

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JANUARY 14TH, 2009 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) R. Johnson
S. Barnhart L. McDonnell
E. Allen K. McCormack
G. Dias G. Drewitt
J. DeBruyn

Regrets:

Staff: S. Young, V. Laur

External Groups: Astrid Clos, Astrid J. Clos Planning Consultants
Steven Aboud, Aboud & Associates Inc.
Chris Sims, Gamsby & Mannerow
Brian Miller, Aboud & Associates Inc.
Angela Kroetsch, Gamsby and Mannerow Limited
Bill Banks, Banks Groundwater Engineering
Tom Krizsan, Thomasfield Homes

P. Smith introduced E. Allen and L. McDonnell as new members to the Environmental Advisory Committee.

1. 1897 GORDON STREET PROPERTY - Environmental Impact Study, Tree Conservation Plan and Site Servicing and Stormwater Management Report

S. Young, Environmental Planner with the City of Guelph introduced 1897 Gordon Street Property - Environmental Impact Study.

Astrid Clos, from Astrid J. Clos Planning Consultants provided a brief overview on the subject lands and spoke to staff comments and identified several items they wished to discuss further.

Steven Aboud, from Aboud & Associates Inc. spoke to the Tree Inventory and vegetation issues. It was noted that the boundary wording on Schedule 6 needs to be corrected (red line).

Brian Miller, from Aboud & Associates Inc. spoke to wildlife observations and recommendations. He noted that according to the Natural Heritage Strategy, the Savannah Sparrow is a regionally significant species (within Wellington County) to the site.

Angela Kroetsch, from Gamsby and Mannerow Limited spoke to stormwater management and groundwater issues.

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

- Provide a discussion around the LGL recommendation to provide/preserve a 5 metre buffer along the rear of lots 1 to 14.
- There needs to be a rationalization for the creation and/or loss of compensation of linkage areas removed with reference to recommendation of Hanlon Creek Watershed Plan Figure 3.4.2 and 4.1.1.
- Large loss of canopy on site will require a recommendation for compensation for loss.
- Concern regarding extension of Gosling Gardens to the south will impact linkage area south of property. Is this extension necessary?
- Need better grading/topography detail in text of document.
- Make specific reference to Paris Moraine feature in hydrogeological report.
- Provide a synopsis of previous land use and servicing studies, decisions and potential future plans up front within the EIS to provide context.
- Consideration of buffer on southern edge using native species.

Moved by J. DeBruyn and seconded by K. McCormack

“The Environmental Advisory Committee defers making a recommendation regarding the Environmental Impact Study and the Tree Preservation Plan prepared by Aboud and Associates Inc. (October, 2008) and the Site Servicing and Stormwater Management Report prepared by Gamsby and Mannerow for 1897 Gordon Street (Bird Property) until the EIS specifically addresses:

- Topography (Paris Moraine terminology).
- Analysis of linkage function, including Hanlon Creek Watershed Study (Figure 3.4.2).
- Buffer creation options on Southern edge using locally sourced native species.
- Vegetation, coverage loss and compensation option and strategic approach.
- Previous land use and servicing studies, decisions and future plans.
- Roadway extending south of property into linkage area.”

**Motion Carried
-Unanimous-**

Delegation:

Charles Cecile, Guelph Field Naturalists Environment Committee, submitted comments via email January 9, 2009.

Delegation:

Judy Martin, Sierra Club of Canada, submitted comments via email January 14, 2009.

2. Approval of Minutes from December 10, 2008

Moved by R. Johnson and seconded by S. Barnhart

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

3. Other Business, Information and Correspondence

- Robert’s Rules of Order
 - S. Young distributed some basic rules found on various websites.
- Request for Presentations from City Staff
 - Prepare a list of topics so the appropriate staff can be invited to speak. Item to be added to the next EAC agenda.
- Hanlon Creek Business Park file is forthcoming. The consultants are requested to provide a synopsis to EAC at the next meeting. Documents must be distributed prior to the meeting. EAC will make a decision on the file in March 2009.

4. Next meeting

Next meeting will be February 11, 2009.

The meeting was adjourned at 10:20 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**FEBRUARY 11, 2009
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) Hanlon Creek Business Park – 23T-03501
 - o Environmental Implementation Report (EIR)
 - o Overview from the City's Consultants
- 5) Hearing of Delegation(s)
- 6) Adoption of Minutes from Previous Meeting(s)
 - January 14, 2009
- 7) Correspondence & Information
 - (1) Class Environmental Assessment – Stormwater Management Plan – Notice of Commencement and Invitation to Participate
 - (2) Public Information Notice - Waste Water Master Plan – February 10, 2009
- 8) Other Business
- 9) Next Meeting
 - March 11, 2009
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, FEBRUARY 11TH, 2009 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

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

Regrets: L. McDonnell

Staff: S. Young, V. Laur, Peter Cartwright, Colin Baker

External Groups: Astrid Clos, Astrid J. Clos Planning Consultants
Nicole Weber, AECOM
Rick Clement, AECOM
Ray Tufga, AECOM
Glenn Anderson, Gamsby and Mannerow Limited
Bill Luffman, Cooper Construction
Bob Walker, EBNFLO Environmental
David Stephenson, Natural Resource Solutions Inc.

1. HANLON CREEK BUSINESS PARK – 23T-03501 Environmental Implementation Report (EIR)

P. Smith advised that the purpose of the meeting was for the consultants to provide a briefing on the content of the report and convey highlights to EAC. EAC will identify and provide a list of EIR reports or plans they wish to receive a hard copy of, as well as a list of questions that they would like specifically addressed by the consulting team at the next EAC meeting.

S. Young, Environmental Planner with the City of Guelph provided a brief recap of the history of the Hanlon Creek Business Park.

Astrid Clos, from Astrid J. Clos Planning Consultants provided a brief update on the file as to where they are in the process and reviewed what has led up to it.

Nicole Weber, from AECOM provided detailed information on the thermal modeling and responded to questions from EAC.

David Stephenson, from Natural Resource Solutions Inc. walked the Committee through the document highlighting the changes made.

General discussion took place regarding the following items:

- Discussion regarding the thermal model. It was noted that the model was developed in the 1950's by the USEPA and was not new.
- EAC had concerns regarding the City standards for Laird Road.
- The presence/absence of the Jefferson Salamander was highlighted.
- EAC agreed to focus on previous issues raised but to highlight any additional items.
- Concern was raised regarding the stormwater management facilities, outlets and bottom draw.
- Additional items identified by EAC to be addressed by the consultants, have to be submitted to S. Young at least one week in advance of the EAC meeting.
- EAC requested that Colin Baker speak to staff comments regarding stormwater management.

Additional items to be addressed by the consultants include:

- Satisfaction of the temperature modelling
- Design and functionality of bottom draw
- The location and function of the SWM outlet structures
- Presence/Absence of the Jefferson salamander
- City Standards for Laird Road (EMS standard, width, curb design, profile, canopy cover, and surfacing options)
- Monitoring of mitigation measures for the thermal regime (reserve fund available to retrofit and address potential changes in temperature)
- Laird Road Closure (timing and construction of the interchange)
- Corridor connection to the south of Forestell Road
- Lot level controls
- Implementation of recommendations/mitigation measures

2. **Approval of Minutes from January 14, 2009**

Moved by G. Dias and seconded by E. Allen

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

3. **Other Business, Information and Correspondence**

- Public Information Notice - Waste Water Master Plan – February 10, 2009
 - E. Allen volunteered to sit on the Steering Committee.
- Concerns were raised regarding the lack of stormwater management expertise.
 - S. Young to follow up with the Clerks Department.

4. Next meeting

Next meeting will be March 11, 2009.

The meeting was adjourned at 9:30 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

MARCH 11, 2009
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
 - a) Guelph Stormwater Management Master Plan – Colin Baker (Environmental Engineer)
 - b) Guelph Natural Heritage Strategy Update – Marion Plaunt (Manager of Policy Planning and Urban Design)
- 5) Hearing of Delegation(s)
- 6) Adoption of Minutes from Previous Meeting
 - February 11, 2009
- 7) Correspondence & Information
 - a) Strategic Urban Forest Management Plan – Upcoming Stakeholder Meeting
- 8) Other Business
 - a) Hanlon Business Park (April 8th meeting)
 - o Items to be addressed – Comprehensive List
 - o Provision for an additional meeting in April
- 9) Next Meeting
 - April 8, 2009
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, MARCH 11TH, 2009 AT 7:00 P.M.**

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**COUNCIL COMMITTEE ROOM C
MINUTES**

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

Regrets: E. Allen, J. DeBruyn

Staff: S. Young, V. Laur, Marion Plaunt, Colin Baker

External Groups:

1. PRESENTATION: Guelph Stormwater Management Master Plan

C. Baker, Environmental Engineer with the City of Guelph, gave a presentation on the Guelph Stormwater Management Master Plan.

The purpose of the plan is to develop a long term strategy for the safe and effective management of stormwater runoff from existing urban areas, while improving the ecosystem health and ecological sustainability of the Eramosa and Speed Rivers and their tributaries.

C. Baker provided a brief overview on “Urban Hydrology 101” as well as the goals and objectives of the Stormwater Management Master Plan. He discussed how Low Impact Development will be integrated into the Master Plan and outlined some of the key deliverables. The proposed workplan and public consultation approach was also summarized. It was noted that the first public Information Centre and Residential Focus Groups is tentatively scheduled for June of 2009.

2. PRESENTATION: Guelph Natural Heritage Strategy Update

M. Plaunt, Manager of Policy Planning and Urban Design with the City of Guelph, gave a presentation on the Guelph Natural Heritage Strategy Phase 2 Update. Through the presentation, the changes to the criteria and the revised mapping were presented. Draft Policy direction to be implemented through Phase 3 was outlined and discussed.

The Natural Heritage Strategy aims to identify Guelph's' significant natural areas and to ensure their long term protection and enhancement.

M. Plaunt advised that the City of Guelph is offering two opportunities for members of the community and stakeholders, to provide input into the City's Natural Heritage Strategy. The Community Forums are scheduled for March 24 and March 25, 2009. The agenda involves a roundtable workshop component. These community forums will provide an opportunity to review Phase 2 changes and provide input into the policy direction for Phase 3.

M. Plaunt also informed Committee members that Phase 2 of the Natural Heritage Strategy is due for completion in the spring of 2009 and that the final report will be circulated to the Committee. Phase 3 was initiated in November of 2008 and will be completed in 2009. It will involve the development of natural heritage mapping and the integration of these policies and the mapping into the current Official Plan Update.

General discussion took place and the following items were noted:

- EAC was pleased to see the minimum buffers have been established from Natural Heritage features.
- Members wanted to ensure there are no conflicts with respect to trails
- Members recommended an alternative replanting policy should be considered other than the 3:1 ratio approach
- Concern regarding the removal of the linkage north of Clair across Gordon appears to have been missed.

3. Approval of Minutes from February 11, 2009

Moved by S. Barnhart and seconded by G. Drewitt

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

3. Other Business, Information and Correspondence

- Hanlon Creek Business Park (April 8 2009 meeting)
 - S. Young distributed a comprehensive list of items to be addressed by the consultants at the April 8, 2009 meeting. Please review and send any additional items to Suzanne by March 27, 2009.
- Concerns were raised regarding the lack of stormwater management expertise.
 - S. Young reported that in order to add another member to the Committee, an amendment to the Terms of Reference would be required as well as Council approval.

4. Next meeting

Next meeting will be April 08, 2009.

The meeting was adjourned at 10:05 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

APRIL 8, 2009

7:00 P.M.

**COUNCIL COMMITTEE ROOM 'C'
CITY OF GUELPH - NEW 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) Correspondence & Information
 - o Strategic Urban Forest Management Plan – Stakeholder Round Table and Public Workshop
- 5) Presentations
 - (1) Hanlon Creek Business Park – 23T-03501
 - o Environmental Implementation Report (EIR)
 - o Response from City's Consultants regarding the Outstanding Items provided by EAC April 1, 2009
- 6) Hearing of Delegation(s)
- 7) Adoption of Minutes from Previous Meeting(s)
 - March 11, 2009
- 8) Other Business
- 9) Next Meeting
 - May 13, 2009
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, APRIL 08TH, 2009 AT 7:00 P.M.**

**COUNCIL CHAMBERS – OLD CITY HALL
MINUTES**

Present: P. Smith (Chair) R. Johnson
J. DeBruyn G. Drewitt
L. McDonnell K. McCormack
G. Dias E. Allen

Regrets: S. Barnhart

Staff: S. Young, V. Laur, P. Cartwright, C. Baker, R. Philips, A. Hearne,
S. Hannah

External Groups: Astrid Clos, Astrid J. Clos Planning Consultants
Nicole Weber, AECOM
Ray Tufgar, AECOM
Rick Clement, AECOM
Andrew Schiedel, NRSI
Tara Brenton, NRSI
Paul Husson, PHL
Bill Banks, Banks Groundwater Engineering
David Stephenson, Natural Resource Solutions Inc.

P. Smith provided a brief outline of the role of the Environmental Advisory Committee with respect to the Hanlon Creek Business Park and procedures for the meeting.

1. HANLON CREEK BUSINESS PARK (23T-03501) - Environmental Implementation Report (EIR)

S. Young, Environmental Planner with the City of Guelph, provided a brief history on the Hanlon Creek Business Park, and outlined EAC's list of outstanding issues and concerns on the application and reviewed the recommended Motion.

C. Baker, Environmental Engineer with the City of Guelph discussed the feasibility of closing Laird Road – provided an overview of the current design. He spoke to the engineering review and the associated issues (realignment, emergency access, removal of existing pavement, Tributary 'A' culvert removal in Phase III). Also discussed were the interim measures for Laird Road and ultimate closing. Colin spoke to the grading concerns, stormwater management, low impact development, the functionality of the bottom draw, cooling trenches and monitoring and reporting and contingencies.

Astrid Clos, from Astrid J. Clos Planning Consultants reviewed a brief listing of various approvals from other agencies i.e. MOE, GRCA.

David Stephenson, from Natural Resource Solutions Inc. addressed the recommended Motion item by item and responded to questions from EAC. (See below recommended motion and Consultant responses in red and EAC's changes in Blue)

1. That no sanitary sewer is routed along the old Laird Road right-of-way.
Agreed with this item as there is no sanitary sewer proposed.
2. That any water main routing along old Laird Road be undertaken by tunnelling to limit impact on the wetland and watercourse **and that the depth of the watermain should allow for the eventual removal of the road bed.**
Consultant will specify the depth of the watermain to reflect the necessary depth to allow potential restoration.
3. That as part of Phase 3, remove the road bed of the closed portion of the old Laird Road and restore habitat in that portion. If complete removal is not feasible, the road height and width should be reduced, road surfacing should be converted to a non-paved surface and road verges naturalized, **and wildlife/amphibian crossings be considered.**
Consultant agreed that this was reasonable but ultimately the City's decision.
4. That interim mitigation measures be employed to limit amphibian crossing **until the closure** of the old Laird Road.
Consultant proposed a drift fence feature to encourage amphibians to the culverts. This will be monitored to ensure this happens.
5. That wildlife/amphibian crossings are considered as part of the design for **the new** Laird Road in Phase 3.
Will be considered.
6. That confirmation of the presence or absence of the Jefferson Salamander is provided and if confirmed, appropriate conservation measures consistent with the Endangered Species Act 2007 **and the Recovery Strategy with MNR.**
Agreed, no Jefferson Salamanders found as of April 8, 2009.
7. That strategies to inventory and conserve the Western Chorus Frog occurrences on site be developed consistent with the federal Species at Risk Act and provincial Endangered Species Act **with MNR.**
Agreed.

BREAK (10 mins.)

The floor was opened to delegations. Hardcopies of letters to EAC from delegations are attached to the minutes.

Delegation:

Melanie Allard, University of Guelph student, distributed her report re: “Impact of the Proposed Hanlon Creek Business Park on Local Amphibian Species” for EAC’s review. Concerns included:

- By removing the connectivity of isolated wetlands, the survival of all pond breeding amphibians such as the Spotted Salamander, Spring Peeper, Western Chorus frog, Northern Leopard frog and Wood frog will have a strong likelihood of becoming locally extinct.
- Inadequate buffers and the importance of these features for water quality and habitat protection.

Delegation:

Norah Chaloner, on behalf of Guelph Urban Forest Friends, expressed concern in regards to the mass grading, removal of trees, biodiverse hedgerows and soil integrity. Norah stressed that this is important for air and water quality, pollinator support and species of birds and insects that are in decline.

Delegation:

Judy Martin, on behalf of Sierra Club of Canada, expressed concerns on the loss of mature trees, canopy and hedgerow corridors, loss of isolated wetlands, inadequate buffers and mass grading of the site on the Paris Moraine.

Delegation:

Mike Nagy, on behalf of the Wellington Water Watchers, expressed concern that the isolated wetlands are not protected and the recharge capacity of the aquifer will be lost.

Delegation:

Angie Schempp, an interested citizen questioned why hasn’t pervious paving been looked into? It was suggested that C. Baker discuss this issue with her after the meeting.

Delegation:

Mike Darmon, an interested citizen expressed concern on water, air and environmental land protection and noted that the plan needs improvement.

Delegation:

Steve O'Brien, an interested citizen advised that he surveyed 150 residents on the proposed development and no one supported it. He expressed concern in regards to the natural habitat and the inadequate buffers and stressed the importance of these features for habitat protection.

Delegation:

Francis Papillon, an interested citizen, expressed concern for the loss of mature trees and the need for habitat protection and increased buffers. He asked that fertilizers be restricted on private sites.

Delegation:

Alison Morrison, an interested citizen, expressed concern for the loss of amphibians, the loss of mature trees and soil integrity.

Delegation:

Cynthia Bragg, an interested citizen, expressed concern for the bird habitat and the loss of wildlife. She noted there is inadequate protection of the ecosystem.

Final Delegation:

Steve Purves, an interested citizen, expressed concern for the natural vegetation that is undisturbed. He asked that development be limited to sites already "disturbed".

The applicant and the consultants continued discussion on addressing the recommended Motion item by item and responded to questions from EAC. (See below recommended motion and Consultant responses in red and EAC's changes in Blue)

8. That a comprehensive and consolidated monitoring program which specifies frequency, location, protocols, timing, thresholds, and specific contingency measures be submitted and approved by the City of Guelph and the GRCA.
Agreed. To be completed.
9. That EAC's concerns with the thermal modeling report be addressed, more details be provided on the ~~proposed~~ **potential** contingency measures and the potential effect of the contingency measures be assessed.
Agreed, they would put together a memo which is to be added to the EIR. However, the contingency measures require some flexibility. The development and implementation of contingency measures cannot be prescriptive.
10. That the developer's environmental monitoring period continue 2 years after 75 percent build-out of the business park.
Agree, monitoring will be the responsibility of the developer 2 years post 75% build out for the entire subdivison. After that, the City will take over.
11. **That plantings of local genetic stock be specified in the EIR.**
Agreed.
12. That additional plantings of ~~local genetic stock~~ including tree species are provided along the Downey channel to maximize cooling **with input from Union Gas.**
Will investigate whether plantings will be permitted and if feasible.
12. ~~That modifications to the trail and planting plans are completed.~~
Delete item from list.
13. That special consideration is given to those bird species identified to be in decline.
Dave indicated that in his professional opinion- they have done that.
14. That retention or creation of habitat connectivity, corridor/linkage from the central wetland/woodland area to the heritage maple grove, and **to** habitats south of Forestell Road **be implemented as part of Phase 3.**
Peter Cartwright agreed that this may be feasible as the City own the lands in Phase 3.
15. That funding mechanisms for the implementation of recommended contingency measures be considered as part of the subdivision agreement.
This has been agreed to and will be incorporated into the agreement.
16. ~~That a certified environmental inspector/expert be on site during grading/ construction activities.~~
Delete item from list. Standard condition of subdivision approval.

16. That ~~all~~ **pertinent** correspondence – related to the February 9, 2009 - EIR (i.e. memos from City staff to consultants, staff summary reports to EAC, GRCA correspondence, emails, etc.) be included in the Appendices of the final, approved EIR.

Consultants agreed to work with City staff to ensure the correspondence is included.

17. That **LID measures** be considered at the site plan approval stage.

Agreed, that at site plan approval stage, LID measures should be employed by the future developers to meet the infiltration targets and address the EIR recommendations.

2. COMMITTEE DELIBERATION – EAC to provide a motion on Hanlon Creek Business Park EIR (In Committee)

General discussion took place and the following item was noted:

- Concerns on the thermal modelling and potential contingency measures if it fails.

Moved by K. McCormack and seconded by L. McDonnell

“The Environmental Advisory Committee supports the Environmental Implementation Report prepared by Natural Resource Solutions Inc. (NRSI) for the Hanlon Creek Business Park subject to the following:

1. That no sanitary sewer is routed along the old Laird Road right-of-way;
2. That any watermain routing along old Laird Road be undertaken by tunnelling to limit impacts on the wetland and watercourse and that the depth of the watermain should allow for the eventual removal of the road bed;
3. That as part of Phase 3 the road bed in the closed portion of the old Laird Road be removed and restored. If complete removal is not feasible, the road height and width should be reduced, road surfacing should be converted to a non-paved surface, road verges naturalized and wildlife/amphibian crossings be considered;
4. That interim mitigation measures be employed to limit amphibian crossing until the closure of the old Laird Road;
5. That wildlife/amphibian crossings be considered as part of the design for the new Laird Road in Phase 3;
6. That confirmation of the presence or absence of the Jefferson Salamander is provided and if confirmed, appropriate conservation measures consistent with the Endangered Species Act 2007 and the Recovery Strategy must be provided in consultation with MNR;

7. That strategies to inventory and conserve the Western Chorus Frog occurrences on site be developed consistent with the federal Species at Risk Act and the provincial Endangered Species Act in consultation with MNR;
8. That a comprehensive and consolidated monitoring program which specifies frequency, location, protocols, timing, thresholds, and specific contingency measures be submitted and approved by the City of Guelph and the GRCA;
9. That EAC's concerns with the thermal modeling report be addressed, more details be provided on the potential contingency measures and the potential effect of the contingency measures be assessed;
10. That the developer's environmental monitoring period continue 2 years after 75 percent build-out of Phase 1, 2 and 3 of the business park;
11. That plantings of local genetic stock be specified in the EIR;
12. That additional plantings including tree species be provided along the Downey channel to maximize cooling - with input from Union Gas;
13. That special consideration is given to those bird species identified to be in decline;
14. That retention or creation of habitat connectivity, corridor/linkage from the central wetland/woodland area to the heritage maple grove, and to habitats south of Forestell Road be implemented as part of Phase 3;
15. That funding mechanisms for the implementation of the recommended contingency measures be considered as part of the subdivision agreement;
16. That pertinent correspondence – related to the February 9, 2009 - EIR (i.e. memos from City staff to consultants, staff summary reports to EAC, GRCA correspondence, emails, etc.) be included in the Appendices of the final, approved EIR; and
17. That LID measures be considered at site plan approval stage.”

Motion Carried
-Unanimous-

3. Approval of Minutes from March 11, 2009

Deferred to the next EAC Meeting.

4. Other Business, Information and Correspondence

- Strategic Urban Forest Management Plan – Stakeholder Round Table and Public Workshop
 - Deferred to the next EAC Meeting

5. **Next meeting**

Next meeting will be June 10, 2009.

The meeting was adjourned at 12:20 a.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

JUNE 10, 2009

7:00 P.M.

MEETING ROOM 'C'

CITY OF GUELPH –CITY HALL

1 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) 246 Arkell Road – EIS Terms of Reference
 - o Presentation from Stantec
 - (2) 55 Cityview Drive – EIS Terms of Reference
 - o Presentation from Natural Resource Solutions Inc.
- 5) Hearing of Delegation(s)
- 6) Presentation – Strategic Urban Forest Management Plan
 - (1) Workbook and Feedback
- 7) Correspondence & Information
 - (1) Notice of Completion – Wastewater Treatment Master Plan – May, 2009
 - (2) Alternate Development Standards Review – Request for Volunteers
 - (3) November 11, 2009 – EAC Meeting
 - (4) GoGreen Promotion
 - (5) Environmental Policy Planner Update
- 8) Adoption of Minutes from Previous Meeting(s)
 - March 11, 2009
 - April 8, 2009
- 9) Other Business
- 10) Next Meeting
 - July 8, 2009
- 11) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JUNE 10TH, 2009 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) J. DeBruyn
S. Barnhart G. Drewitt
L. McDonnell K. McCormack
E. Allen

Regrets: G. Dias, R. Johnson

Staff: S. Young, V. Laur,

External Groups: Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson
Gwendolyn Weeks, Stantec Consulting Ltd.
Jessica Grealey, Natural Resource Solutions Inc.
Scott MacDonald, IBI Group

1. 246 ARKELL ROAD – Environmental Impact Study Terms of Reference

S. Young, Environmental Planner with the City of Guelph introduced 246 Arkell Road - Environmental Impact Study Terms of Reference.

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:

- Identify enhancement opportunities.
- Field studies will occur at the appropriate time.
- Wetland buffers be recommended in keeping with the subwatershed study.
- Include a herpetofauna survey.

Moved by J. DeBruyn R. and seconded by S. Barnhart

“The Environmental Advisory Committee support the Terms of Reference prepared by Stantec Consulting Ltd. for 246 Arkell Road with the following:

- That the EIS provide context for the development and demonstrate how the proposal conforms to the South Guelph Secondary Plan;

- That special consideration be given to the Western Chorus Frog and document potential impacts and recommend mitigation measures and the recommended setbacks for development;
- That the Tree Conservation Plan be prepared in conjunction with the EIS. Findings and mitigations measures pertaining to the Tree Conservation Plan must be incorporated in the EIS;
- That findings from the hydrogeological investigations and the stormwater management reports be incorporated into the EIS;
- That deer movement across the site be well documented;
- That the use of local genetic stock for compensation plantings should be specified;
- That enhancement opportunities will be indentified;
- That field studies will happen at the appropriate time;
- That wetland buffers be recommended in keeping with the subwatershed study; and
- That a herpetofauna survey be included.”

**Motion Carried
-Unanimous-**

2. 55 CITYVIEW DRIVE – Environmental Impact Study Terms of Reference

S. Young, Environmental Planner with the City of Guelph introduced 55 Cityview Drive - Environmental Impact Study Terms of Reference.

Jessica Grealey, from Natural Resource Solutions Inc. was available to respond to questions from the Environmental Advisory Committee.

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

- Enhancement opportunities to be identified.
- Trail corridor width should be discussed.
- Include a synopsis of the Secondary Plan.
- Cumulative impacts that this development contributes to the larger subwatershed be discussed.

Moved by J. DeBruyn R. and seconded by E. Allen

“The Environmental Advisory Committee support the Terms of Reference prepared by Natural Resource Solutions Inc. for 55 Cityview Drive with the following:

- That the EIS provide an overall context and demonstrate how the proposal conforms to the Eastview Secondary Plan;
- That the EIS specify how the Natural Heritage Strategy findings and the current policy recommendations have been incorporated into the EIS;
- That a Tree Conservation Plan be prepared in conjunction with the EIS. Findings and mitigations measures identified within the Tree Conservation Plan must be incorporated into the EIS;
- That findings from the hydrogeological investigations, the stormwater management report and geotechnical studies be incorporated into the EIS;
- That additional consideration be given to open country, grassland and those species identified on the List of Significant Breeding Bird Species in Wellington County provided in Volume 2 of the Guelph Natural Heritage Strategy (Phase 2);
- That the use of local genetic stock for compensation plantings should be specified;
- That the potential off road trail connections and associated impacts be explored through the EIS;
- That enhancement opportunities will be identified;
- That trail corridor width should be discussed;
- That cumulative impacts this development contributes to the larger subwatershed be discussed.”

**Motion Carried
-Unanimous-**

3. Presentation – Strategic Urban Forest Management Plan

Workbook and Feedback –

S. Young distributed copies of the Participant Workbook to EAC Members.

It was advised that the workbook summarizes the framework’s recommendations and the original ranking of these recommendations, as provided by the consulting team based on preliminary input from City Staff and a few stakeholders/reviewers. S. Young asked that EAC review the chart and provide feedback on the ranking to assist in moving forward with the Urban Forest Management Plan (SUFMP).

EAC reviewed the workbook and the following recommendations were noted as priorities- # 2, 4, 6, 10, 11, 13, 15, 16, 17, and 25.

The Committee felt an asset management was key. There was discussion regarding the tree by-law and carrot vs. stick approach (had some concerns with enforcement). There is a need to balance education, incentives, stewardship and regulation.

Moved by J. DeBruyn R. and seconded by S. Barnhart

“The Environmental Advisory Committee supports the framework for the Strategic Urban Forest Management Plan and particularly supports recommendations 2, 4, 6, 10, 11, 13, 15, 16, 17, and 25.”

**Motion Carried
-Unanimous-**

Natural Heritage Strategy Report –

S. Young distributed copies of the Natural Heritage Strategy Phase 2 Terrestrial Inventory and Natural Heritage System Report for information purposes. Please review the Executive Summary on Page 5.

4. Correspondence and Information

- Notice of Completion – Wastewater Treatment Master Plan – May, 2009
 - Notice is posted on the City web site
 - Comments will be accepted until June 22, 2009
- Alternate Development Standards Review – Request for Volunteers
 - E. Allen will sit on the Committee
- November 11, 2009 – EAC Meeting
 - The November 11th (Remembrance Day) EAC meeting has been rescheduled to November 4, 2009
- Environmental Policy Planner Update
 - S. Young advised that she has accepted a position in Policy Planning as Environmental Planner and will continue working with the Committee until a new staff person is hired.

5. Approval of Minutes from March 11, 2009

Moved by G. Drewitt and seconded by L. McDonnell

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

Approval of Minutes from April 08, 2009

Moved by J. DeBruyn and seconded by K. McCormack

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

6. Next meeting

Next meeting will be July 08, 2009.

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

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

JULY 8, 2009

7:00 P.M.

MEETING ROOM 'C'

CITY OF GUELPH –CITY HALL

1 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) Southgate Business Park – EIR Terms of Reference
 - o Presentation from Natural Resource Solutions Inc.
- 5) Hearing of Delegation(s)
- 6) Correspondence & Information
- 7) Adoption of Minutes from Previous Meeting(s)
 - June 10, 2009
- 8) Other Business
- 9) Next Meeting
 - August 12, 2009
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JULY 08TH, 2009 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) K. McCormack
S. Barnhart G. Drewitt
L. McDonnell

Regrets: E. Allen, R. Johnson

Staff: S. Young, V. Laur,

External Groups: Astrid Clos, Astrid J. Clos Planning Consultants
Tara Brenton, NRSI
Leslie Marlowe, Industrial Equities Guelph
Bill Banks, Banks Groundwater Engineering
John Perks IBI Group

1. SOUTHGATE BUSINESS PARK – Environmental Implementation Report Terms of Reference

S. Young, Environmental Planner with the City of Guelph introduced the Southgate Business Park – Environmental Implementation Report Terms of Reference.

Astrid Clos, from Astrid J. Clos Planning Consultants addressed the staff report and advised that she had concerns with issues “B” and “E” of the suggested motion. A. Clos provided a revised suggested motion with comments from Southgate Business Park.

General discussion took place and EAC reviewed and made modifications to the suggested Motion provided by A. Clos.

The floor was opened to delegations.

Delegation:

Charles Cecile, on behalf of Guelph Field Naturalists, had concerns with point B of the motion and advised that salamanders are being recorded to the east of the property. He also expressed concern with point D of the motion and advised that there should be strong knowledge on where the linkage is going as well as the width.

Charles Cecile also advised that the Guelph Field Naturalists wish to be involved in the EIR, specifically in regards to the woodlot management.

Delegation:

Melanie Allard, University of Guelph student, had concerns with point B of the motion and noted the following:

- It was advised that the Western Chorus Frog has been found in the area.
- Concerns about the linkage and the need to ensure they are provided.
- Concerned about the threatened species and the lack of linkages.
- Concerned about the buffer widths/set backs and the need for them to be increased.

Final Delegation:

Paul Rice, on behalf of Maltby Rd. residents had concerns with point B of the motion and noted the following:

- Many salamanders live in the woodlots
- Wants to see some accommodation for the integration of salamanders and endangered species.

Paul Rice, also expressed concerns with point E of the motion and noted the following:

- The proponent should prepare a planting and/or restoration plan for the woodlot.

Paul Rice to submit comments to Al Hearne on the EIR with the understanding that his comments will be considered when preparing the EIR.

The applicant and the consultants continued the discussion regarding the recommended motion and responded to questions from EAC.

Moved by S. Barnhart and seconded by K. McCormack

“The Environmental Advisory Committee support the Terms of Reference prepared by Natural Resource Solutions for Southgate Business Park with the following:

- a) That a detailed monitoring table be provided.
- b) If possible additional future salamander monitoring stations be established south of Maltby Road on the adjacent private properties to capture all potential breeding ponds within reasonable proximity to the study area. This work should commence, however, if in the meantime monitoring commences as part of the Maltby Road improvements, the City should assume responsibility.

- c) That in accordance with condition 14 i) of the Draft Plan approval, the EIR “include a route plan and sufficient information about the future developed open space off-road trail to demonstrate that the final dedicated open space blocks contain sufficient land to accommodate a trail designed to City standards outside of the wetland buffers.”
- d) That in accordance with condition 14 p) of the Draft Plan approval the EIR include specific recommendations and options regarding a “natural linkage between Woodlot Block 8 and Open Space Block 5 with consideration to the best location, width and design details of the linkage.”
- e) That reference be made to the key findings and recommendations of the Southgate Business Park Fresh Sugar Maple Woodland Assessment, prepared by NSRI, dated January 2007, as well as provide recommendations for mitigation measures to address potential impacts to the woodlot edge.
- f) That the site plan checklist incorporate lot level stormwater management design considerations.
- g) That in accordance with condition 14 m) of the Draft Plan approval the EIR include “the consideration of low impact development (LID) techniques into the final design of the proposed industrial business park.”
- h) That provisions should be made for open habitats – thickets and meadows in the restoration planting plans.
- i) That care should be given to the design and mitigation measures associated with the road crossings of Road A and the driveway into Block 1.
- j) That the location of the existing and proposed groundwater monitoring wells as well as monitoring method (i.e. continuous datalogger vs. manual measurements) and frequency should be provided.
- k) That in accordance with condition 14 d) of the Draft Plan approval, the EIR include “monitoring of the adjacent private wells of nearby residents living along Maltby Road, provided permission is granted by the homeowner.” If permission can be obtained from the well owner, pre-construction groundwater elevation and water quality data should be obtained from the private wells.
- l) That the "Stormwater Management and Servicing Report(s)" section as it relates to the Block 9 SWM facility should be removed from the "Site Plan Checklist". A new "Municipal Services and Utilities" section should

discuss and illustrate the water distribution, wastewater conveyance, the wastewater pumping station, SWM facility, utilities and roadway systems in the context of potential impacts to natural systems.

- m) That in accordance with condition 14 b) of the Draft Plan approval, the EIR “establish recharge targets to be met and the responsibilities of the developer and every subsequent owner of the subdivision lands to demonstrate how the recharge targets will be met through the site plan approval process. The EIR shall establish post-development recharge infiltration rate targets that set target infiltration rates on a block by block basis.”
- n) That in accordance with condition 5 of the Draft Plan approval, the EIR include a description of how “regular dust suppression will be accomplished during the construction phase of the subdivision.”
- o) That the feasibility of reduced or staged development block grading be evaluated in the EIR.”

**Motion Carried
-Unanimous-**

2. Approval of Minutes from June 10, 2009

Moved by S. Barnhart and seconded by K. McCormack

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

3. Next meeting

Next meeting will be August 12, 2009.

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

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**AUGUST 12, 2009
7:00 P.M.
MEETING ROOM 'C'
CITY OF GUELPH –CITY HALL
1 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) 94 Maple Street – EIS Terms of Reference
 - o Presentation from Dance Environmental Inc.
 - (2) 27 Forest Hill Drive – EIS Terms of Reference
 - o Presentation from North-South Environmental Inc.
- 5) Hearing of Delegation(s)
- 6) Correspondence & Information
- 7) Adoption of Minutes from Previous Meeting(s)
 - July 8, 2009
- 8) Other Business
- 9) Next Meeting
 - September 9, 2009
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, AUGUST 12, 2009 AT 7:00 P.M.**

**CITY HALL COMMITTEE ROOM 'C'
MINUTES**

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

Regrets: E. Allen L. McDonnell

Staff: S. Young, C. Fach

External Groups: Ken Dance, Dance Environmental Inc.
Curtis Wile, Owner of 94 Maple Street
Sarah Mainguy, North-South Environmental Inc.
Jeff White, Owner of 27 Forest Hill Drive
Lise Burcher
Norah Chaloner, Judy Martin, GUFF/Area Residents

1. 94 Maple Street

Suzanne Young, Environmental Planner with the City of Guelph introduced the development proposal at 94 Maple Street, providing background information and planning comments on the site. Ken Dance presented a preliminary sketch indicating the approximate locations of the proposed building lots and structures and their distance away from the Butternut trees which are located on the adjacent property known as 27 Forest Hill Drive. Norah Chaloner and Judy Martin advised that their concerns centre on the stormwater management measures, the amount of fill required to be added to the sight, retention of the sugar maples and the streetscape.

Moved by R. Johnson and seconded by G. Drewitt,

“That the Environmental Advisory Committee support the Environmental Impact Study Terms of Reference prepared by Dance Environmental Inc. for 94 Maple Street with the following conditions:

- That the EIS specify the protocols used to survey the flora and fauna of the site;
- That special attention should be given to breeding bird species that may be using this site;
- That the EIS specify how the proposed development is in conformance with the policies outlined in Section 6.5 of the Official Plan;
- That the EIS assess any potential contribution the portion of the site adjacent to 27 Forest Hill Drive might make to sustaining butternut on the adjacent site;
- That a plan be prepared that clearly identifies the location of the building envelopes for the proposed severances.
- That the impact and extent of fill placement be clearly outlined in the study report;
- That geotechnical investigations be conducted;
- That setbacks from the butternut species be clearly articulated through the text and mapping of the report;
- That the storm pipe must be clearly identified on the plans provided;
- That proposed storm water management measures be clearly articulated;
- That compensation plantings on and off site be considered; and

- That special consideration be given to the management of alien tree and shrub species.”

CARRIED

2. 27 Forest Hill Drive

Suzanne Young, Environmental Planner with the City of Guelph introduced the development proposal at 27 Forest Hill Drive, providing background information and planning comments on the site. Sarah Mainguy of North-South Environmental Inc. outlined the approximate locations of the proposed lot and building and its distance away from the Butternut trees located on the property. Norah Chaloner and Judy Martin advised that their concerns centre on stormwater management.

Moved by R. Johnson and seconded by G. Drewitt,

“THAT the Environmental Advisory Committee support the Environmental Impact Study Terms of Reference prepared by Dance Environmental Inc. for 94 Maple Street with the following conditions:

- That the EIS specify the protocols used to survey the flora and fauna of the site;
- That special attention should be given to breeding bird species that may be using this site;
- That the EIS specify how the proposed development is in conformance with the policies outlined in Section 6.5 of the Official Plan;
- That the EIS identify and evaluate options to sustain butternut on the property
- That a the building envelope be clearly identified;
- That the impact and extent of fill placement and drainage be clearly outlined within the study report;
- That setbacks from the butternut species be clearly articulated through the text and mapping of the report;
- That the storm pipe be clearly identified on the plans provided.
- That proposed storm water management measures be clearly articulated;
- That compensation plantings on and off site be considered; and
- That enhancement measures be identified and incorporated.”

CARRIED

3. Correspondence & Information

None to report

4. Adoption of Minutes from July 8, 2009 Meeting

Moved by K. McCormack and seconded by S. Barnhart,

“THAT the minutes of the meeting of EAC, held on July 8, 2009, be adopted as circulated.”

CARRIED

5. Other Business

Discussion regarding protocol for delegations at meetings was held and the Chair will ask for delegations at the beginning of each item and they will be asked to provide their comments or comments prior to a motion being put forth.

The Committee will start asking that finalized versions of Terms of Reference be included in EISs.

6. Adjournment

Moved by K. McCormack:

“THAT the EAC meeting of August12, 2009 be adjourned at 9:00pm.”

CARRIED

Next meeting to be held in City Hall Committee Room ‘C’ on Wednesday, September 9, 2009.

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**SEPTEMBER 9, 2009
7:00 P.M.
MEETING ROOM 'C'
CITY OF GUELPH –CITY HALL
1 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) Acknowledgement of Delegations
- 5) Presentations
 - (1) Guelph Lake Property – EIS Terms of Reference
 - o Presentation from Natural Resource Solutions Inc.
 - o Hearing of Delegation(s)
 - o In Committee Discussion - Motion
- 6) Correspondence & Information
 - (1) Additional Members Update
 - (2) Environmental Advisory Committees of Ontario
- 7) Adoption of Minutes from Previous Meeting(s)
 - August 12, 2009
- 8) Other Business
- 9) Next Meeting
 - October 14, 2009
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, SEPTEMBER 09, 2009 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) E. Allen
S. Barnhart G. Drewitt
L. McDonnell K. McCormack

Regrets: R. Johnson

Staff: S. Young, V. Laur

External Groups: Astrid Clos, Astrid J. Clos Planning Consultants
David Stephenson, Natural Resource Solutions Inc.
Andrew Ryckman, Natural Resource Solutions Inc.
Chris Sims, Gamsby and Mannerow Ltd.
Andrew Lambden, Lambden Farm Trust

1. GUELPH LAKE PROPERTY – Environmental Impact Study Terms of Reference

S. Young, Environmental Planner with the City of Guelph introduced the Guelph Lake Property and reviewed planning comments on the site.

Astrid Clos, from Astrid J. Clos Planning Consultants provided a brief overview on the property and was available to respond to questions from the Environmental Advisory Committee. Astrid noted that the owner will be undertaking a buckthorn removal process with the Grand River Conservation Authority and advised that the Natural Heritage Strategy does not currently reflect the existing conditions.

Andrew Lambden, property owner, spoke to his vision for a Leed Standard development and identified the existing environmental conditions. He indicated that he has:

- Planted 700 trees/shrubs on the property
- Improved erosion issues on the site
- Installed 2500 linear fencing made with chemical free wood products
- Will be planting Fescue Grasses as opposed to Blue Grass which requires more water

General discussion took place and the following items were noted:

- That the EIS detail how the proposal addresses the Natural Heritage Strategy mapping and analyze any differences.
- That buffer recommendations and mitigations measures reflect amphibian survey results from the Guelph Natural Heritage Strategy and onsite studies.

Moved by K. McCormack and seconded by G. Drewitt

“The Environmental Advisory Committee support the Environmental Impact Study Terms of Reference for 728 Eramosa Road prepared by Natural Resource Solutions Inc. subject to the following conditions:

- That a description of the proposed development, the rationale for the development and a description of alternatives be provided.
- That proposed and existing land uses be identified.
- That the EIS describe adjacent land uses and regulations that currently impact the property.
- That the EIS detail how the proposal addresses the Natural Heritage Strategy mapping and analyze any differences.
- That buffer recommendations and mitigations measures reflect amphibian survey results from the Guelph Natural Heritage Strategy and onsite studies.
- That a Tree Conservation Plan and Inventory be prepared in conjunction with the EIS to ensure trees identified for retention can be accommodated within the draft plan.
- That the EIS include a section pertaining to mitigation and enhancement.
- That short and long-term monitoring requirements be clearly articulated.
- That the level of treatment, permeability, split drainage and maintenance of pre to post conditions to sustain the wetland feature be discussed.
- That low impact development measures be incorporated into the design.
- That a final Terms of Reference must be submitted with the EIS incorporating comments received by EAC, GRCA and City staff.”

Motion Carried
-Unanimous-

2. Correspondence and Information

- Additional Members Update -
 - S. Young advised that a Notice was advertised in June and we have one application. We will re-advertise in October.

- Environmental Advisory Committees of Ontario –
 - S. Young distributed an information bulletin on the new website for the Environmental Advisory Committees of Ontario. The purpose of this website is to create an online community and provide a forum for discussion and exchange of information for EAC members.

3. Approval of Minutes from August 12, 2009

Moved by S. Barnhart and seconded by G. Drewitt

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

4. Next meeting

Next meeting will be October 14, 2009.

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

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

OCTOBER 14, 2009
7:00 P.M.
MEETING ROOM 'C'
CITY OF GUELPH –CITY HALL
1 CARDEN STREET

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Introductions – Jessica McEachren – New Environmental Development Planner
- 4) Declarations of Pecuniary Interest or Conflict of Interest
- 5) Acknowledgement of Delegations
- 6) Presentations
 - (1) 27 Forest Hill Drive – EIS
 - o Presentation from North-South Environmental Inc.
 - o Hearing of Delegation(s)
 - o In Committee Discussion - Motion
- 7) Correspondence & Information
 - (1) Additional Members Update
- 8) Adoption of Minutes from Previous Meeting(s)
 - September 9, 2009
- 9) Other Business
- 10) Next Meeting
 - November 4, 2009
- 11) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY OCTOBER 14, 2009 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) E. Allen
S. Barnhart G. Drewitt
L. McDonnell K. McCormack

Regrets: R. Johnson

Staff: S. Young, J. McEachren, C. Fach

External Groups: Jeff White, owner of 27 Forest Hill Drive
Sarah Manguy, North-South Environmental Inc.
Leah Lefler, North-South Environmental Inc.

Introduction: S. Hannah, Manager of Development and Parks Planning attended this portion of the meeting to introduce J. McEachren, who is taking over S. Young's position.

1. 27 FOREST HILL DRIVE – Environmental Impact Study Terms of Reference

S. Young, Environmental Planner with the City of Guelph introduced the property and reviewed planning comments on the site. Sarah Manguy provided a brief overview of the property and identified the limit of proposed tree removal. She noted that 17 trees were identified for removal as they are within the proposed building envelope. (6 native and 11 non-native), not all of which were healthy. She noted that there was very little evidence of habitat for amphibians and reptiles. She advised that MNR is not supportive of attempting to restore butternuts on the property due to conditions of the site. R. Johnson suggested that some of the tree replacement might take place off-site. Mr. White was very receptive of this suggestion, offering to commence replacement immediately on his own adjacent property, provided that these would count toward the required compensation.

Judy Martin suggested that some trees, particularly sugar maples #6 and 7 could be retained and requested that all tree replacement for this property be limited to the immediate neighborhood. She also mentioned that prior to construction; the land owner could consider a native plant rescue conducted by the local wildflower society.

Moved by R. Johnson and seconded by S. Barnhart,

“That the Environmental Advisory Committee support the Environmental Impact Study prepared by North-South Environmental Inc. for 27 Forest Hill Drive, subject to the following conditions:

- That the butternut on site be re-evaluated by the MNR prior to obtaining a building permit;
- That recovery measures be considered for the butternut on the property;
- That heavy duty silt fencing be erected one meter outside the 10 meter and 20 meter buffers;
- That a tree protection plan and landscape/planting plan for the forested area and building envelope be submitted for City review prior to issuance of a building permit;
- That the replacement/compensation/enhancement plantings with caliper sizes be specified within the EIS documentation. These compensation/enhancement plantings must be reflected on the planting/landscape plan prepared for the building envelope and forested area or within the localized area;
- That the owner provide a strategy for tree compensation based on value of total DBH of healthy trees (classes 1, 2, 3). The strategy should include 50 to 60mm caliper trees and a mass plantings of seedlings and whip approach;
- That the owner consider plant rescue measures prior to construction;
- That a public information letter pertaining to the butternut and additional environmental concerns be prepared and circulated to the community;
- That a certified arborist be present during all tree removals and to assess pruning opportunities;
- That the new landowner be provided with a copy of the Guelph Enviroguide.”

**Motion Carried
-Unanimous-**

2. Correspondence and Information

S. Young advised that the Notice for new members has been deferred to November, although submissions will be accepted before that.

3. Approval of Minutes from September 9, 2009

Moved by E. Allen and seconded by L. McDonnell,

“To accept the minutes of September 9, 2009 as printed.”

**Motion Carried
-Unanimous-**

4. Next meeting

Next meeting will be November 4, 2009.

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

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

DECEMBER 9, 2009
7:00 P.M.
MEETING ROOM 'C'
CITY OF GUELPH –CITY HALL
1 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) Acknowledgement of Delegations
- 5) Presentations
 - (1) 146 Downey Rd. – EIS
 - o Presentation from Natural Resource Solutions Inc. & Seaton Ridge Communities Ltd.
 - o Hearing of Delegation(s)
 - o In Committee Discussion - Motion
 - (2) 1291 Gordon St. – EIS
 - o Presentation from Stantec Consulting Inc.
 - o Hearing of Delegation(s)
 - o In Committee Discussion – Motion
- 6) Correspondence & Information
 - (1) Additional Members Update
- 7) Adoption of Minutes from Previous Meeting(s)
 - October 14, 2009
- 8) Other Business
 - Re-vegetation of Tributary A
 - Hydro One Class EA: Guelph Area Transmission Infrastructure Refurbishment
- 9) Next Meeting
 - January 13, 2009
- 10) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, DECEMBER 9, 2009 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: S. Barnhart (Acting Chair) G. Drewitt
K. McCormack R. Johnson
L. McDonnell

Regrets: P. Smith (Chair)

Staff: S. Young, J.McEachren

External Groups: Jeremy Grant, Seaton Group
David Stephenson, Natural Resource Solutions Inc.
Hugh Handy, GSP Group.
Gwendolyn Weeks, Stantec Consulting Inc.
Charles Cecile, Guelph Field Naturalists
Carl Keller, Kortright Hills Community Association
Shirley Greenwood, area resident.

1. 146 Downey Rd. – Environmental Impact Study

S. Young, Environmental Planner with the City of Guelph, introduced the 146 Downey Rd. project and reviewed the planning comments for the site.

Jeremy Grant, from Seaton Group, provided a brief overview on the property and was available to respond to questions from the Committee. Jeremy emphasized his desire to work with the community on aspects of the project such as restoration and enhancement of both the property and the community.

David Stephenson, from Natural Resource Solutions Inc., spoke to the submitted addendum, which he identified as a response to the comments made by City staff.

Both delegates answered questions from the Committee.

Community delegates were identified and given the opportunity to speak to the Committee.

Carl Keller presented a list of concerns identified by the Kortright Hills Community Association, as well as comments that were submitted to the City from L. Murr, which consisted of, but is not limited to:

- Loss of pervious area

- Maintenance/impacts of Tributary A
- Lighting concerns for local wildlife
- Loss of wildlife habitat
- Snow removal and snow storage plans
- Culvert at Teal Drive

General discussion took place and the following items were noted:

- That the conceptual plan for the building and the road alignment will not change regardless of which plan is chosen.
- That compensation and restoration plans be generated to demonstrate compensation for the loss of the trees on the site.

Moved by K. McCormack and seconded by G. Drewitt

“The Environmental Advisory Committee support the Environmental Impact Study Terms of Reference, and Addendum for 146 Downey Road prepared by Natural Resource Solutions Inc. subject to the following conditions:

- That City staff ensure adequate compensation plan for tree loss be prepared.
- The compensation/restoration planting plans are re-submitted to EAC for informal review.
- That the EIS outline how the proposal addresses the Natural Heritage Strategy, the Hanlon Creek Watershed Plan and the Hanlon Creek State-of-the-Watershed Report;
- That opportunities for restoration and monitoring be clearly identified as per the Terms of Reference;
- That cumulative impacts be addressed;
- That compensation for tree loss and replacement plantings be specified;
- That opportunity to create snake habitat be discussed including opportunities for mitigation measures on and off site;
- That the use of local genetic stock be included in the compensation discussion;
- That a tree conservation plan and grading plan be provided;
- That heavy duty silt fencing be installed on the limits of the development adjacent to the Open Space;
- That buffer widths and enhancement plantings be detailed;
- That mitigation measures be identified in the EIS;
- That the setback from the coldwater tributary be clearly identified and a minimum 30 meter buffer be applied from the bankful channel;
- That additional low impact development measures be considered;
- That seasonal variation in the groundwater table be addressed;
- That additional groundwater monitoring be considered; and
- That educational materials, such as the EnviroGuide, be provided to new homeowners”.

**Motion Carried
-Unanimous-****2. 1291 Gordon St. – Environmental Impact Study**

J. McEachren, Environmental Planner with the City of Guelph introduced the 1291 Gordon St. project and reviewed planning comments on the site.

Gwendolyn Weeks, of Stantec Consulting Inc., posed clarification questions to the City, which included but were not limited to:

- Compensation for the loss of the plantation species
- Scoping of the tree conservation plan
- Deer fencing height and urban design conformity

Gwendolyn Weeks and Hugh Handy answered further questions from the Committee.

General discussion took place and the following items were noted:

- That the impact of grading, filling and dewatering activities pertaining to the underground parking could potentially impact the wetland negatively.
- That the amenity area is not well connected to the rest of the property.

Moved by K. McCormack and seconded by L. McDonnell

“The Environmental Advisory Committee defer the Environmental Impact Study Terms of Reference, and Addendum for 1291 Gordon St. prepared by Stantec Consulting Inc. subject to the following conditions:

- That the current owner consider conveying the wetland and buffers into public ownership.
- That the EIS include a description of alternatives for the development, and an evaluation of the advantages and disadvantages associated with each.
- That the EIS detail how the proposal addresses the Natural Heritage Strategy Mapping.
- That recommendation related to the fencing along the wetland boundary be considered for both mitigating animal and human impacts as well as providing property demarcation.
- That the proposed development demonstrates conformance to the Hanlon Creek Watershed Plan Constraint Type 2; discouraging grading activities within the wetland buffer.
- That there be discussion of the extent of fill, and a cross section be provided of the grading up to the buffer.
- That compensation will be assessed based on the number of living trees in the removal area at the 10cm DBH value regardless of condition (i.e. trees in poor health will be compensated for using 10cm DBH).

- That offsite compensation plantings of natives species be considered.
- The use of local genetic stock for compensation plantings be specified.
- That the EIS speak to the impact, appropriateness and alternatives to the dewatering activities proposed for the underground parking garage.
- That the EIS should address the water balance on the site.
- That the feasibility of transplanting native species be identified wherever possible.
- That a certified arborist be involved in the tree removal and transplant processes.
- That the environmental impacts associated with the trail development within and adjacent to the property be addressed.
- That Low Impact Development measures be identified for implementation wherever possible”.

Motion Carried
-Unanimous-

3. Correspondence and Information

- Additional Members Update -
 - J. McEachren advised that there are applicants for the 4 vacancies on the Committee, and asked for input from the current members on qualifications for the new members. The new members were being chosen by the Committee at the December 14th Community Development and Environmental Services Meeting.

4. Approval of Minutes from October 14, 2009

Moved by R. Johnson and seconded by S. Barnhart

“To accept the minutes as printed.”

Motion Carried
-Unanimous-

3. Other Business

- **Re-vegetation of Tributary A**
 - Discussion regarding previous attempts at vegetating the tributary and reasons why it hasn't been as successful in the past, such as deer browsing on the planted saplings. Comments were made that it could be an issue of choice in stock; utilizing species that were less appealing to the deer could potentially be more successful (ie. Walnut, sycamore).
- **Hydro One Class EA: Guelph Area Transmission Infrastructure Refurbishment**

- Discussion surrounding the project: the 2nd PIC was in November. The scope of the project, the three alternatives and their impacts within the City were discussed.

4. Next meeting

Next meeting will be January 13, 2010.

The meeting was adjourned at 9:20 p.m.

CHAIRMAN