Forestell Road to save some historic significance.

Delegation:

Laura Murr from the Clean Water Coalition expressed the following concerns:

- Culvert design concerns – creek is starting to dry up in summer resulting in fish kills
- Scheduling of removal of trees and locally significant wetland
- Include significant bird species list from GRCA
- Protect street trees when planted
- Use local wetland as seed base for restoration
- Proposed “seed collection” opportunity and implement a transplanting plan

Delegation:

Archie McLarty, a concerned citizen expressed the following concerns:

- Advised that the Brook Trout range has changed
- Questioned whether the waterways will be clean and cold enough to spur the re-establishment of the brook trout
- Wants to receive a copy of the 2007 Storm Water Management Report for review

Delegation:

Hugh Whitely expressed the following concerns:

- Favoured strong ground water monitoring so counter measures can be taken if the water table falls in the business park as a result of development
- Corner of Downey and Laird Road on the North side in the triangle should be reevaluated as possible wetlands.
- Look at re-establishing the brook trout
- Thermal reports need to be done to demonstrate that the storm water management configuration would not increase temperatures, if it does, then storm water management configuration or modifications will be required

J. DeBruyn requested a walk of the site. Carrie will schedule a tour.

2. Approval of Minutes from December 12, 2007

- Deferred to the February 13, 2008 Environmental Advisory Committee meeting.

3. Next meeting

Next meeting will be February 13, 2008.

The meeting was adjourned at 10:35 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**WEDNESDAY FEBURARY 13, 2008
7:00 P.M.**

**COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - CITY HALL
59 CARDEN STREET**

A G E N D A

- 1) DECLARATIONS OF PECUNIARY INTEREST OR CONFLICT OF INTEREST
- 2) HANLON CREEK BUSINESS PARK – PART II
 - ENVIRONMENTAL IMPLEMENTATION REPORT (EIR)
 - FILE NO.: 23T-03501
- 3) DELEGATION(S)
- 4) ADOPTION OF MINUTES:
 - JANUARY 30TH , 2008
- 5) UPCOMING ITEMS:
 - 1897 GORDON STREET (BIRD PROPERTY) – EIS TofR
 - 1820 GORDON STREET (PERGOLA SUBDIVISION) - EIR
- 6) OTHER BUSINESS, INFORMATION, AND CORRESPONDENCE
- 7) NEXT MEETING
 - TO BE DETERMINED (DATE REQUIRED THAT DOES NOT CONFLICT WITH MARCH BREAK)
- 8) ADJOURN

EAC MEMBERS PLEASE CALL 519-837-5616 IF UNABLE TO ATTEND.

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, FEBRUARY 13TH, 2008 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) S. Robertson
G. Drewitt M. Doncaster
J. DeBruyn S. Barnhart
K. McCormack G. Dias
R. Johnson

Regrets:

Staff: C. Musselman, V. Laur, P. Cartwright, A. Hearne

External Groups: Astrid Clos, Astrid J. Clos Planning Consultants
David Stephenson, Natural Resource Solutions Inc.
Bill Banks, Banks Groundwater Engineering Limited
Rick Clement, TSH
Duncaun McLeod, Earth Tech Engineering
Bill Luffman, Cooper Construction
Glen Anderson, Belmont Equities
Brett Woodman, Natural Resource Solutions Inc.
Paul Husson, Pitura Husson Limited
Tara Brenton, Natural Resource Solutions Inc.
Hugh Whiteley

1. HANLON CREEK BUSINESS PARK - Environmental Implementation Report

C. Musselman, Environmental Planner with the City of Guelph advised that the consultants would provide a response to the items that were brought up at the January 30th Environmental Advisory Committee Meeting.

David Stephenson from Natural Resource Solutions Inc. provided a brief overview on the memo to the Environmental Advisory Committee dated February 12, 2008 Re: Hanlon Creek Business Park - Response to EAC Meeting (January 30, 2008)

General discussion took place and the following items were noted:

- The consultants noted that the culvert will be 1.8m high, 3.6m wide
- Explain how the existing monitoring wells and piezometers will be retained once the property is graded?

- Include water balance and recharge target narrative in the EIR. Explain how the targets will be implemented through the OMB conditions and the site plan process.
- The area and location of the Heritage Maple Grove as recommended by Kershner needs to be confirmed and illustrated in comparison to the area and location of the Heritage Maple Grove recommended by Natural Resource Solutions Inc.
- Carrie Musselman to provide comments from the City Engineer regarding the specifications of the gated barrier that will be situated at the end of each cul-de-sac blocking road access on Laird and investigate road surfacing options available for Laird road when it is closed.
- Provide the Thermal Modeling Report and Stormwater Management Report as a component of the Environmental Implementation Report to the Environmental Advisory Committee for review.
- Provide a design, description and plantings of the proposed conveyance swales.
- Describe how the proposed enhancement plantings in the buffers and swales are consistent with the Hanlon Creek Watershed Study.
- Include hydrogeological recommendations in the monitoring and mitigation chart in the memo.
- Send the TSH Servicing Report (November 2004), recharge/lot level infiltration targets to S. Robertson for review.
- Are there vernal pools within the area of the Heritage Maple Grove to be retained
- Environmental Advisory Committee members to send any additional questions to Carrie Musselman who will forward to the consultant, to be answered at a future meeting.
- It was noted that there are various City Staff and agencies that need to sign off on the EIR in addition to the Environmental Advisory Committee.

Delegation:

Hugh Whitely expressed the following concerns:

- Handed out a sheet listing OMB conditions and noted that the EIR was the means to address the OMB conditions.
- Fish habitat rehabilitation should be added to the EIR
- Water balance issues – inconsistencies among sites

- Thermal monitoring – concerned as to what process has been made for baseline monitoring in regards to stream temperatures and stream flow.

2. Approval of Minutes from December 12, 2007

- Deferred to the March 19, 2008 Environmental Advisory Committee meeting.

Approval of Minutes from January 30, 2007

Moved by J. DeBruyn and seconded by K. McCormack

“To accept the minutes as printed.”

3. Next meeting

Next meeting will be March 19, 2008.

The meeting was adjourned at 10:50 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

WEDNESDAY MARCH 19, 2008
7:00 P.M.

COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - CITY HALL
59 CARDEN STREET

A G E N D A

- 1) DECLARATIONS OF PECUNIARY INTEREST OR CONFLICT OF INTEREST
- 2) DELEGATION(S)
- 3) PERGOLA SUBDIVISION (1820 GORDON ST)
 - ENVIRONMENTAL IMPLEMENTATION REPORT
 - FILE NO.: 23T-03507 / ZC9912 / ZC0702
- 4) DELEGATION(S)
- 5) ADOPTION OF MINUTES:
 - FEBURARY13TH, 2007
 - DECEMBER 12TH, 2007
- 6) UPCOMING ITEMS:
 - 35 AND 40 SILVERCREEK PARKWAY SOUTH (LAFARGE LANDS) - EIS
- 7) OTHER BUSINESS, INFORMATION, AND CORRESPONDENCE:
 -
- 8) NEXT MEETING
 - APRIL 9TH, 2008
- 9) ADJOURN

EAC MEMBERS PLEASE CALL 519-837-5616 IF UNABLE TO ATTEND

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, MARCH 19TH, 2007 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

- Present:** P. Smith (Chair) K. McCormack
J. DeBruyn G. Drewitt
S. Barnhart R. Johnson
M. Doncaster
- Regrets:** G. Dias, S. Robertson
- Staff:** C. Musselman, V. Laur,
- External Groups:** Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson
Janet Sperling from Stantec Consulting Ltd.
John Perks from PEIL
Nicole Kopysh from Stantec Consulting Ltd.
Andy Kroess from PEIL

1. Pergola Subdivision (1820 Gordon St) - Environmental Implementation Report

C. Musselman, Environmental Planner with the City of Guelph provided a brief overview on the Pergola Subdivision (1820 Gordon St) - Environmental Implementation Report.

Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson was available to respond to questions from the Environmental Advisory Committee.

General discussion took place and the following items/concerns were noted:

- The consultant advised that the addition of vegetation replanting within 30 days would not be required as monitoring will occur more frequently; therefore, the reference to vegetation replanting from Section 6.2.1 will be removed.
- Move larger stock landscaping above 338masl around the Stormwater Management facility so that they are out of flooding.
- Pg 1.8 ... 'the EIS also recommended that that a plan to monitor the limits of development be developed in the EIR'. Phase II EIR will address environmental monitoring of public vs. private lands.
- Details for wildlife crossing signage and pavement markings are to be provided.
- Stormwater management facility design has changed to show an outflow from the Stormwater management facility and roof infiltration with an oil/grit separator.
- EAC recommended that the City have monitoring of the oil/grit separator included within the EIR and within the Site Plan Control Agreement.

- Pg 5.4 – Section 5.3.2 ... remove ‘existing groundcover vegetation and regenerating woody species will be retained where possible to ensure soil stability and maintain the surface flow filtering function.’
- Amend landscaping plans to provide deterrents to ad-hoc trails through the Stormwater management facility.
- It should be noted that all landscape materials are local genetic sources
- The culvert placement for wildlife movement be confirmed on either this property or the adjacent property
- Staff look into what is included in the site plan control agreement conditions related to oil/grit separators
- Staff look into the possibility of adapting the City of Toronto best management practices for landscaping/planting in natural areas
- Staff look into a policy to provide additional topsoil and reduced subsoil compaction in natural area

Moved by J. DeBruyn and seconded by S. Barnhart

“THAT the Environmental Advisory Committee supports the Environmental Implementation Report prepared by Stantec Consulting Ltd. for First Capital Holding Trust Property Phase 1 formerly Pergola Drive-In at 1820 Gordon Street (23T03507/ZC9912/ZC0702) subject to the following:

- The Environmental Implementation Report is amended to address all staff comments.
- That monitoring reports on storm ceptor from commercial site be required in site plan agreement.
- The culvert placement for wildlife movement be confirmed on either this property or the adjacent property.
- Locally source native species be strongly encouraged for plantings.”

Motion Carried
-Unanimous-

2. Approval of Minutes from February 13, 2008

Moved by K. McCormack and seconded by J. DeBruyn –

“To accept the minutes with the following amendments:

- In item #1, first bullet point – change the word culver to culvert
- In item #1, second bullet point, correct the spelling of piezometres to piezometers.”

Motion Carried
-Unanimous-

Approval of Minutes from December 12, 2007

- Deferred to next meeting

3. Next meeting

Next meeting will be April 09, 2008.

The meeting was adjourned at 9:07 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**WEDNESDAY APRIL 9, 2008
7:00 P.M.**

**COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - CITY HALL
59 CARDEN STREET**

A G E N D A

- 1) DECLARATIONS OF PECUNIARY INTEREST OR CONFLICT OF INTEREST
- 2) 35 AND 40 SILVERCREEK PARKWAY SOUTH (LAFARGE LANDS)
 - ENVIRONMENTAL IMPACT STUDY
 - FILE NO.: OP0506 / ZC0516
- 3) DELEGATION(S)
- 4) ADOPTION OF MINUTES:
 - MARCH 19, 2008
 - DECEMBER 12, 2007
- 5) CORRESPONDENCE & INFORMATION
 - CITY OF GUELPH WATER DISTRIBUTION/STORAGE AND WASTEWATER CONVEYANCE CLASS EA NOTICE OF PUBLIC INFORMATION CENTRE #2.
 - NOTICE OF COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES COMMITTEE MEETING TO CONSIDER THE 2008 DEVELOPMENT PRIORITIES PLAN (DPP) THURSDAY APRIL 10, 2007
- 6) OTHER BUSINESS
 -
- 7) NEXT MEETING
 - MAY 14, 2008
- 8) ADJOURN

EAC MEMBERS PLEASE CALL 519-837-5616 IF UNABLE TO ATTEND

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, APRIL 09TH, 2008 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present:

P. Smith (Chair)	K. McCormack
J. DeBruyn	G. Drewitt
S. Barnhart	R. Johnson
M. Doncaster	S. Robertson
G. Dias	

Regrets:

Staff: C. Musselman, V. Laur, Katie Nasswetter

External Groups: Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson
Owen Scott, the Landplan Collaborative Ltd.
Rick Clement, TSH
Sarah Mengay, North-South Environmental Inc.

I. 35 and 40 Silvercreek Parkway South (LaFarge Lands) - Environmental Impact Study - File No.: OP0506/ZC0516

C. Musselman, Environmental Planner with the City of Guelph introduced 35 and 40 Silvercreek Parkway South (LaFarge Lands) - Environmental Impact Study.

Nancy Shoemaker from Black, Shoemaker, Robinson and Donaldson was available to respond to questions from the Environmental Advisory Committee.

Sarah Mengay from North-South Environmental Inc. prepared a map and response to comments within the EAC Report dated April 9th, 2008. She also provided a brief discussion of each item for the benefit of EAC members.

General discussion took place and the following items/concerns were noted:

- The setbacks (hazard line, top of bank, stable top of bank, and fisheries) illustrated in the map provided by North-South Environmental are unclear. GRCA should advise on proper setbacks and mapping should be revised to clearly depict the setbacks.
- Treatment of lands east of the creek and lack of soil and/or soil quality – how is the east portion of the site being treated?
- Status of Gaura plant species on site.
- Status of wildlife/bird species on site.

- Status of the lands east of the creek as parkland.
- The location and design of the stormwater management facility (to scale) in proximity to the creek and propose buffers needs to be illustrated.
- The City and/or GRCA need to provide comments on the Stormwater Management system proposed. If the Stormwater pond proposed on the east side of the creek changes then the land available for compensation changes.
- Can the Stormwater pond on the east side of the creek be planted as it will only have water for short periods of time each year?

Moved by S. Barnhart and seconded by J. DeBruyn

“That the Environmental Advisory Committee defers making a recommendation on the Environmental Impact Study prepared by North-South Environmental Inc. October 2005, addendum May 2006 and addendum II November 2007 for 35-40 Silvercreek Parkway South (Lafarge Lands) (OP0506/ZC0516) subject to further consideration of the following items:

- The proposed reduced setback from the west side of Hewitt Creek – clarification is needed on GRCA’s position and rationale for the proposed reduced setback
- The role and adequacy of the proposed habitat restoration on the east side of Hewitt Creek as compensation for loss of habitat on the west side
- Review of stormwater management plans by EAC and receipt of GRCA’s and the City’s comments on the stormwater management plan.”

**Motion Carried
-Unanimous-**

C. Musselman will email EAC members the web link to the stormwater management reports for review.

2. Approval of Minutes from March 19, 2008

Moved by M. Doncaster and seconded by K. McCormack –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**WEDNESDAY MAY 14, 2008
7:00 P.M.**

**COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - CITY HALL
59 CARDEN STREET**

A G E N D A

- 1) DECLARATIONS OF PECUNIARY INTEREST OR CONFLICT OF INTEREST
- 2) 1897 GORDON STREET (BIRD PROPERTY)
 - TERMS OF REFERENCE FOR AN ENVIRONMENTAL IMPACT STUDY
 - FILE NO.: ZC0306
- 3) DELEGATION(S)
- 4) ADOPTION OF MINUTES:
 - APRIL 9, 2008
- 5) CORRESPONDENCE & INFORMATION
 -
- 6)
- 7) OTHER BUSINESS
 -
- 8) NEXT MEETING
 - JUNE 11, 2008
- 9) ADJOURN

EAC MEMBERS PLEASE CALL 519-837-5616 IF UNABLE TO ATTEND

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, MAY 14TH, 2008 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) K. McCormack
G. Dias G. Drewitt
S. Barnhart R. Johnson
M. Doncaster

Regrets: S. Robertson, J. DeBruyn

Staff: C. Musselman, V. Laur,

External Groups: Astrid Clos, Astrid J. Clos Planning Consultants
Matthew Krizsan, Thomasfield Homes
Tom Krizsan, Thomasfield Homes
Steven Aboud, Aboud & Associates Inc.
Brian Miller, Aboud & Associates Inc.
Angela Kroetsch, Gamsby and Mannerow Limited

1. 1897 Gordon Street (Bird Property) -Terms of Reference for an Environmental Impact Study - File No.: ZC0306

C. Musselman, Environmental Planner with the City of Guelph introduced 1897 Gordon Street (Bird Property) -Terms of Reference for an Environmental Impact Study.

Astrid Clos, from Astrid J. Clos Planning Consultants provided a brief overview and was available to respond to questions from the Environmental Advisory Committee.

Steven Aboud, from Aboud & Associates Inc. characterized the trees on site noting the following:

- comprised of 30-50 Scotch Pine
- there is Manitoba maple and some exotic trees
- typical mixed native/exotic trees on site
- hedgerows of Elms and Ash are on the property
- the quality of the trees is low
- there are Willows, Dogwood and wetland plants on site
- preservation of trees is limited
- no amphibians were noted on site in April when it was monitored – future visits may turn up other species.

General discussion took place and the following items/concerns were noted:

- Under the Table of Contents make note of the physical features – cover where natural features are (PSW’s etc.) and how it fits in the context of the immediate area.
- Hydrogeological work – proximity to the natural heritage features to the south – can it function as a complex?

Moved by K. McCormack and seconded by S. Barnhart

“Staff recommend that the Environmental Advisory Committee support the Terms of Reference prepared by Aboud & Associates Inc. for 1897 Gordon Street –Bird Property (ZC0306) with the following:

- A hydrogeologic component is provided that includes pre-development and various post-development calculations for all site-level impacts (surface drainage/water balance/SWM facility/groundwater impacts).
- Invasive species are identified as well as recommendations for removal and/or monitoring is provided.
- The Environmental Impact Study should discuss topographic features in 3.1.”

**Motion Carried
-Unanimous-**

2. **Approval of Minutes from April 09, 2008**

Moved by S. Barnhart and seconded by M. Doncaster –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

3. **Correspondence and Information**

Staff circulated the following information:

- Dallon Lands – Environmental Impact Study Package
- Watson Creek Subdivision Phase III - Environmental Implementation Report Package

4. Other Business

- EAC discussed the possibility of inviting guest speakers such as GRCA, MNR or City Staff to speak to EAC.
- Recommendation from EAC that the City formalize their tree planning requirements/details.
- Staff to continue to forward any Class Environmental Assessment projects that are occurring within the City to EAC.

5. Next meeting

Next meeting will be June 11, 2008.

The meeting was adjourned at 8:35 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**WEDNESDAY JUNE 11, 2008
7:00 P.M.**

**COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - CITY HALL
59 CARDEN STREET**

A G E N D A

- 1) CALL TO ORDER
- 2) ROLL CALL AND CERTIFICATION OF QUORUM
- 3) DECLARATIONS OF PECUNIARY INTEREST OR CONFLICT OF INTEREST
- 4) PRESENTATIONS
 - (1) WATSON CREEK SUBDIVISION PHASE III (WALKOVER PROPERTY)
 - ENVIRONMENTAL IMPLEMENTATION REPORT
 - FILE NO.: 23T-98501 & 23T-06501
- 5) HEARING OF DELEGATION(S)
- 6) ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)
 - MAY 14, 2008
- 7) CORRESPONDENCE & INFORMATION
 -
- 8) OTHER BUSINESS
 -
- 9) NEXT MEETING
 - JULY 9, 2008
- 10) ADJOURN

EAC MEMBERS PLEASE CALL 519-837-5616 IF UNABLE TO ATTEND

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JUNE 11TH, 2008 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) G. Drewitt
G. Dias M. Doncaster
S. Barnhart R. Johnson

Regrets: K. McCormack, S. Robertson, J. DeBruyn

Staff: C. Musselman, V. Laur

External Groups: Angela Kroetsch, Gamsby and Mannerow
Kristina Budny, Gamsby and Mannerow
Brian Roth, Roth and Associates
Brent Tegler, North-South Environmental Inc.

1. Watson Creek Subdivision Phase III (Walkover Property) - Environmental Implementation Report – File No.: 23T-98501 & 23T-06501

C. Musselman, Environmental Planner with the City of Guelph introduced the Watson Creek Subdivision Phase III (Walkover Property) - Environmental Implementation Report. C. Musselman advised that comments are still pending from Engineering services and the Park Planner.

Angela Kroetsch and Brent Tegler from North-South Environmental Inc. provided a brief description of the previous developments in the Watson area and how Watson Creek Phase III (Walkover) fits into the larger picture. Brent Tegler outlined the environmental features of the Watson area and those of the Watson Creek Phase III subdivision.

Brian Roth, Angela Kroetsch and Brent Tegler were available to respond to questions from the Environmental Advisory Committee.

General discussion took place and the following items/concerns were noted:

- Erosion control techniques (mats, seeding, plantings) proposed must be appropriate for the slope and location. Details for the erosion control technique must be provided and location to be used illustrated.
- It was suggested to plant woody species near creek to help filter out pollutants.
- Street lighting should be directed away from natural area.
- Clarify what is desired for lighting controls on page 43 of the EIR.

- Consultant to obtain specifications from Guelph Hydro regarding directional lighting (i.e. shields) to be used adjacent the natural/open space areas.
- On page 27 of the EIR, under 7.1 a) mention if manual site visit is occurring.
- Possible impacts arising from off road recreational trails being located on both sides of the stream corridor.

Moved by R. Johnson and seconded by M. Doncaster

“That the Environmental Advisory Committee defer the Environmental Implementation Report prepared by Gamsby and Mannerow Engineers for Watson Creek Subdivision, Phase III & Walkover Property (23T98501/ 23T06501 / ZC0604) subject to:

- City Staff comments (Engineering, Environmental Planner, Park Planner) are addressed through an EIR resubmission.
- Street lighting be directed away from natural area.
- Potential impacts on water temperature in Clythe Creek be addressed.
- Mass plantings of trees and/or shrubs in larger pits are detailed.
- Erosion control techniques are detailed and illustrated.
- Erosion control plantings include both seed mixes and plugs in heterogeneous treatments that include at least 50% native species by weight.”

**Motion Carried
-Unanimous-**

2. Approval of Minutes from May 14, 2008

Moved by G. Dias and seconded by G. Drewitt –

“To accept the minutes with the following amendment:

- Under item #1, (1897 Gordon Street (Bird Property) –Terms of Reference for an Environmental Impact Study) - General Discussion paragraph - first bullet point – change the word in brackets (PSA’s) to (PSW’s) ...”

**Motion Carried
-Unanimous-**

3. Correspondence and Information

C. Musselman advised that the Natural Heritage Strategy may be expected for the July or August EAC agenda.

C. Musselman advised that the Hanlon Creek Business Park EIR may be expected for the August EAC agenda.

4. Other Business

P. Smith advised he will not be attending the July and August EAC Meetings. The Chair for July will be S. Barnhart and the Chair for August will be J. DeBruyn and S. Robertson will be backup.

5. Next meeting

Next meeting will be July 09, 2008.

The meeting was adjourned at 9:45 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**WEDNESDAY SEPTEMBER 10, 2008
7:00 P.M.**

**COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - CITY HALL
59 CARDEN STREET**

A G E N D A

- 1) CALL TO ORDER
- 2) ROLL CALL AND CERTIFICATION OF QUORUM
- 3) DECLARATIONS OF PECUNIARY INTEREST OR CONFLICT OF INTEREST
- 4) PRESENTATIONS
 - (1) O & 11 VALLEY ROAD
 - ENVIRONMENTAL IMPLEMENTATION REPORT TERMS OF REFERENCE
 - FILE NO.: 23CDM-07503 / ZC0709
 - (2) 146 DOWNEY ROAD
 - ENVIRONMENTAL IMPACT STUDY TERMS OF REFERENCE
 - FILE NO.: NOT YET ASSIGNED
- 5) HEARING OF DELEGATION(S)
- 6) ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)
 - JUNE 11, 2008
- 7) CORRESPONDENCE & INFORMATION
 -
- 8) OTHER BUSINESS
 -
- 9) NEXT MEETING
 - OCTOBER 8, 2008
- 10) ADJOURN

EAC MEMBERS PLEASE CALL 519-837-5616 IF UNABLE TO ATTEND

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, SEPTEMBER 10TH, 2008 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) G. Drewitt
G. Dias M. Doncaster
S. Barnhart R. Johnson
S. Robertson

Regrets: K. McCormack, J. DeBruyn

Staff: A. Hearne, V. Laur

External Groups: Astrid Clos, Astrid J. Clos Planning Consultants
Brett Woodman, Natural Resource Solutions Inc.
Robin Boles, Natural Resource Solutions Inc.
Chris Sims, Gamsby & Mannerow
Kristina Budny, Gamsby & Mannerow
Brian Miller, Aboud & Associates Inc.
Mark Neilson, Aboud & Associates Inc.

**1. O & 11 Valley Road - Environmental Implementation Report Terms of Reference -
File No.: 23CDM-07503/ZC0709**

A. Hearne, Senior Development Planner with the City of Guelph introduced O & 11 Valley Road - Environmental Implementation Report Terms of Reference. A. Hearne noted that the wetland property to the east of the development will be dedicated to the City by the Developer.

Astrid Clos, from Astrid J. Clos Planning Consultants provided a brief overview of the Environmental Implementation Report Terms of Reference and responded to questions from the Environmental Advisory Committee.

General discussion took place and the Environmental Advisory Committee complimented the developer for the dedication of additional environmentally sensitive lands to the City.

Moved by S. Barnhart and seconded by M. Doncaster

“The Environmental Advisory Committee support the Terms of Reference prepared by Gamsby and Mannerow for Valley Road Estates (23CDM-07503 / ZC0709) with the following:

- That the EIR prepare detailed sections (or graphic) as required, to illustrate the excavation slide slopes for installation and/or maintenance of Storm Water Management infrastructure and demonstrate the excavation trench does not extend into the buffer enhancement area
- The Tree Conservation Plan completed for the EIS should be amended for the EIR to reflect any changes (some trees may be need to be removed later due to fencing/rear lot infiltration)
- The EIR needs to include open space light pollution mitigation details.”

**Motion Carried
-Unanimous-**

**2. 146 Downey Road - Environmental Impact Study Terms of Reference - File No.:
Not yet assigned**

A. Hearne, Senior Development Planner with the City of Guelph introduced 146 Downey Road - Environmental Impact Study Terms of Reference.

Brett Woodman, from Natural Resource Solutions Inc. provided a brief overview of the Environmental Implementation Report Terms of Reference and responded to questions from the Environmental Advisory Committee.

General discussion took place and the following items/concerns were noted:

- The EIS should characterize drainage, aquatic receivers, soils, hydrology and hydrogeologic conditions
- Consider the cumulative impacts within Tributary A drainage area
- Explore alternate development forms and investigate the use of adjacent City owned lands

Moved by S. Robertson and seconded by G. Dias

“The Environmental Advisory Committee support the Terms of Reference prepared by Natural Resource Solutions Inc for 146 Downey Road with the following:

- The EIS should identify invasive species on site as well as mention a recommendation for removal and/or future monitoring.
- The use of local genetic stock for restoration plantings is specified.
- The tree conservation plan be prepared in conjunction/overlaid with the grading plan.

- Natural areas (buffers, common areas, open space) that may have a potential for enhancement are identified
- The EIS should characterize drainage, aquatic receivers, soils, hydrology and hydrogeologic conditions.
- Include a discussion on the investigation of altering the subject property boundary into the adjacent City owned lands to the North as a means of increasing the setback distance from Tributary A.”

Motion Carried
-Unanimous-

Delegation:

Laura Murr representing Kortright Hills Community Association expressed the following concerns:

- the cumulative impacts and how it will affect the corridor (deer)
- concerned about the creek and fish habitat
- where is SWM going? In a recharge or discharge area?
- should compare benthic Studies
- rehabilitation of Tributary A

3. Approval of Minutes from June 11, 2008

Moved by S. Barnhart and seconded by M. Doncaster

“To accept the minutes as printed.”

Motion Carried
-Unanimous-

4. Correspondence and Information

A. Hearne distributed the Information Report on the ‘Draft Guelph Natural Heritage Strategy Phase 2: Terrestrial Inventory & Natural Heritage System Updates, Volumes 1 and 2’. This item may be on the October EAC Agenda.

5. Next meeting

Next meeting will be October 08, 2008.

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

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**WEDNESDAY OCTOBER 08, 2008
7:00 P.M.**

**COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - CITY HALL
59 CARDEN STREET**

A G E N D A

- 1) CALL TO ORDER
- 2) ROLL CALL AND CERTIFICATION OF QUORUM
- 3) DECLARATIONS OF PECUNIARY INTEREST OR CONFLICT OF INTEREST
- 4) PRESENTATIONS
 - (1) NATURAL HERITAGE STRATEGY (MARION PLAUNT)
- 5) HEARING OF DELEGATION(S)
- 6) ADOPTION OF MINUTES FROM PREVIOUS MEETING(S)
 - SEPTEMBER 10, 2008
- 7) CORRESPONDENCE & INFORMATION
 - VALLEY ROAD EIR
- 8) OTHER BUSINESS
- 9) NEXT MEETING
 - NOVEMBER 12, 2008
- 10) ADJOURN

EAC MEMBERS PLEASE CALL 519-837-5616 IF UNABLE TO ATTEND

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, OCTOBER 08TH, 2008 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) G. Drewitt
G. Dias J. DeBruyn
S. Barnhart R. Johnson
S. Robertson K. McCormack

Regrets: M. Doncaster

Staff: S. Young, V. Laur, M. Plaunt

External Groups:

Marion Plaunt, Manager of Policy Planning and Urban Design introduced Suzanne Young who is the new Environmental Planner with the City of Guelph.

1. Natural Heritage Strategy Presentation

M. Plaunt, Manager of Policy Planning and Urban Design with the City of Guelph gave a presentation on the Phase 2 Terrestrial Inventory and Natural Heritage System Update and advised that she is seeking comments/input from the Environmental Advisory Committee. M. Plaunt asked that comments be received by the end of October.

M. Plaunt informed Committee members that presentations have been made to the stakeholders as well as at an open house. Phase 2 should be completed in early 2009 and Phase 3 will be Policy Development.

General discussion took place and the following items/concerns were noted:

- Better articulate the slope concentration e.g. What criteria was used to apply linkages in the gaps? Was a particular size applied?
- Did the City apply MNR digital mapping when undertaking the slope mapping exercise?
- There should be a policy on how to interpret the plant list
- Need development protocol for meadows
- Define the Official Plan checklist in Section 6
- Significant recharge areas should be addressed
- Research “variable retention harvesting” – Bob Mason may be a contact to speak to at the Toronto Zoo

- Plantations of a minimum size should be considered as part of the woodlands because they will eventually evolve into cultural woodlands e.g. 2 hectare minimum
- Perhaps a minimum size for cultural woodlands that are identified for protection should be established - thickets are recognized as important habitat for species such as the Lagerhead Shrike
- Minimum buffers should be established through policy
- The role of the linkages should be better defined e.g. for what species
- Hedgerows should be protected as part of the Natural Heritage Strategy e.g. important species including insects

Delegation:

Judy Martin from Guelph Urban Forest Friends commented on the following:

- Identification of restoration areas
- Cultural meadows are discussed in the text but not reflected on the mapping of Phase 2

Delegation:

Norah Chaloner from Guelph Urban Forest Friends commented on the following:

- Need to preserve the hedgerows in the Hanlon Creek area

For the November 12th meeting, finalize a list of comments for the Natural Heritage Strategy. Email comments to P. Smith.

2. Approval of Minutes from September 10, 2008

Moved by S. Robertson and seconded by R. Johnson

“To accept the minutes with the following correction – Under Delegation, Bently Studies should read as benthic studies.”

**Motion Carried
-Unanimous-**

3. Next meeting

Next meeting will be November 12, 2008.

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

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

NOVEMBER 12, 2008
7:00 P.M.

COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - CITY HALL
59 CARDEN STREET

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Presentations
 - (1) 1247-1288 Gordon Street (Cabrio Investments)
 - Environmental Impact Study Terms of Reference
 - Prepared by North-South Environmental – Mirek Sharp
 - file no.: N/A
 - (2) Valley Road Estates
 - Environmental Implementation Report
 - Prepared by Aboud & Associates and Gamsby & Mannerow Limited
 - File No: 23CDM-07503 / ZC 0709
- 5) Hearing of Delegation(s)
- 6) Discussion of Draft Comments on the Natural Heritage Strategy
- 7) Adoption of Minutes from Previous Meeting(s)
 - October 8, 2008
- 8) Correspondence & Information
 - *Highway 6 (Hanlon Expressway) Improvements from South of Maltby Road to the Speed River*- 4th PIC was held October 23, 2008. Preferred Plan has been selected. www.hanlonimprovements.ca.
 - *City of Guelph Water and Wastewater Servicing – Master Plan Draft Report*
Draft Report was released for comment. Available at:
www.guelph.ca>living>planning&building>masterplans> click on Master Plan Draft Report PDF. Contacts Patty Quackenbush.(519) 570-1479 or patty.quackenbush@earthtech.ca. Don Kudo (519) 822-1260 ext. 2490 or don.kudo@guelph.ca
- 9) Other Business
 - Christmas Treats and Thank you to EAC Members at December 10, 2008 Meeting
- 10) Next Meeting
 - December 10, 2008
- 11) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, NOVEMBER 12TH, 2008 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) R. Johnson
S. Barnhart K. McCormack
S. Robertson

Regrets: M. Doncaster, G. Dias, G. Drewitt, J. DeBruyn

Staff: S. Young, V. Laur, S. Hannah

External Groups: Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson
Steven Aboud, Aboud & Associates Inc.
Fred Marrese, Valley Road Estates
Sarah Austin, Gamsby & Mannerow
Tanya Lonsdale, Braun Consulting
Mirek Sharp, North-South Environmental Inc.

1. 1274-1288 Gordon Street (Cabrio Investments) - Environmental Impact Study Terms of Reference

S. Young, Environmental Planner with the City of Guelph introduced 1274-1288 Gordon Street - Environmental Impact Study Terms of Reference.

Nancy Shoemaker, from Black, Shoemaker, Robinson and Donaldson provided a brief overview on the subject lands and spoke to staff comments and identified several items they wished to discuss further.

General discussion took place and the following items/concerns were noted:

- Address linkage function. Concerns about the deer corridor as currently established (i.e. adequacy of current corridor, the traffic issues associated with encouraging the corridor). Need to articulate the issue in the report.
- Provide a detailed tree inventory within the development envelope.
- Identify preferred route for the trail plan.
- There is a need for an overall stormwater management plan for the area which should include the lands proposed for development.
- That the proposal demonstrate how the development is in conformance with the Natural Heritage Strategy.

Moved by R. Johnson and seconded by S. Barnhart

“The Environmental Advisory Committee support the Terms of Reference prepared by North-South Environmental Inc. for 1274-1288 Gordon Street with the following:

- That the findings/recommendations from the Hanlon and Torrance Creek Subwatershed Study and the GRCA’s policies for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06) be incorporated and addressed within the EIS.
- That a detailed tree inventory be completed within the development envelope.
- That the migratory corridor be discussed in detail with explicit recommendations for mitigation.
- That opportunities for enhancement be incorporated in the Conclusion and Recommendations Section.
- That the Hydrologic and hydrogeologic findings be incorporated into the EIS.
- That potential trail connections and associated impacts be explored through the EIS.
- That the proposal discuss how the development fits into the City’s concept plan for the area.”

**Motion Carried
-Unanimous-**

2. Valley Road Estates - Environmental Implementation Report

S. Young, Environmental Planner with the City of Guelph introduced the Valley Road Estates Environmental Implementation Report.

Steven Aboud from Aboud & Associates Inc. provided a brief overview on the subject lands and spoke to staff comments.

General discussion took place and the following items/concerns were noted:

- Work with Rory Templeton, Parks Planner to discuss fencing options.
- Setback and lot lines need to be revised on the plan.
- The maintenance of stormwater management measures are to be addressed.

Moved by K. McCormack and seconded by S. Robertson

“The Environmental Advisory Committee conditionally support the Environmental Implementation Report prepared by Aboud & Associates and Gamsby and Mannerow for Valley Road Estates (23CDM-07503/ZC0709) subject to additional clarification of the following:

- That the EIR discuss how invasive species will be removed if identified through the monitoring reports.
- That the draft “Welcome Letter” be circulated to the City for review prior to issuance.
- That the living fence be replaced with a chain link fence to ensure there is no encroachment by residents into the natural area.
- That the impact and mitigation measures associated with the pumping station be addressed in the EIR.
- That the protection fencing and signage be clearly identified on the grading plans.
- That the mitigation measures recommended to address the impacts on the Ruffed Grouse, Hairy Woodpecker, Western Chorus Frog (a threatened species identified in the Natural Heritage Strategy Phase 2 Report) and the Spring Peeper be clearly articulated in the EIR.
- That the setback discrepancies be addressed.
- That maintenance of stormwater management measures be addressed.”

**Motion Carried
-Unanimous-**

3. Discussion of Draft Comments on the Natural Heritage Strategy

The Environmental Advisory Committee reviewed the draft comments distributed by P. Smith on the Draft Natural Heritage Strategy Phase 2 Report. P. Smith will amend the draft comments as per the Committee’s suggestions and forward to Marion Plaunt.

Moved by R. Johnson and seconded by K. McCormack

“The Environmental Advisory Committee supports the comments and revisions as discussed on the Natural Heritage Strategy Phase 2 Report.”

**Motion Carried
-Unanimous-**

Delegation:

Laura and Dennis Murr submitted comments via email on the Draft Natural Heritage Strategy.

4. Approval of Minutes from October 08, 2008

Moved by S. Robertson and seconded by S. Barnhart

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

5. Next meeting

Next meeting will be December 10, 2008.

The meeting was adjourned at 9:45p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**DECEMBER 10, 2008
7:00 P.M.**

**COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - CITY HALL
59 CARDEN STREET**

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) Discussion Items
 - o Development Concept Plan for Edinburgh Road and Landsdown Drive Extensions
- 5) Hearing of Delegation(s)
- 6) Adoption of Minutes from Previous Meeting(s)
 - November 12, 2008
- 7) Other Business
 - Announcement of new EAC Members
 - Christmas Treats and Thank you to EAC Members
- 8) Next Meeting
 - January 14, 2009
- 9) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, DECEMBER 10TH, 2008 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: R. Johnson G. Dias
S. Barnhart G. Drewitt
S. Robertson

Regrets: P. Smith, J. DeBruyn, K. McCormack

Staff: S. Young, V. Laur

External Groups:

1. Development Concept Plan for Edinburgh Road and Landsdown Drive Extensions

S. Young, Environmental Planner with the City of Guelph provided a brief overview on the Development Concept Plan for Edinburgh Road and Landsdown Drive Extensions. S. Young advised the concept plan applies to lands south of Harts Lane to Arkell Road on the east side of Gordon Street.

General discussion took place and the following comments were noted:

- Does the plan meet the CIP?
- Address linkage feature recommended by the Natural Heritage Strategy.

2. Other Business

- The new EAC Members will start in January 2009.
- Invite Al Hearne or Scott Hannah to an EAC meeting to advise how the City can push certain innovative practices and measures for Site Plans and Plans of Subdivision (i.e. bio swales, opportunities for permeable paving).
- S. Young to distribute a copy of Robert's Rules of Order to EAC Members.

3. Approval of Minutes from November 12, 2008

Moved by S. Robertson and seconded by S. Barnhart

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

4. Next meeting

Next meeting will be January 14, 2009.

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

CHAIRMAN